



# County of Fresno

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

DATE: October 31, 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; Dominique Navarette  
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  
Water and Natural Resources Division, Community Development, Attn:  
Yvette Quiroga, Principal Planner  
Design Division, Attn: Mohammad Alimi, Division Manager;  
Erin Haagenson, Principal Staff Analyst  
Resources Division, Attn: Daniel Amann, Division Manger  
Resources Division, Special Districts, Attn: Christopher Bump, Principal  
Staff Analyst,  
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  
Sheriff's Office, Attn: Captain Ryan Hushaw, Kevin Lolkus, Lt. Brandon  
Purcell, Kathy Curtice, Adam Maldonado  
CA Highway Patrol (CHP), Attn: Captain Austin Matulonis  
Pacific Gas and Electric, Centralized Review Team, Attn: [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)  
Fresno County Fire Protection, [FKU.Prevention-Planning@fire.ca.gov](mailto:FKU.Prevention-Planning@fire.ca.gov)

FROM: Alyce Alvarez, Planner  
Development Services and Capital Projects Division

SUBJECT: Variance No. 4174 and DRA No.4780

APPLICANT: Omar Maravilla

DUE DATE: **November 15, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow the creation of a 2-acre and 8-acre parcel from an existing 10-acre parcel. Additionally, Amendment to Director's Review and Approval (DRA) 4428 to run concurrently to allow two existing residences to remain on the 8-acre lot. The subject property is located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District

The subject parcel is located on the east side of Orange Ave., approximately 2.77-miles South from the City limits of the City of Fresno. (APN: 335-080-16) (ADDRESS: 7254 S. Orange Ave) (Sup. Dist. 1).

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 15, 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, Alyce Alvarez, 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) 600-9669, or email [alyalvarez@fresnocountyca.gov](mailto:alyalvarez@fresnocountyca.gov)

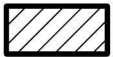
AA

G:\4360Devs&Pln\PROJSEC\PROJDOCS\VA\4100-4199\4174\Routing\VA 4174 DRA 4780 Routing Ltr.doc

*Activity Code (Internal Review): 2394*

Enclosures

**Legend**



Subject Property

ADAMS

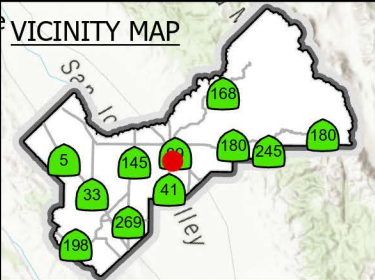
ORANGE

CEDAR

SUMNER

SUBJECT PROPERTY

**VICINITY MAP**



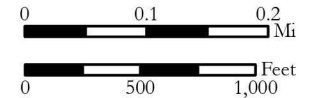
# LOCATION MAP

## VA 4174 & DRA 4780 | 2024




Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division

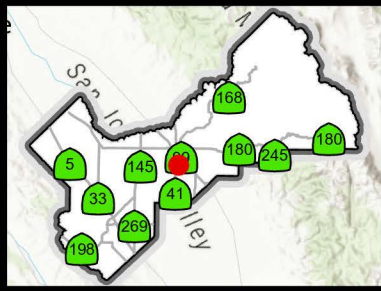
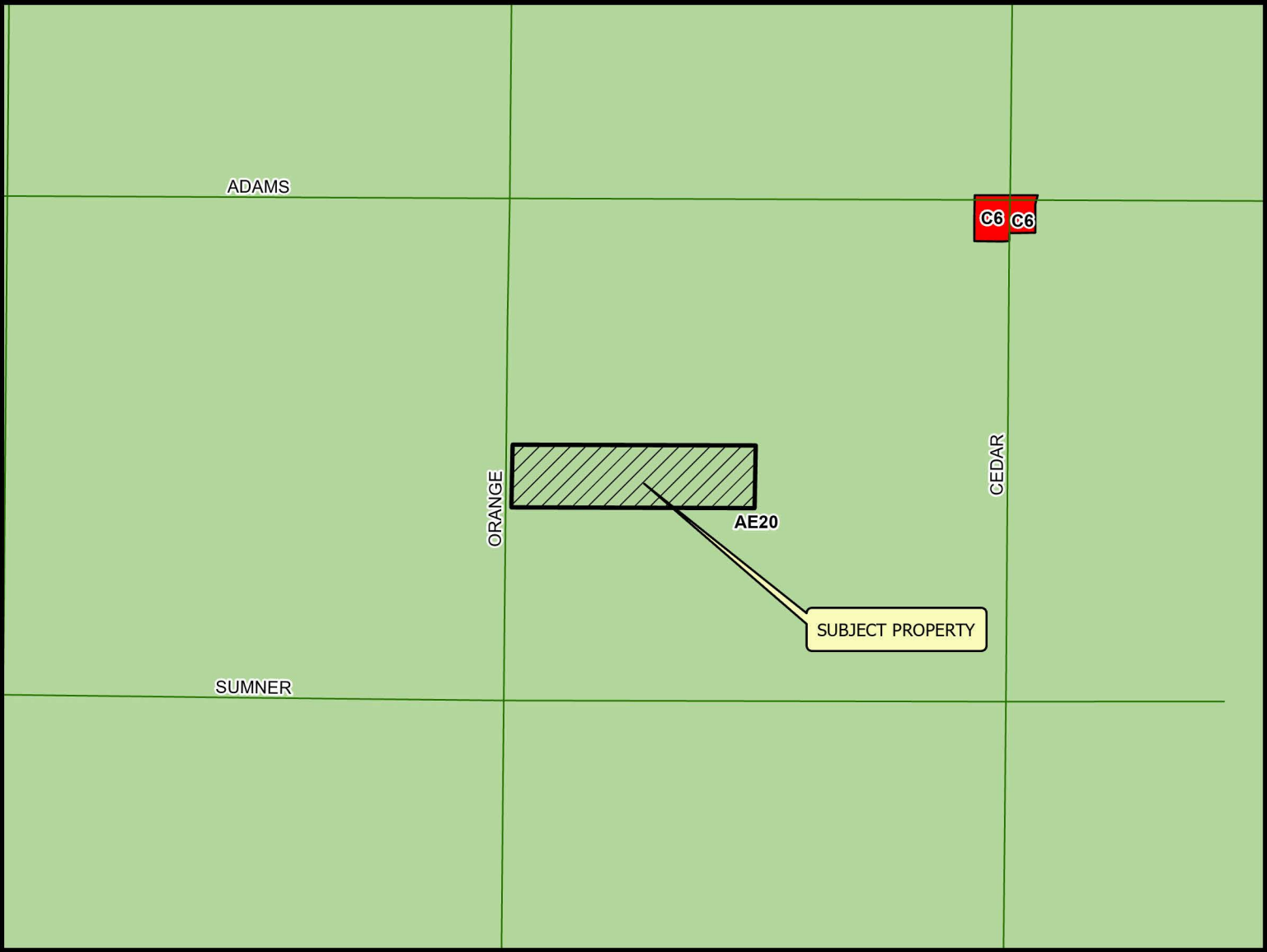
Person Prepared by : chuang

On Date : 10/16/2024



**Legend**

-  Subject Property
-  C6
-  AE20

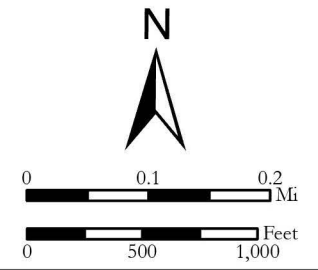


# Existing Zoning Map



VA 4174 & DRA 4780  
STR 14 - 15S / 20E

2024

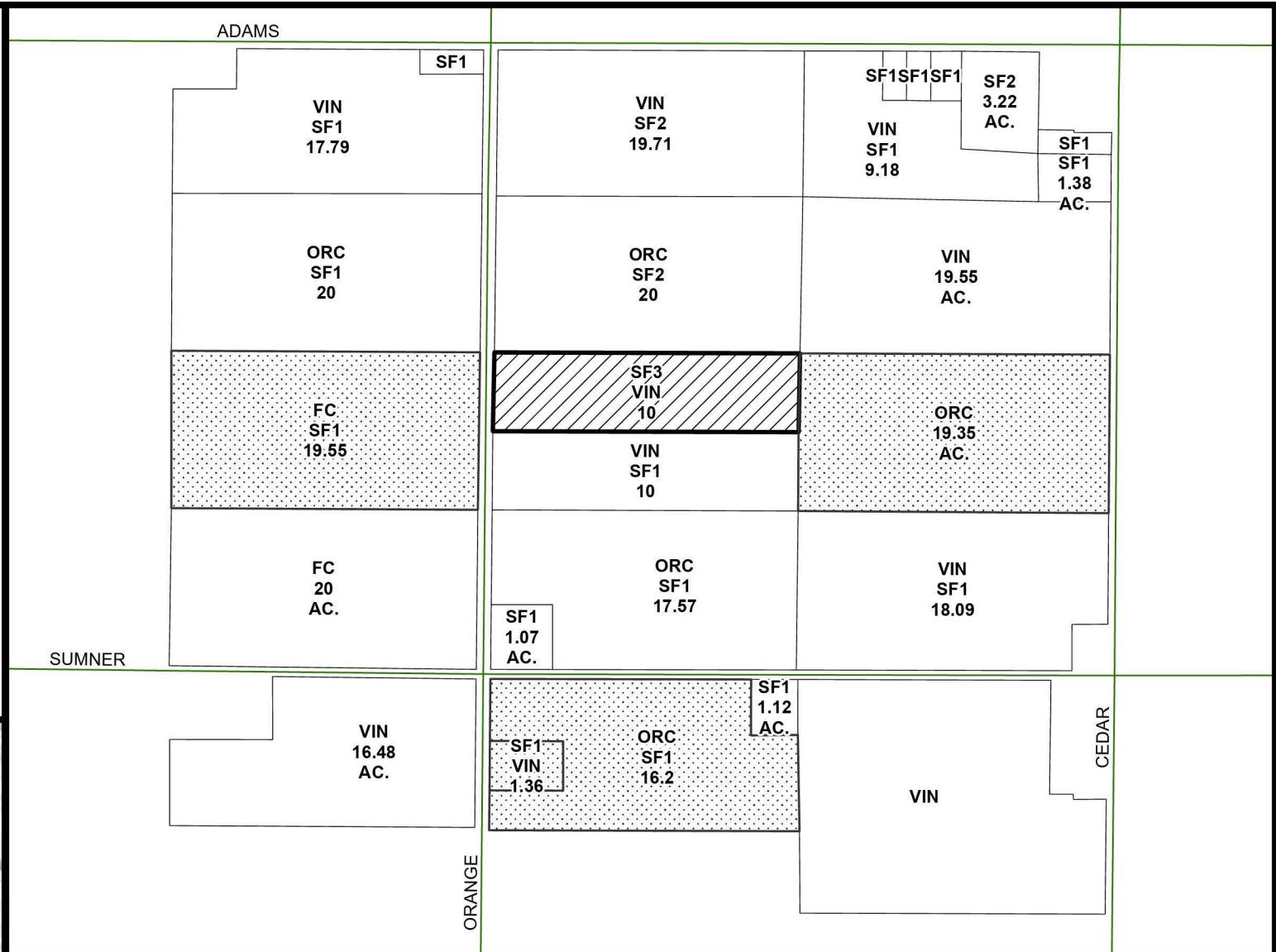
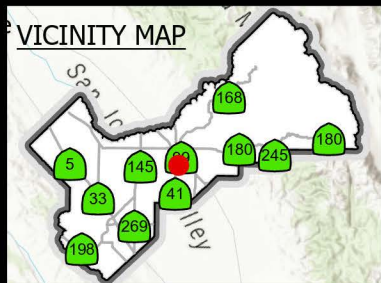
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : chuang  
On Date : 10/16/2024



**LEGEND:**

-  Subject Property
-  Ag Contract Land

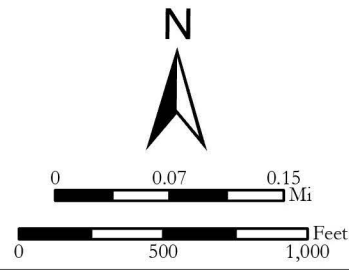
LEGEND
FC - FIELD CROP
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD



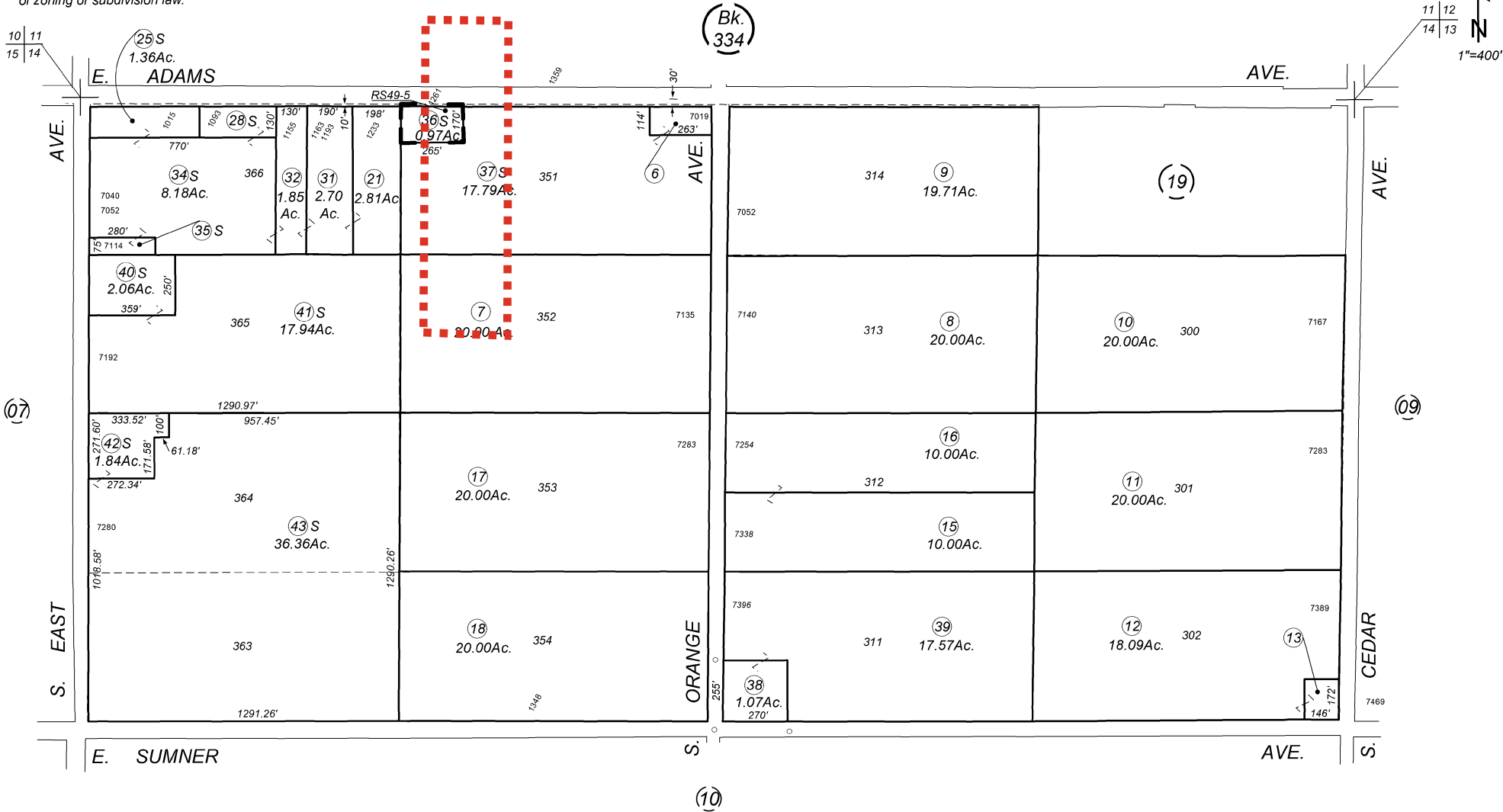
# Existing Land Use Map

## VA 4174 & DRA 4780 | 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : chuang  
 On Date : 10/16/2024



-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.



Agricultural Preserve  
Washington Irrigated Colony - Plat Bk. 2, Pg. 4  
Record of Survey - Bk. 49, Pg. 5

Assessor's Map Bk. 335-Pg. 08  
County of Fresno, Calif.

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

# SUBDIVISION DESIGN

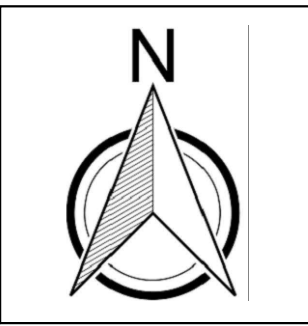
7254 S Orange Ave

Fresno, CA 93725

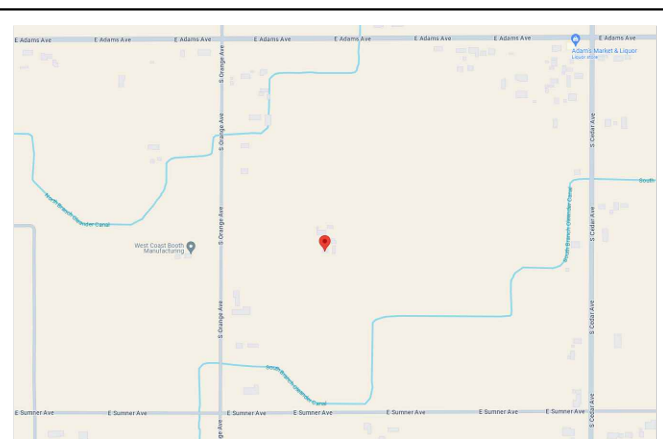
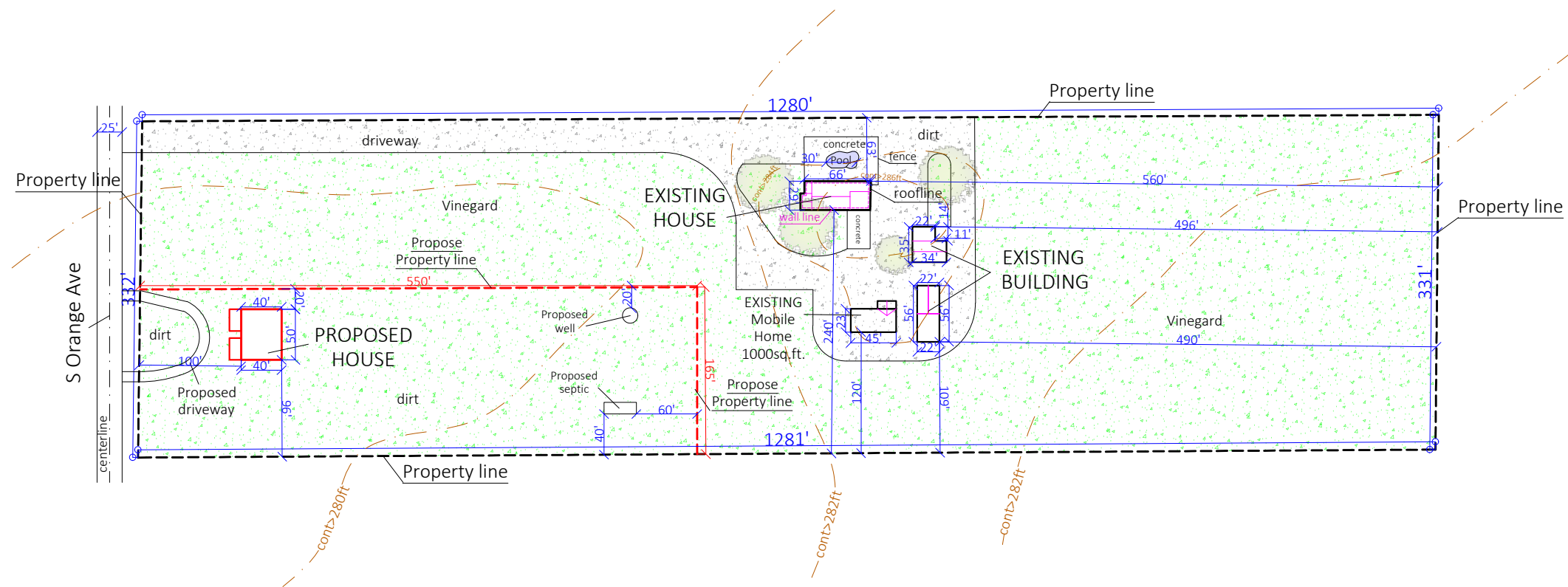
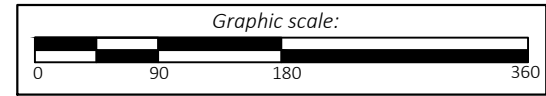
Parcel ID : 335-080-16

Lot area: 10 Acres

Plot Size: 11"x17"



scale 1"=140'



VICINITY MAP

To: County of Fresno Department of Public Works and Planning

I am the son of the sole owners of the property at 7254 S. Orange, Fresno CA 93725. This property has been owned by my parents Luis and Margarita Jacinto for over 20 years. As my parents have gotten older they are unable to care for the property. The proposed 2 +/- acre plot will contain my home. The remaining 8 +/- acre plot contains my parents home, mobile home, storage shed and row crops. In order to continue caring for this property I wish to build a home for my family close to their property in order to both care for my elderly parents as well as the family farm.

- 1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.**

I have over the past few years taken responsibility over my family's farm due to my parents age and health. I wish to construct a home on the proposed 2+/- acre for my small family in order to continue agricultural productivity as well as care for my elderly parents. This will allow me to be able to focus more time on my family farm.

- 2. Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other primary owners under like conditions in the vicinity having the identical zoning classification.**

The block on which my parents property is situated has multiple 5 and 10 acres plots with homes. I plan to live on the proposed 2+/- acre plot to help care for both my parents and the farm. Creation of the proposed homesite will allow me to protect my family's property like other property owners with like-kind lot sizes. Increased security risk of vandalism to the farm and enhanced farming efficiency living on the farm. The right to have a homesite on one's own property is enjoyed by others under like zoning and can be realized once the granting of the proposed Variance.

- 3. The granting of Variance will not be materially detrimental property and improvement in the Vicinity in which the property is located.**

The total plot will continue to be used for agricultural purposes 8 +/- acres for grape vines. The proposed 2 +/- will be used to build a single family residence close to elderly parents as well as keep as many row crops as possible. No adverse impacts to adjacent properties will occur as a result of the proposed variance. Granting the proposed variance to create a 2+/- acre homesite from an existing 8 +/- acre parcel will have no adverse impact on the public or surrounding property owners.

- 4. The granting of such Variance will not be contrary to the objectives of the General Plan**

Both plots will continue to be used for the two agricultural purposes which have been unchanged for several years. There will be no increase in water use if the Variance is granted, I plan to keep as much row crop as possible and additionally install solar panels.

Respectfully submitted,





Fresno County Department of Public Works and Planning

Date Received:

(Application No.)

MAILING ADDRESS: Department of Public Works and Planning Development Services and Capital Projects 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

APPLICATION FOR:

- Pre-Application (Type)
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 for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Variance to allow the creation of a 2 acre lot from an existing 10 acre parcel.

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 Orange between Adams and Sumner Street address: 7254 S. Orange Ave Fresno CA 93725

APN: 335-080-14 Parcel size: 10 acres Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, Omar J. Maravilla (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.

Luis Jacinto Contreras
Owner (Print or Type) Address City Zip Phone
Omar J. Maravilla 844 E Manning Fresno 93725 (559) 653-8244
Applicant (Print or Type) Address City Zip Phone
Omar J. Maravilla 844 E Manning Fresno 93725 (559) 653-8244
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: Invoice No.: TOTAL: \$

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 # - -

over.....

Order No. 119272LT  
Escrow No. 119272LT  
Loan No.

RECORDED AT THE REQUEST OF  
FIRST AMERICAN TITLE COMPANY

WHEN RECORDED MAIL TO:

LUIS JACINTO CONTRERAS  
10900 S. Cedar  
Fresno, CA 93724



Fresno County Recorder  
William C. Greenwood  
DOC- 2002-0001722

Acct 5-First American Title Insurance Company  
Friday, JAN 04, 2002 08:00:00  
TCF \$0.00 MOD \$1.00 MIC \$1.00  
DRF \$5.00 TTF \$137.50  
Ttl Pd \$144.50 Nbr-0000708801  
jjc/R2/1-1

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ 137.50

unincorporated area  City of Fresno  
 Computed on the consideration or value of property conveyed; OR  
 Computed on the consideration or value less liens or encumbrances remaining at time of sale.

The Undersigned  
Signature of Declarant or Agent determining tax - Firm Name

APN 335-080-16

## GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
ERMEL RAY MOLES and DEBRA LEE MOLES, AS TRUSTEES OF THE MOLES FAMILY TRUST DATED JUNE 11, 1998

hereby GRANT(S) to LUIS JACINTO CONTRERAS and MARGARITA JACINTO, HUSBAND AND WIFE, AS JOINT TENANTS

the real property in the City of FRESNO

County of FRESNO

, State of California, described as

THE NORTH HALF OF LOT 312 WASHINGTON IRRIGATED COLONY, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 4 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

*Ermel Ray Moles Trustee*  
ERMEL RAY MOLES, AS TRUSTEE

*Debra Lee Moles Trustee*  
DEBRA LEE MOLES, AS TRUSTEE

Dated December 11, 2001

STATE OF CALIFORNIA )  
COUNTY OF FRESNO )ss.  
On Dec 17, 2001 before me,

*L. Torosian*  
personally appeared Ermel Ray Moles  
and Debra Lee Moles

personally known to me (or 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 acknowledge 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.

WITNESS my hand and official seal.



(This area for official notarial seal)

Signature *L. Torosian*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (1/94)



This picture is from orange street facing east-south



This picture is from Orange Ave facing east-west



This picture is from the lot facing west-south



Lot facing west-north