



County of Fresno

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

DATE: September 19, 2025

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 of 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/Environmental
Planning, Attn: Tawanda Mtunga, Principal Planner
Development Services and Capital Projects, Policy Planning, Attn:
Tawanda Mtunga, Principal 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
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Program Manager
Resources Division, Attn: Daniel Amann, Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Special Districts
Manager
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;
Fresno County Department of Agriculture, Attn: Melissa Cregan
North Central Fire Protection District, Attn: Robert Gonzalez,
robert.gonzalez@northcentralfire.org

FROM: Dominique Navarrette, Planner
Development Services and Capital Projects Division

SUBJECT: Variance Application (VA) No. 4194 and Initial Study (IS) Application No. 8820

APPLICANT: Ray and Rita Walls

DUE DATE: **September 30, 2025**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject Variance Application to create a 2-acre lot located within the AE-20 (Exclusive Agricultural, 20-acre minimum) Zone District. To have 165' feet of road width and not exceed a depth to width ratio of 4 of 1. If approved, mapping procedure to follow.

The subject parcel is located on the Northeast corner of S. McMullin Grade and W. Lincoln Ave., approximately 6 miles southeast from the City of Kerman. (APN: 035-030-05s) (10698 W Lincoln Ave. & 10684 W Lincoln Ave) (Sup. Dist. 1).

We must have your comments by **September 30, 2025**. 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, Dominique Navarrette, 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) 600-9668, or email dnavarrette@fresnocountyca.gov

DN
"G:\4360Devs&Pln\PROJSEC\PROJDOCS\VA\4100-4199\4194\Routing\VA 4194 Routing Ltr.doc"
Activity Code (Internal Review): 2377

Enclosures



Development Services and Capital Projects Division

Mail To: Bill Walls 10733 W Lincoln Fresno, CA 93706
Email To: Department of Public Works and Planning
billwall29@gmail.com karoker5@gmail.com
NUMBER:
APPLICANT:
PHONE:

Pre-Application Review

PROPERTY LOCATION:
APN(s):
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
PROPOSAL

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
() Nitrogen Loading Analysis or RWQCB supplemental treatment

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 (CDFW): (\$50+\$2,548) (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

BY: DATE:
PHONE NUMBER: (559) 600-9669

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
() COVENANT () SITE PLAN REVIEW
() MAP CERTIFICATE () BUILDING PLANS
() PARCEL MAP () BUILDING PERMITS
() FINAL MAP () WASTE FACILITIES PERMIT
() FMFCD FEES () SCHOOL FEES
() ALUC or ALCC () OTHER (see reverse side)

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.

OVER.....

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. <i>(Fee determination is made during the application review process.)</i> |
| 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. <i>(Contact the applicable school district.)</i> |

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.



Fresno County Department of Public Works and Planning

Date Received:

(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) _____
- Amendment Application Director Review and Approval
- Amendment to Text for 2nd Residence
- Conditional Use Permit Determination of Merger
- Variance (Class)/Minor Variance Agreements
- Site Plan Review/Occupancy Permit ALCC/RLCC
- No Shoot/Dog Leash Law Boundary Other _____
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension for _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

A request for a Variance to create a 2.18 acre homesite out of a 81 +/- acre parcel in the AE-20 zone district.

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 W. Lincoln Ave.
between S. McMullin Grade and S. Dower Ave.
Street address: 10733 W. Lincoln Ave.

APN: 035-030-05s Parcel size: 81 +/- Ac. Section(s)-Twp/Rg: S _____ - T _____ S/R _____ E

ADDITIONAL APN(s): _____

I, William G. Walls (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.

William G. Walls 10733 W Lincoln Ave Fresno CA 93706 559-908-2686

| Owner (Print or Type) | Address | City | Zip | Phone |
|---|------------------------------|--------|-------|--------------|
| William G. Walls | 10733 W. Lincoln Ave | Fresno | 93706 | 559-908-2686 |
| Applicant (Print or Type) | Address | City | Zip | Phone |
| Dirk Poeschel Land Development Services, Inc. | 923 Van Ness Ave., Suite 200 | Fresno | 93721 | 559-445-0374 |
| Representative (Print or Type) | Address | City | Zip | Phone |

CONTACT EMAIL: maria@dpids.com

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: Private Well

SEWER: Yes / No

Agency: Private Septic

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 # _____ - _____ - _____



Fresno County Department of Public Works and Planning

Date Received: (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)
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:

A request for a Variance to create a 2.18 acre homesite out of a 81 +/- acre parcel in the AE-20 zone district.

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 W. Lincoln Ave. between S. McMullin Grade and S. Dower Ave. Street address: 10733 W. Lincoln Ave.

APN: 035-030-05s Parcel size: 81 +/- Ac. Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, Maria Ragsdale (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.

Table with 5 columns: Name, Address, City, Zip, Phone. Includes entries for William G. Walls and Dirk Poeschel Land Development Services, Inc.

CONTACT EMAIL: maria@dplds.com

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 [X] / No []
Agency: Private Well
SEWER: Yes [X] / No []
Agency: Private Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T S/R E
APN # - -
APN # - -
APN # - -
APN # - -

Related Application(s):
Zone District:
Parcel Size:



Fresno County Department of Public Works and Planning

Date Received: (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)
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: A request for a Variance to create a 2.18 acre homesite out of a 81 +/- acre parcel in the AE-20 zone district.

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 W. Lincoln Ave. between S. McMullin Grade and S. Dower Ave. Street address: 10733 W. Lincoln Ave.

APN: 035-030-05s Parcel size: 81 +/- Ac. Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

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.

Table with 5 columns: Name, Address, City, Zip, Phone. Includes William G. Walls and Dirk Poeschel Land Development Services, Inc.

CONTACT EMAIL: maria@dplds.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER) Table with 2 columns: Description, Fee: \$

UTILITIES AVAILABLE: WATER: Yes/No Agency: Private Well SEWER: Yes/No Agency: Private Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg: - T S/R E APN # - - - Related Application(s): Zone District: Parcel Size:



Fresno County Department of Public Works and Planning

Date Received: (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)
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:

A request for a Variance to create a 2.18 acre homesite out of a 81 +/- acre parcel in the AE-20 zone district.

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 W. Lincoln Ave. between S. McMullin Grade and S. Dower Ave. Street address: 10733 W. Lincoln Ave.

APN: 035-030-05s Parcel size: 81 +/- Ac. Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, Rita A. Walls (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.

Table with 5 columns: Name, Address, City, Zip, Phone. Includes Rita A. Walls and Dirk Poeschel Land Development Services, Inc.

CONTACT EMAIL: maria@dpids.com

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 [X] / No []
Agency: Private Well
SEWER: Yes [X] / No []
Agency: Private Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

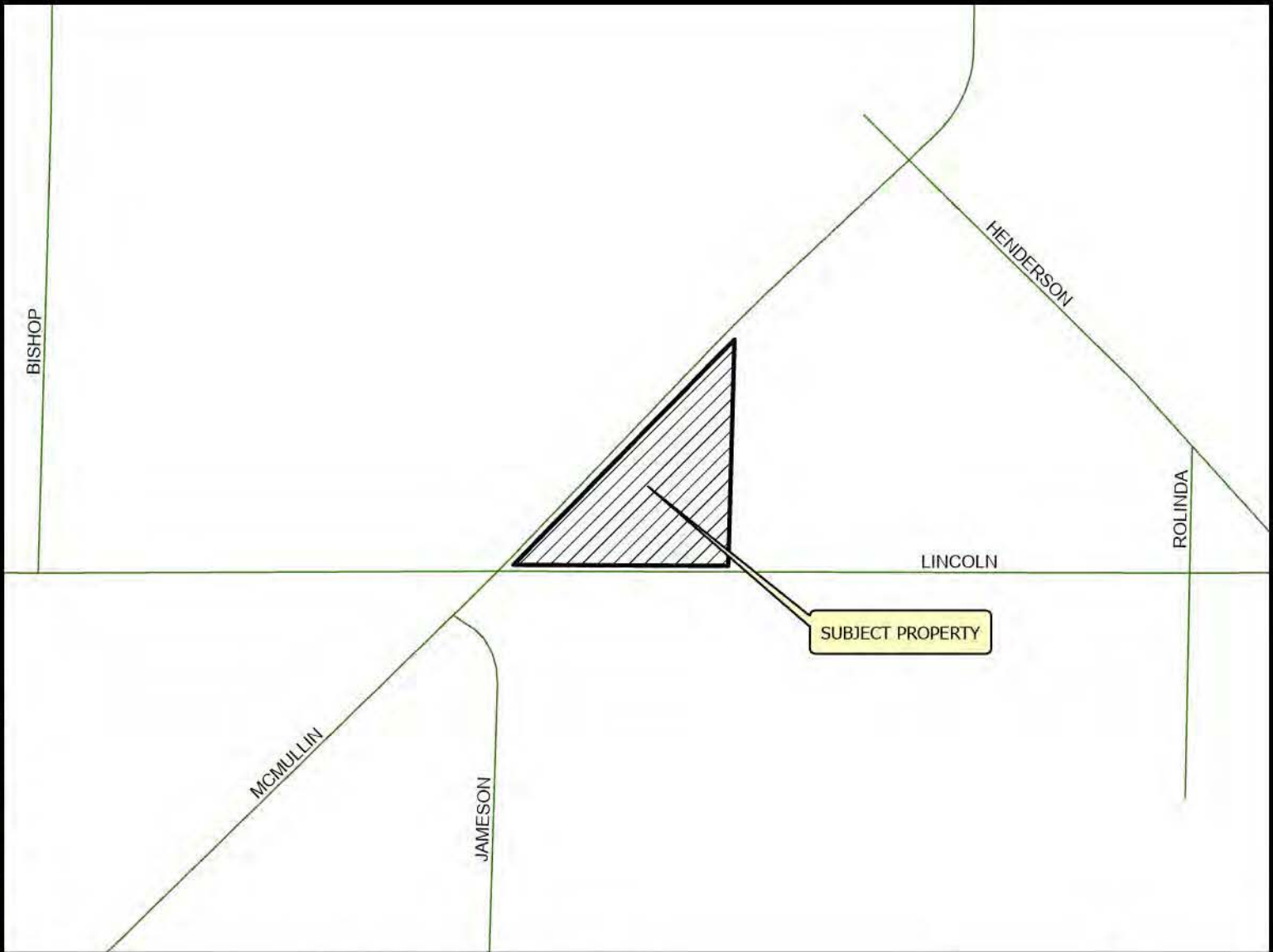
Sect-Twp/Rg: - T S/R E
APN # - -
APN # - -
APN # - -
APN # - -

Related Application(s):
Zone District:
Parcel Size:

Legend



SubjectProperty



VICINITY MAP

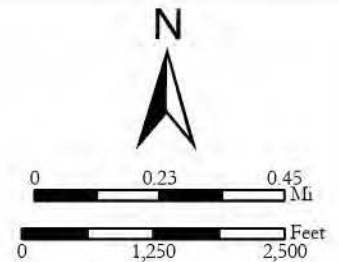


LOCATION MAP

VA4194

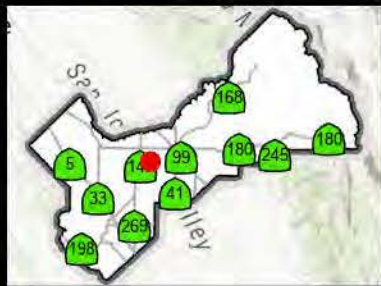
2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 9/15/2025



Legend

-  SubjectProperty
-  AE20

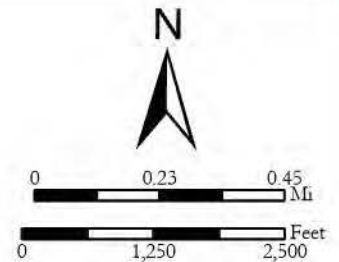


Existing Zoning Map



VA4194
STR 13 - 15S / 20E

2025

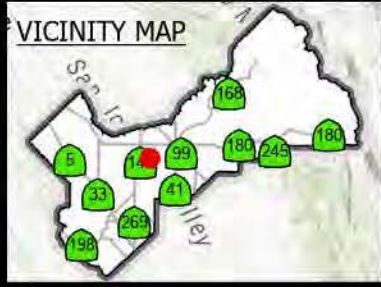
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 9/15/2025



LEGEND:

-  Subject Property
-  Ag Contract Land

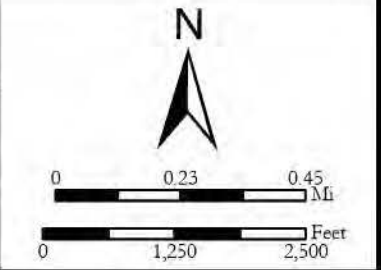
| LEGEND |
|------------------------------|
| ORC - ORCHARD |
| FC - FIELD CROP |
| V - VACANT |
| VIN - VINEYARD |
| SF#- SINGLE FAMILY RESIDENCE |






Existing Land Use Map

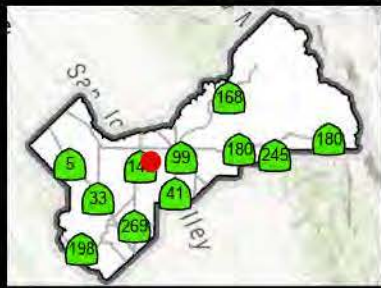
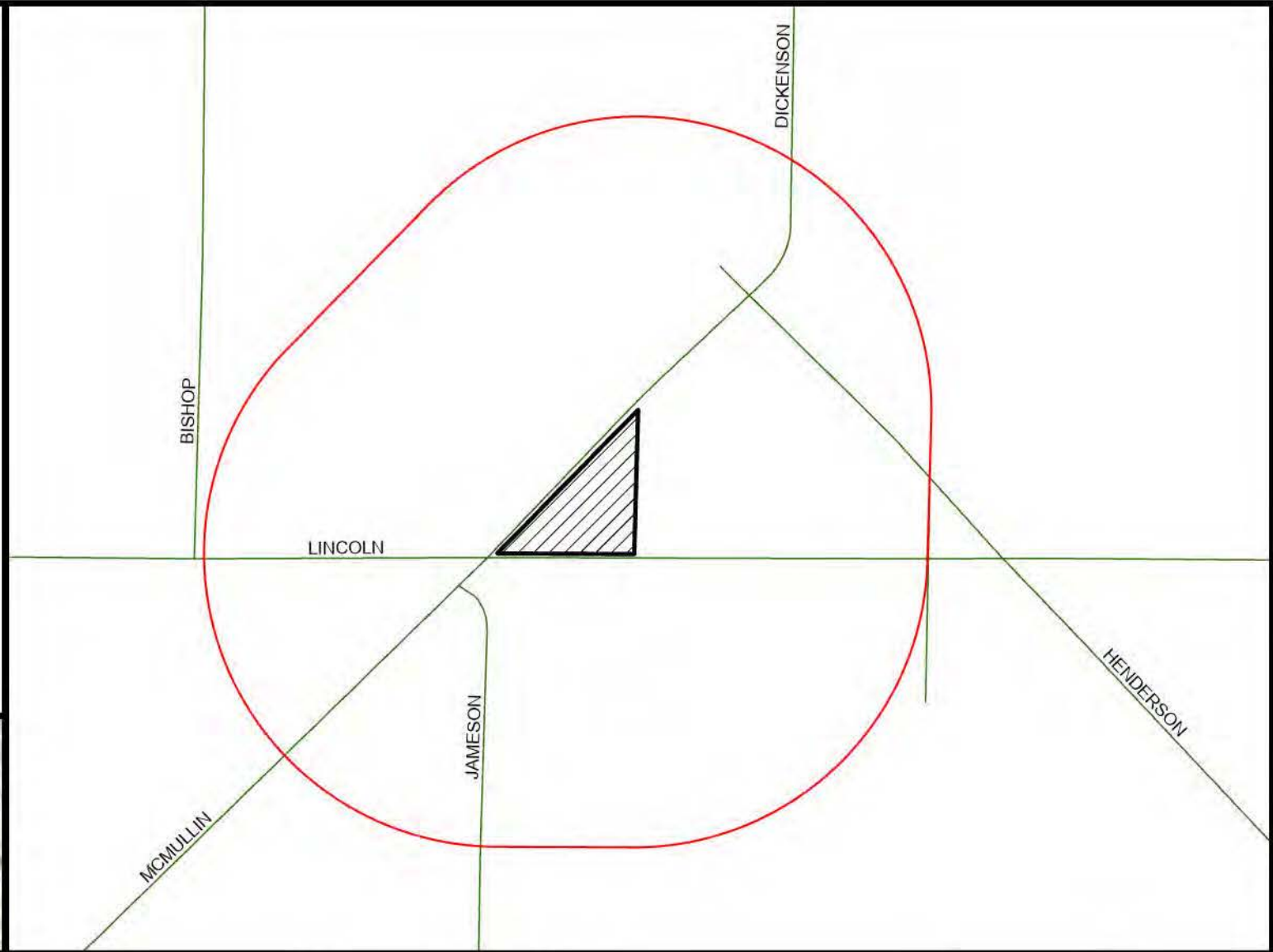
VA4194
2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 9/15/2025



Legend

-  Mile Buffer
-  SubjectProperty
-  VA Permits

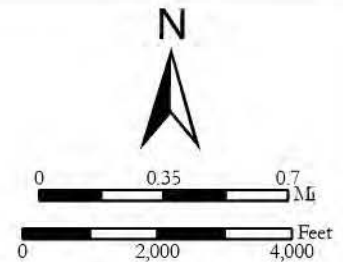


Proximity Map

VA4194

2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 9/15/2025





-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
Du Bois Colony - R.S. Bk. 5, Pg. 16

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

Assessor's Map Bk.035 - Pg.03
County of Fresno, Calif.



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. 8820

Project
No(s). VA 4194

Application Rec'd.:
08/22/25

GENERAL INFORMATION

1. **Property Owner:** Mr. William G. Walls **Phone/Fax:** 559-908-2686
Mailing Address: 10733 W. Lincoln Ave. Fresno CA/93706
Street City State/Zip
2. **Applicant:** Mr. William G. Walls **Phone/Fax:** 559-908-2686
Mailing Address: 10733 W. Lincoln Ave. Fresno CA/93706
Street City State/Zip
3. **Representative:** Dirk Poeschel Land Development Services, Inc. **Phone/Fax:** 559-445-0374
Mailing Address: 923 Van Ness Ave., Suite 200 Fresno CA/93706
Street City State/Zip
4. **Proposed Project:** Approve the creation of a 2.18 acre homesite from an existing 81.32 +/- acre parcel under Williamson Act Contract No. 369.
5. **Project Location:** North side of W. Lincoln Ave., at the northeast corner of W. Lincoln Ave. and S. McMullin Grade.
6. **Project Address:** 10733 W. Lincoln Ave.
7. **Section/Township/Range:** 2 / 15s / 18e
8. **Parcel Size:** 81.32 +/- Ac.
9. **Assessor's Parcel No.** 035-030-05s OVER.....

10. Land Conservation Contract No. (If applicable): AP-369

11. What other agencies will you need to get permits or authorization from:

| | |
|--|--|
| <input type="checkbox"/> LAFCo (annexation or extension of services) | <input type="checkbox"/> SJVUAPCD (Air Pollution Control District) |
| <input type="checkbox"/> CALTRANS | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Division of Aeronautics | <input type="checkbox"/> Department of Energy |
| <input type="checkbox"/> Water Quality Control Board | <input type="checkbox"/> Airport Land Use Commission |
| <input type="checkbox"/> Other _____ | |

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: AE-20 (Exclusive Agricultural, 20-acre minimum)

14. Existing General Plan Land Use Designation¹: Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Agricultural Farming
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
See Variance Findings for more information.

Describe the major vegetative cover: _____

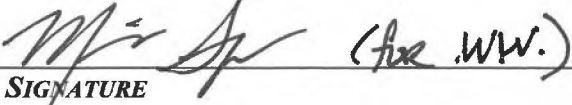
Any perennial or intermittent water courses? If so, show on map: N/A

Is property in a flood-prone area? Describe:
N/A

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):
North: Agricultural
South: Agricultural/Residential
East: Agricultural
West: Agricultural/Residential

24. Anticipated volume of water to be used (gallons per day)²: Typical residential water use. _____
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: Typical. _____
27. Anticipated type(s) of liquid waste: Typical residential waste. _____
28. Anticipated type(s) of hazardous wastes²: N/A _____
29. Anticipated volume of hazardous wastes²: N/A _____
30. Proposed method of hazardous waste disposal²: N/A _____
31. Anticipated type(s) of solid waste: Typical residential waste. _____
32. Anticipated amount of solid waste (tons or cubic yards per day): Typical residential waste. _____
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): Per Fresno County standards. _____
34. Proposed method of solid waste disposal: Private hauler. _____
35. Fire protection district(s) serving this area: North Central Fire Protection District _____
36. Has a previous application been processed on this site? If so, list title and date: _____
 Pre-Application Review No. 22-012687, January 17, 2023
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No
38. If yes, are they currently in use? Yes _____ No

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

 (Axe .WW.)

 SIGNATURE

6/24/2025

 DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE


State law requires that specified fees (effective January 1, 2021: \$3,445.25 for an EIR; \$2,480.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:


- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.



Applicant's Signature



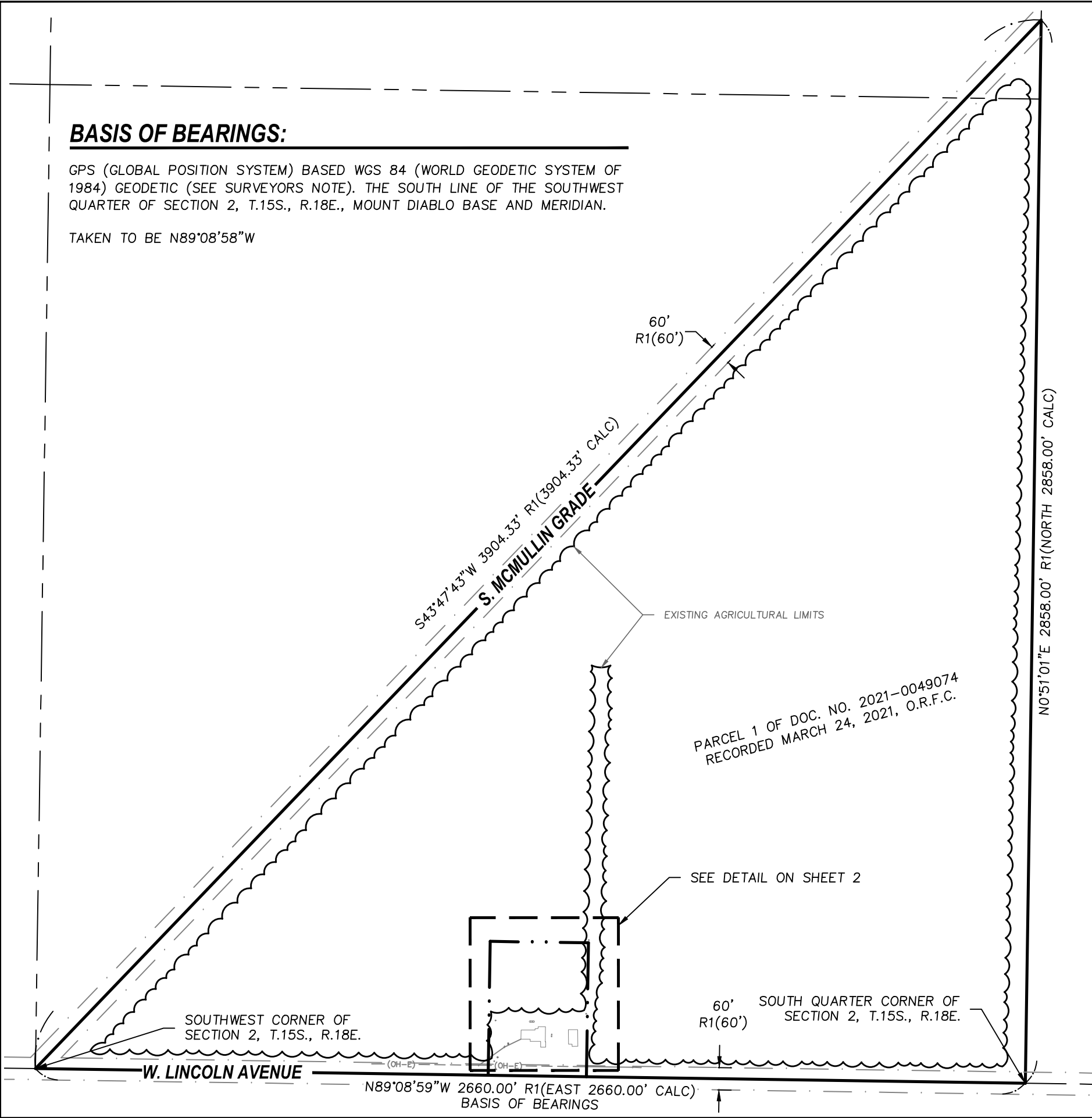
Date

G:\4360Devs&Pln\PROJSEC\PROJDOCS\TEMPLATES\IS-CEQA TEMPLATES\INITIAL STUDY APP.DOTX

BASIS OF BEARINGS:

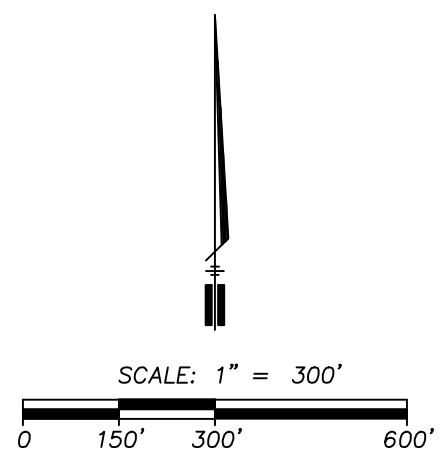
GPS (GLOBAL POSITION SYSTEM) BASED WGS 84 (WORLD GEODETIC SYSTEM OF 1984) GEODETIC (SEE SURVEYORS NOTE). THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, T.15S., R.18E., MOUNT DIABLO BASE AND MERIDIAN.

TAKEN TO BE N89°08'58"W



LEGEND:

- · · · — · · · — PROPOSED PROPERTY LINE
- - - - - EXISTING SECTION LINE
- · - · - · - EXISTING PROPERTY/ RIGHT-OF-WAY LINE
- / - / - / - EXISTING EDGE OF ROADWAY
- (OH-E) — EXISTING OVERHEAD LINES
- - - - - EXISTING STRUCTURE
- ⊙ EXISTING WATER WELL
- ⊕ EXISTING POWER POLE
- ⊗ EXISTING AGRICULTURE LIMITS
- R1() RECORD DATA PER RECORD OF SURVEY, RECORDED IN BK. 5 OF RECORD OF SURVEYS AT PAGE 16, F.C.R.
- F.C.R. FRESNO COUNTY RECORDS
- O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY



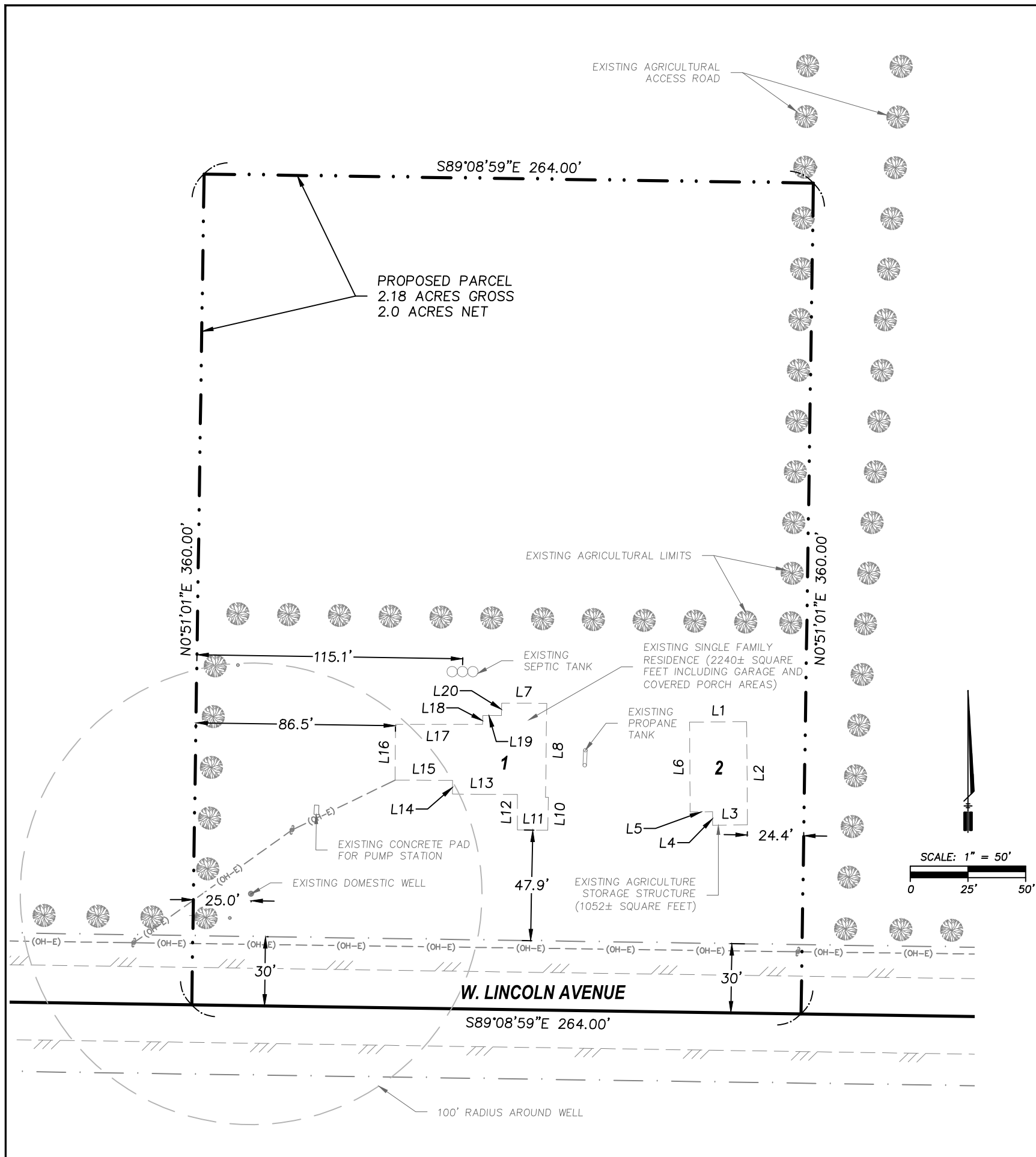
**Yamabe & Horn
Engineers, Inc.**
CIVIL ENGINEERS • LAND SURVEYORS
2885 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YANDHENG.COM



2 ACRE PARCEL VARIANCE

SITE PLAN

| | |
|-------------------|----------|
| PROJECT TITLE | |
| SHEET DESCRIPTION | |
| Date: | 5/8/23 |
| Scale: | As Noted |
| YH Job No. | 23-176 |
| Sheet No. | 1 |
| of | 2 Sheets |



LEGEND:

- · · — · · — PROPOSED PROPERTY LINE
- — — — — EXISTING SECTION LINE
- · - · - · - · - · - · - EXISTING PROPERTY/RIGHT-OF-WAY LINE
- / - / - / - / - / - / - EXISTING EDGE OF ROADWAY
- (OH-E) — — — — EXISTING OVERHEAD LINES
- - - - - EXISTING STRUCTURE
- ⊙ (W) EXISTING WATER WELL
- ⊙ (PP) EXISTING POWER POLE
- ⊙ (Agriculture Symbol) EXISTING AGRICULTURE LIMITS
- R1() RECORD DATA PER RECORD OF SURVEY, RECORDED IN BK. 5 OF RECORD OF SURVEYS AT PAGE 16, F.C.R.
- F.C.R. FRESNO COUNTY RECORDS

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S89°32'00"W | 24.75' |
| L2 | N0°24'40"W | 44.66' |
| L3 | N88°55'36"E | 15.10' |
| L4 | N0°24'40"W | 5.90' |
| L5 | S89°32'00"W | 9.67' |
| L6 | S0°23'03"E | 38.92' |
| L7 | S89°40'54"E | 19.57' |
| L8 | S0°42'57"W | 40.68' |
| L9 | N89°25'46"W | 1.21' |
| L10 | S1°01'49"W | 14.26' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L11 | N89°25'46"W | 13.14' |
| L12 | N0°08'28"W | 15.40' |
| L13 | N89°57'06"W | 15.42' |
| L14 | N0°46'23"E | 5.98' |
| L15 | N89°54'32"W | 24.97' |
| L16 | N0°31'17"E | 24.20' |
| L17 | S89°54'39"E | 37.70' |
| L18 | N1°02'12"E | 3.85' |
| L19 | N89°42'09"E | 8.11' |
| L20 | N0°28'49"E | 5.35' |

| | | |
|---|------------------------------|--------------|
| 1 | (E) MAIN HOUSE 3 BEDROOMS | SINGLE STORY |
| 2 | (E) GUEST HOUSE 2 BEDROOM | SINGLE STORY |



**Yamabe & Horn
Engineers, Inc.**
CIVIL ENGINEERS • LAND SURVEYORS
2885 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-3123 WEBSITE: YANDHENG.COM

2 ACRE PARCEL VARIANCE

SITE PLAN

PROJECT TITLE: 2 ACRE PARCEL VARIANCE

SHEET DESCRIPTION: SITE PLAN

Date: 5/16/23
Scale: As Noted
YH Job No. 23-176
Sheet No. 2
of 2 Sheets

VARIANCE APPLICATION FINDINGS

Mr. William G. Walls
June 25, 2025

Owner/Applicant:

Mr. William G. Walls
10733 W. Lincoln Ave.
Fresno, CA 93706

Representative:

Mr. Dirk Poeschel, AICP
Dirk Poeschel Land Development Services, Inc.
923 Van Ness Ave., Suite 200
Fresno, CA 93721

Property Location:

North side of W. Lincoln Ave., at the northeast corner of W. Lincoln Ave. and S. McMullin Grade. The site address is 10733 W. Lincoln Ave., in Fresno.

APN:

035-030-05s

Existing General Plan Land Use Designation/Zoning:

Agriculture/AE-20 (Exclusive Agriculture, with 20-acre minimum)

Request:

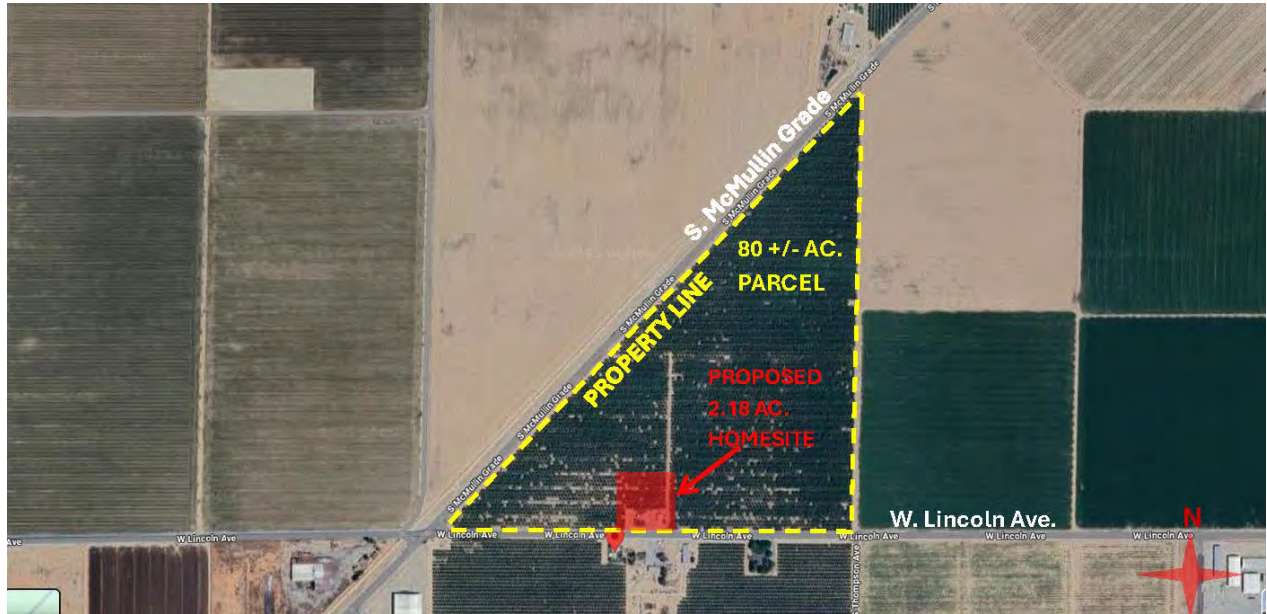
Grant a Variance to allow the creation of a 2.18 acre homesite from an existing 81.32 +/- acre parcel in the AE-20 Zone District. Mapping procedure to follow if approved.

Background:

The applicants parents and family have owned the 81.32 +/- acre parcel for over 78 years. Mr. William Walls' parents intended that the subject homesite be gifted to the applicant by his four siblings at the parent's demise. The parents incorrectly thought the siblings could grant the subject homesite to the applicant unaware that such a transfer should have occurred while they were alive. Such a transfer cannot occur as the applicant is part of the ownership interest and cannot grant the homesite to himself.

Nonetheless, the intent of the applicant's parents and his siblings is that the homesite be granted to the applicant. It is noted the applicant has resided in the existing home on the proposed homesite for 60 years. The proposed variance seeks to implement the wishes of the applicant's parents and as successors in interest the applicant's siblings that the homesite be created.

The property has been in continuous nut tree production by the applicant's family for decades. The 81.32 +/- acre parcel contains 80.65 +/- acres of Nonpareil, Wood Colony and Butte almond trees. The project site has an existing 2,240 +/- sq. ft. primary residence (which includes a garage and covered porch areas) and a 1,052 sq. ft. secondary residence. The secondary home, which has been under the family's ownership for many years, is non-habitable, is currently used for storage and does not have active utility connections. The primary residence, where the applicant intends to reside, has an existing domestic well and septic system. For more details, see the annotated aerial image below and the attached project site plan prepared by *Yamabe & Horn Engineering, Inc.*

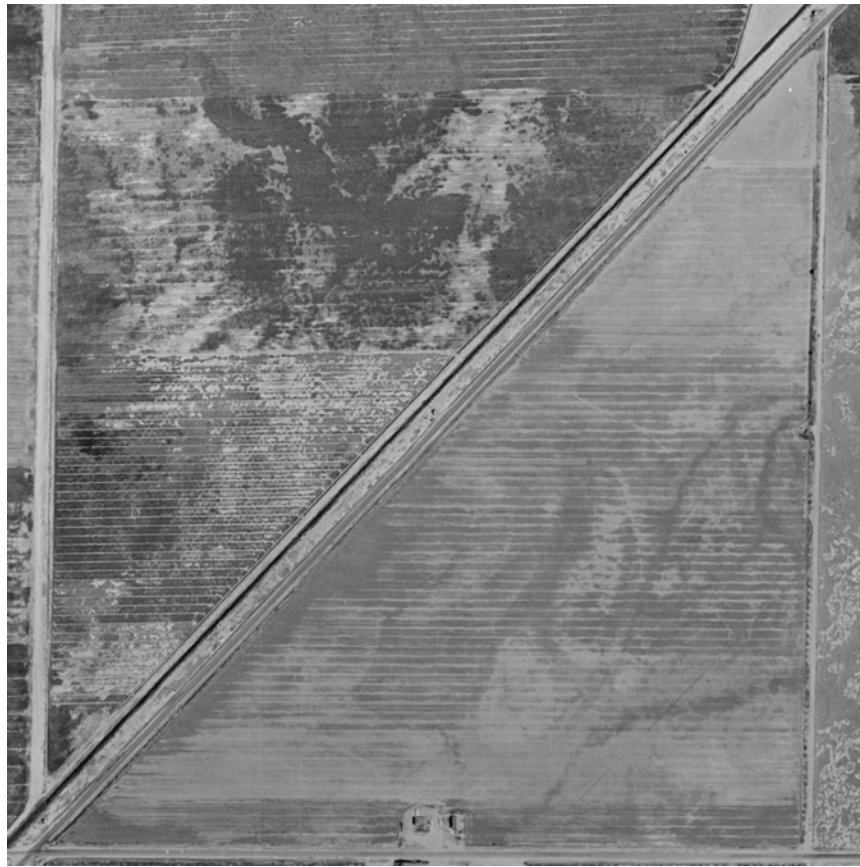


The subject parcel is currently enrolled in the Williamson Act under Agricultural Contract No. 369. In conjunction with the Variance request, the applicant has also submitted a Williamson Act Partial Cancellation for the proposed 2.18 acre homesite.

Finding 1:

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

The applicant proposes to create a 2.18 acre homesite on an approximately 81.32 +/- acre parcel with frontage along W. Lincoln Avenue. The homesite exists and has been in place for over 68 years, as shown in the 1957 aerial image below.



No changes will occur to the existing 2,240 sq. ft. primary residence and 1,052 sq. ft. non-habitable secondary residence. The existence of the home and related improvements constitutes physical circumstances supporting the variance being granted.

Finding 2:

Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification;

The proposed Variance is necessary to allow the applicant to establish a homesite on property his family has owned for 78 years.

The creation of the proposed homesite allows the applicant's family to convey property as contemplated for decades. The homesite will also allow the applicant to live on the site as desired by his parents and siblings to protect his property in the same manner as other landowners. Living on the land would reduce the risk of vandalism and enhance the efficiency of farming operations. While others with comparable zoning already enjoy the right to a homesite, the applicant can only exercise this right through approval of the proposed Variance.

As previously noted, Mr. William Walls' parents intended for the homesite to be gifted to him by his four siblings upon their passing. However, they were unaware that the transfer needed to occur during their lifetime. Because Mr. Walls is now part of the ownership group, the homesite cannot

legally be conveyed to him by his siblings, making the proposed Variance the only viable path forward.

Finding 3:

The granting of the variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located;

No adverse impacts to adjacent properties will occur as a result of the proposed Variance. Granting the proposed Variance to create a 2.18 acre homesite from an existing 81.32 +/- acre parcel will have no adverse impacts on the public or surrounding property owners. No new improvements will be made to accommodate the lot creation. The existing primary residence on the subject site is served by an adequate existing domestic well and septic tank system.

Granting the proposed Variance will not be detrimental to the public welfare of surrounding properties for the following reasons:

- a) The proposed homesite, on which a home exists, would not conflict with the continued agricultural operation on the remaining 79.14 +/- agricultural acreage.
- b) 0.67 +/- acres of the proposed homesite is non-agricultural productive land since a primary and secondary residence has existed since the 1950's. 1.51 +/- acres of the proposed homesite contain almond trees which will continue in agricultural production.
- c) The applicant also proposes to voluntarily prohibit the creation of another homesite on the remaining 79.14 +/- acres. This voluntary condition will eliminate any possibility that the proposal will result in the removal of adjacent land from agricultural use or create other adverse impacts on agriculture.

The minimum acreage requirement of the AE-20 zone district is intended to prohibit parcellation that creates potential conflicts between residential agricultural activities. However, as voluntarily conditioned, no such conflicts between residential and agricultural uses will occur.

The remaining acreage will continue to be in the Williamson Act.

Finding 4:

The granting of such variance will not be contrary to the objectives of the Fresno County General Plan.

The Fresno County General Plan and its corresponding zoning ordinance permit a range of uses on agriculturally zoned properties, including the establishment of homesites by landowners. Granting the applicant the ability to create a separate parcel for a homesite adjacent to the family farm will improve property security and support ongoing agricultural productivity. More importantly, the proposal results in no net loss of farmland or agricultural output. As mentioned above, the remainder of the site will continue under the Williamson Act contract.

The proposed 2.18 acre homesite is consistent with the homesite provisions outlined in the Fresno County General Plan and complies with the development standards of the AE Zone District. The remaining 79.14 acre parcel is adequately sized and configured to ensure continued, unimpaired

agricultural use. Therefore, the proposed Variance is consistent with the policies of the Fresno County General Plan.

[https://dplds.sharepoint.com/shared documents/current clients/walls, bill - williamson act cancellation 25-20/variance submittal/variance findings.docx](https://dplds.sharepoint.com/shared%20documents/current%20clients/walls,%20bill%20-%20williamson%20act%20cancellation%2025-20/variance%20submittal/variance%20findings.docx)



**OFF W. LINCOLN AVE. FACING NORTH
EXISTING NON-HABITABLE SECONDARY RESIDENCE**



**OFF W. LINCOLN AVE. FACING NORTH
EXISTING PRIMARY RESIDENCE WHERE APPLICANT RESIDES**