



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 September 9, 2021

SUBJECT: Variance Application No. 4110

Waive the minimum lot size requirement in order to allow the creation of an approximately 0.88-acre parcel, with an existing single-family dwelling, from an approximately 20.88-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum) Zone District.

LOCATION: The subject parcel is located on the east side of S. James Road between W. Martin Road and W. Masters Avenue, approximately one and one half-mile southwest of the unincorporated community of Tranquillity and approximately four miles west of the City of San Joaquin (7802 S. James Road) (APN: 030-210-80) (Sup. Dist. 1).

**OWNER/
APPLICANT:** Raymond D. Johnson

STAFF CONTACT: Jeremy Shaw, Planner
(559) 600-4207

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Deny Variance No. 4110; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Conditions of Approval and Project Notes
2. Location Map
3. Zoning Map
4. Land Use Map
5. Site Plan
6. Applicant's justification for Findings

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District	No change
Parcel Size	20.88 acres	Creation of a 0.88-acre parcel, with a 20.00-acre parcel remaining
Project Site	See description under parcel size	See proposed Parcel Sizes above
Structural Improvements	3,587 square-foot Single-Family Dwelling/ 1,650 square-foot agricultural storage/shop building/ approximately 280 square-foot storage container	Single Family Dwelling will be located on the proposed 0.88-acre parcel; Agricultural storage building, and storage container will be located on the remaining 20.00-acre parcel
Nearest Residence	Approximately 200 feet northeast of proposed 0.88-acre parcel	No change

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

It has been determined pursuant to Section 15305 (a) of the California Environmental Quality Act (CEQA) guidelines: *Minor Alterations in Land Use Limitations*, that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

PUBLIC NOTICE:

Notices were sent to 16 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Variance (VA) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 877 are made by the Planning Commission.

The decision of the Planning Commission on a Variance Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

According to available records, the subject parcel was included as part of a broad scale rezone under Amendment Application No. 2870, adopted by the Board of Supervisors on August 31, 1976, which changed the zoning from A-1 to AE-20. The A-1 Zone District required a minimum lot size of 100,000 square-feet (approximately 2.30 acres) or 5.00-acres for lots without public road frontage. More recently, Property Line Adjustment No. 19-12 approved in 2019, added approximately 1.57-acres to the 19.31-acre subject parcel resulting in its current configuration containing approximately 20.88-acres. The property is currently improved with a 3,587 square-foot single-family dwelling and a 1,650 square-foot shop building. This application proposes to allow the creation of a 0.88-acre residential parcel, encompassing the existing residence, and a 20.00 agricultural parcel containing the shop building.

No other Variances have been approved for the creation of substandard sized parcels within one half-mile of the subject parcel.

ANALYSIS/DISCUSSION:

Finding 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.

	Current Standard:	Proposed Configuration:	Is Standard Met (y/n):
Setbacks	AE-20 Zone District: Front: 35 feet Side: 20 feet Rear: 20 feet	<u>Proposed 0.88-acre parcel :</u> Front (west): approx. 67 feet Side (north): approx. 35 feet Side (south): approx. 100 feet Rear(east): approx. 58 feet <u>Proposed 20- acre parcel:</u> Front (west): approx. 38 feet Side (north): approx. 27 feet Side (south): approx. 350 feet Rear(east): approx. 1,019 feet	Yes
Parking	2 per dwelling	2 parking spaces	Yes

Lot Coverage	No requirement	N/A	N/A
	Current Standard:	Proposed Configuration:	Is Standard Met (y/n):
Separation Between Buildings	No requirement for residential or accessory structures, except those used to house animals, which must be located a minimum of 40 feet from any human-occupied building	N/A	N/A
Wall Requirements	N/A	N/A	N/A
Septic Replacement Area	100 percent of the existing system	No change	N/A
Water Well Separation	Building sewer/ septic tank: 100 feet; disposal field: 100 feet; seepage pit/cesspool: 150 feet	N/A No well, property served by municipal system (Tranquillity Irrigation District).	N/A
Proposed Parcel (0.88 acres)	Seepage Pit	Approximate distance to proposed property line North: 35 feet West: 39 feet East: 120 feet South:	Yes
Proposed Parcel (20.0 acres)	N/A	No septic system	N/A

Reviewing Agencies/Department Comments:

There were no relevant comments from reviewing agencies or County Departments regarding the project other than advisory statements about required regulations that have been noted under the Project Notes section of Exhibit 1.

Analysis Finding 1:

In support of Finding 1, the Applicant’s justification states that the subject parcel is currently improved with a single-family dwelling and is also engaged in an agricultural operation. The property is supplied water for domestic and agricultural uses by the Tranquillity Irrigation district, as there is no on-site well.

Staff was unable to identify any exceptional physical characteristics, or conditions of the subject property, differentiating it from other properties in the vicinity, which would justify the granting of the variance.

Recommended Conditions of Approval: *None*

Conclusion Finding 1:

Due to the lack of an identifiable extraordinary or exceptional circumstance or condition applicable to the subject property, Finding 1 cannot be made for the allowance of the reduced lot size.

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.*

Analysis Finding 2:

In support of Finding 2, the Applicant's justification states that there are other parcels in the vicinity of the subject parcel that are also zoned AE-20, and which contain less than 20 acres, and that the applicant should be afforded the same consideration granted to those other properties.

The existence of smaller parcels in the area does not constitute an exception to the ordinance or create a precedent for approval of a variance. A review of the Fresno County Assessor's map containing the subject parcel reveals approximately 30 parcels in the immediate vicinity which range in size from 104 acres to 2.00-acres, with the majority of those being between 20 and 40 acres. There have been no variances granted to the surrounding area (half-mile records search). The parcels may have been created at a time before the AE Zoned District, when the minimum 20.00-acre parcel size standard came into existence. The lack of records of approved variances for parcel creation in the vicinity supports this.

Additionally, the applicant's Findings state that the existence of a single-family residence on the subject parcel designates the property as a residential parcel, consistent with its property tax disposition. The Assessor's land use information does not create an entitlement of land use, it is simply information the assessor uses to determine property and improvement values. The property is designated Agriculture in the Fresno County General Plan and is zoned AE-20 (Exclusive Agricultural, 20-acre minimum) which allows a single-family dwelling when occupied or used by the owner, farm tenant or other persons employed thereon or the non-paying guests thereof; provided that a residence once constructed and used for one of the above listed uses, and no longer required for such use shall acquire a non-conforming status and may be rented for residential purposes without restriction. The residential use does not change the underlying agricultural land use designation of the property.

Based on the analysis, staff was unable to identify the deficit of a substantial property right in this case, that would warrant the granting of the variance and is therefore unable to make Finding 2.

Recommended Conditions of Approval:

None

Conclusion Finding 2:

Finding 2 cannot be made, as no deficit of a substantial property right enjoyed by others in the area with the same zoning was identified.

Finding 3: The granting of a 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.

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Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence*
<u>North</u>	45.44 acres 2.31 acres 5.86 acres	Orchard Single-Family Residential Orchard	AE-20	200 feet
<u>South</u>	104.35 acres	Orchard	AE-20	None
<u>East</u>	104.35 acres 47.29 acres	Orchard Orchard	AE-20	None
<u>West</u>	37.52 acres	Field Crops	AE-20	None

*Distances are approximate and measured from the proposed parcel boundaries using a web based aerial imagery application.

Reviewing Agencies/Department Comments:

Fresno County Department of Agriculture: Substandard parcels that are created for residential purposes will likely interfere with agricultural operations on surrounding parcels that are designated and zoned for production of food and fiber and may potentially result in removal of adjacent or neighboring lands from agricultural use. Moreover, it may set a precedent for other landowners to create similar residential parcels in the area, which will compound the incompatibility between the agricultural and residential use of lands located in an area of the County designated and used for agricultural operations. In fact, this idea of precedence is brought up by the applicant as a reason to allow by right the issuance of this variance as there are other parcels in the area similar to theirs. If this argument was valid, the county should do away with zoning requirements as there are already parcels in every zone type with some sort of variance. Continuing to approve the subdivision of land into substandard parcels will continue to make more areas where agriculture will encounter compatibility issues with residences.

Every year the Ag Department receives numerous complaints from homesites adjacent to agricultural operations where the occupant is not involved or familiar with farming operations. The Fresno County Right to Farm provisions do not provide protection from impacts to agricultural operations caused by these complaints.

Analysis Finding 3:

In support of Finding 3, the Applicant's Findings state that the granting of the Variance will not impair the residential use of other properties in the vicinity, nor impair the agricultural activities in

the vicinity because the residential use of the proposed 0.88-acre parcel would continue and the agricultural use of the remaining 20.00-acre parcel would likewise continue.

The Fresno County Office of the Agricultural Commissioner expressed the concern that substandard parcels created for residential purposes in an area designated and zoned for agricultural production may interfere with agricultural production and potentially result in additional lands being removed from agricultural use because it may set a precedent for other owners in the area to attempt to create similar residential parcels, and that such a precedent is in conflict with intent of the Agricultural Zoning.

The creation of a separate 0.88-acre residential parcel would allow the remaining 20.00-acre agricultural parcel the right to construct a single-family dwelling as described previously. Additionally, both proposed parcels would have the ability to apply for discretionary approval to construct a permanent second dwelling under the Director Review and Approval process. Hence, approval of the Variance would allow the potential for two additional residential units to be developed.

Staff does not believe division of property itself would be immediately detrimental to the surrounding area, however, there is the potential for incremental detrimental effects on surrounding properties from increased allowable residential density and resulting conflicts with agriculture. Based on the foregoing analysis, staff is unable to make Finding 3.

Recommended Conditions of Approval:

None

Conclusion Finding 3:

Finding 3 cannot be made, as the granting of the Variance to create a residential parcel of substandard size, has the potential to result in conflicts with agricultural uses on surrounding properties.

Finding 4: The granting of such a variance will not be contrary to the objectives of the General Plan.

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-A.6: The County shall maintain twenty (20) acres as the minimum permitted parcel size in areas designated Agriculture, except as provided in Policies LU-A.9, LU-A.10, and LU-A.11. The County may require parcel sizes larger than twenty (20) acres based on zoning, local agricultural conditions, and to help ensure the viability of agricultural operations.</p>	<p>The Applicant is requesting a reduction from the 20-acre minimum parcel size for creation of a homesite parcel</p> <p>Policies LU-A.9, LU-A.10, and LU-A.11 not applicable to this Variance request</p>
<p>General Plan Policy LU-A.7: County shall generally deny requests to create parcels less than the minimum size specified in Policy LU-A.6 based on concerns that these parcels are less viable economic farming units, and that the resultant increase in residential density increases the potential for conflict with normal agricultural practices on adjacent parcels. Evidence that the affected parcel may be an uneconomic farming unit due to its current size, soil</p>	<p>The proposed parcel division is not consistent with Policy LU-A.7. The proposed creation of the 0.88-acre parcel and the remaining 20-acre parcel could exacerbate the impact of the existing substandard parcel by allowing the opportunity for the</p>

Relevant Policies:	Consistency/Considerations:
conditions, or other factors shall not alone be considered a sufficient basis to grant an exception. The decision-making body shall consider the negative incremental and cumulative effects such land divisions have on the agricultural community.	20-acre parcel to construct a residence and to potentially add a 2 nd dwelling, subject to discretionary approval.
General Plan Policy PF-C.17: The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation.	This proposal was reviewed by the Water and Natural Resources Division, which did not express concerns related to water supply, as there is no development proposed with this application.

Reviewing Agencies/Department Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated Agriculture in the County’s General Plan. Policy LU-A.6 states that the County shall maintain twenty (20) acres as the minimum permitted parcel size in areas designated Agriculture. Additionally, General Plan Policy LU-A.7 states that the County shall generally deny requests to create parcels less than the minimum size specified by the acreage designation in agricultural areas. Those policies are detailed in the table above. The subject parcel is not subject to a Williamson Act Contract.

Water and Natural Resources Division of the Fresno County Department of Public Works and Planning: The subject parcel is located in a water-short area; however, there is no development proposed. No further comments.

Also see Fresno County Department of Agriculture comments in Reviewing Agencies/Department Comments for Finding 3

Analysis Finding 4:

In support of Finding 4, the Applicant’s findings assert that the granting of this Variance would constitute the highest and best use of the property, and that the creation of the 0.88-acre residential parcel would not impair the agricultural use of the remainder of the property.

Staff does not concur with the Applicant’s statement that the project would not be contrary to the objectives of the General Plan. General Plan Policy LU-A.7 specifically instructs “...The decision-making body shall consider the negative incremental and cumulative effects such land divisions have on the agricultural community.” The approval of the variance would increase the potential residential density in the area by two residences. While this may be considered negligible as a single action, it is an incremental cumulative impact which should be considered. The Agricultural Commission’s statements as quotes above echo’s this concern, stating in part “Continuing to approve the subdivision of land into substandard parcels will continue to make more areas where agriculture will encounter compatibility issues with residences.” They discount the recordation of a right-to-farm as an adequate remedy.

Recommended Conditions of Approval:

None.

Conclusion Finding 4:

Finding 4 cannot be made due to conflicts with the objectives and policies of the General Plan.

PUBLIC COMMENT:

None.

SUMMARY ANALYSIS / CONCLUSION:

The Applicants request is not a unique circumstance nor is it needed to preserve a significant property right enjoyed by others in in the surrounding area. Division of the subject property into two parcels would not necessarily impede the existing agricultural usage, however it could potentially increase the probability for greater residential density, adding to the cumulative impact of nonagricultural (residential) uses conflicting with surrounding agricultural practices.

Based on the factors cited in the preceding analysis, Staff is unable make the four required Findings necessary for granting the Variance and therefore recommends denial of Variance Application No. 4110.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Denial Action)

- Move to determine the required Findings cannot be made, based on the reasons described in the Staff Report and move to deny Variance No. 4110; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

Alternative Motion (Approval Action)

- Move to determine that the required Findings can be made (state basis for making each finding) and move to approve Variance No. 4110, subject to the Conditions and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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EXHIBIT 1

**Variance Application (VA) No. 4110
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	The required mapping application shall be filed within one year after the approval of the Variance.

Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	The approval of this Variance will expire one year from the date of approval unless the parcels authorized by said Variance are not created within one (1) year after the granting of said Variance or an application for a tentative map is not filed within the one (1) year. However, in the case of a Variance for which a tentative or vesting map has been timely filed, expiration of said Variance shall be concurrent with the expiration date of the tentative or vesting map and may be extended in the same manner as said map.
2.	Where circumstances beyond the control of the applicant cause delays, which do not permit compliance with the time limitation established in Section 877-D.2 (one year), the Commission may grant an extension of time for a period not to exceed an additional one (1) year period. Application for such extension of time must be set forth in writing the reasons for the extension and must be filed with the Department of Public Works and Planning, Development Services and Capital Projects Division before the expiration of the Variance.
3.	Division of the subject property is subject to the provisions of the Fresno County Parcel Map Ordinance and other applicable State regulation. A Tentative Parcel Map Application shall be filed to create the two proposed parcels. The Map shall comply with the requirements of Title 17.72 of the Fresno County Ordinance Code. The Fresno County Parcel Map Ordinance (County Ordinance Code, Title 17- Divisions of Land) provides that "Property access improvements associated with the division of the subject property are subject to the provisions of the Fresno County Parcel Map Ordinance, including dedication, acquisition of access easement, roadway improvements, and roadway maintenance." These requirements will be satisfied through recordation of a parcel map to create the subject parcels, subsequent to the approval of the Variance. The Applicant(s) may apply for an exception request from the road standards through the parcel map process.
4.	The subdivision will require that a Tentative Parcel Map be prepared in accordance with the Professional Land Surveyors Act, the State Subdivision Map Act and County Ordinance. The Tentative Parcel Map application shall expire two years after the approval of said Tentative Parcel Map. Upon approval and acceptance of the Tentative Parcel Map and any Conditions imposed thereon, a Final Parcel Map shall be prepared by a Professional Land Surveyor or Registered Civil Engineer authorized to practice Land Surveying in accordance with the Professional Land Surveyors Act, the Subdivision Map Act and County Ordinance. Recordation of the Final Parcel Map shall take place within two years of the acceptance of the Tentative Parcel Map unless a Map extension is received prior to the expiration date of the approved Tentative Parcel Map. Failure to record the Final Parcel Map prior to the expiration of said Tentative Parcel Map may void the Parcel Map application.

EXHIBIT 1

Notes	
5.	An encroachment permit from the Fresno County Road Maintenance and Operations Division will be required for any work proposed within the County road right-of-way.
6.	It is recommended that the applicant consider having the existing septic tanks pumped and have the tanks and leach lines evaluated by an appropriately licensed contractor if it has not been serviced and/or maintained within the last five years. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system.
7.	New septic systems shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section.
8.	At such time the applicant or property owner(s) decides to construct a new water well, the water well contractor selected by the applicant will be required to apply for and obtain a Permit to Construct a Water Well from the Fresno County Department of Public Health, Environmental Health Division. Please be advised that only those persons with a valid C-57 contractor's license may construct wells.
9.	As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
10.	Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.

JS:

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VA 4110

EXHIBIT 2 LOCATION MAP

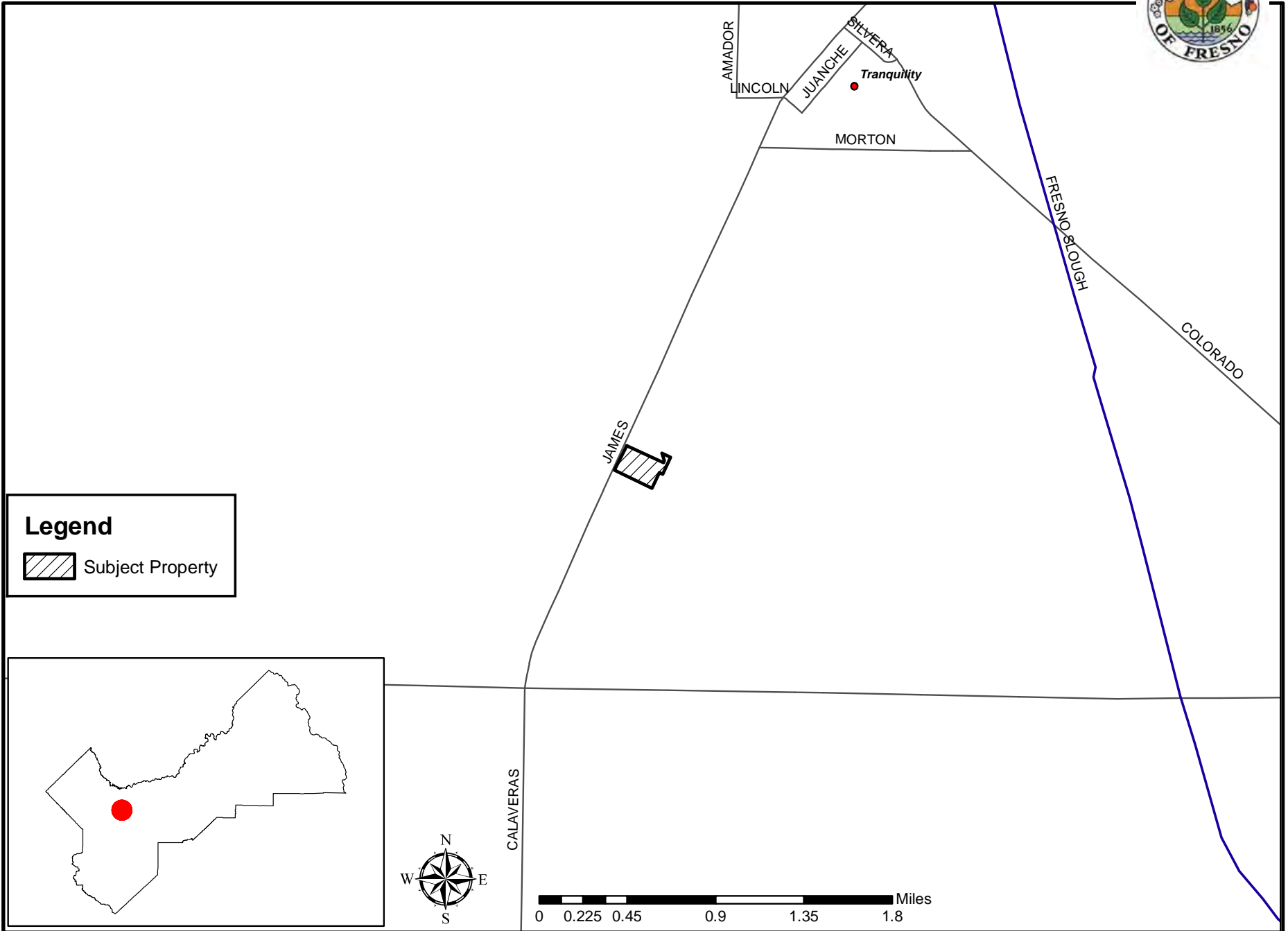
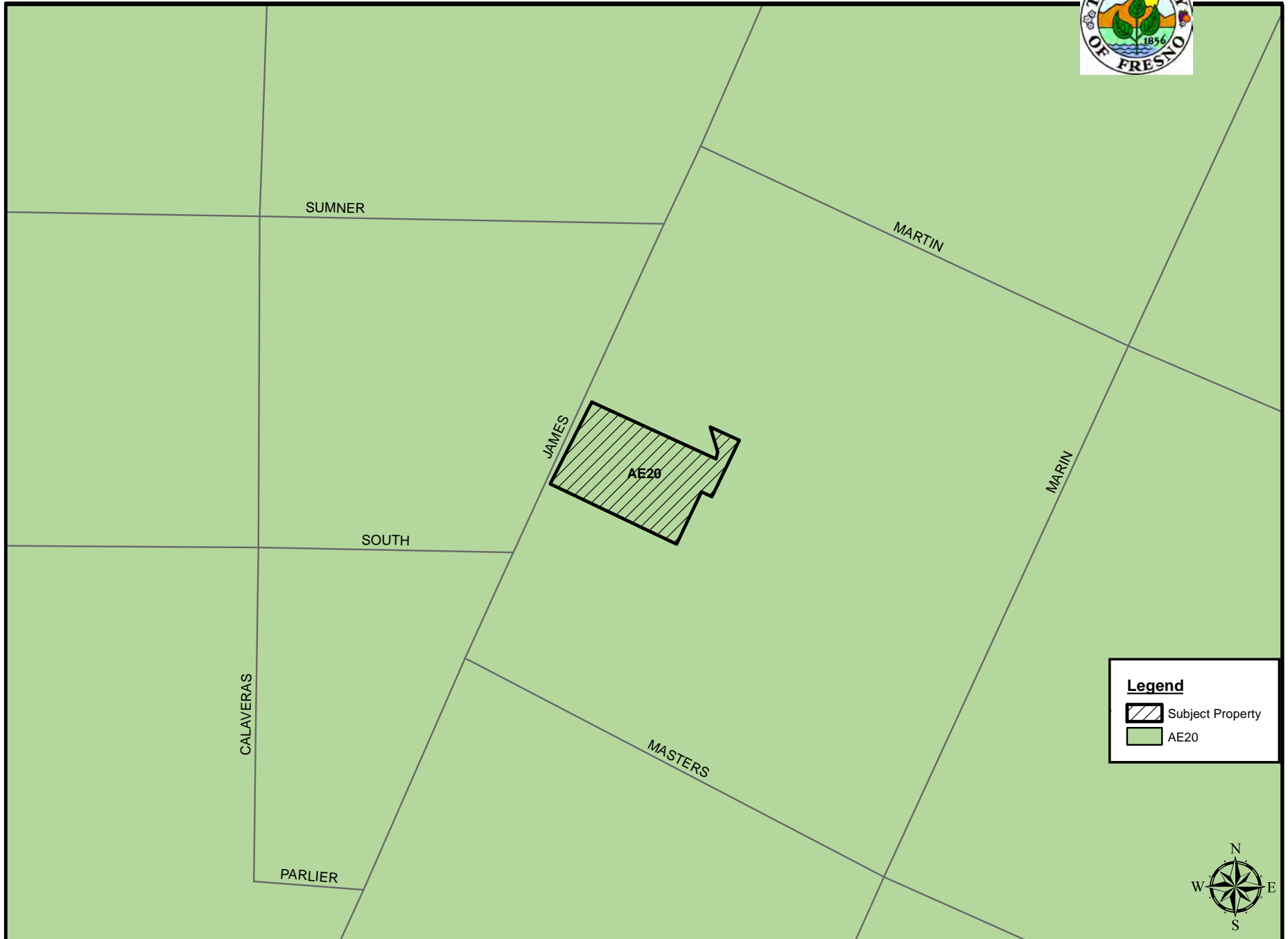




EXHIBIT 2

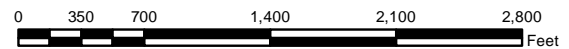
VA 4110
STR 18- 16/15

EXHIBIT 3 EXISTING ZONING MAP



Legend

-  Subject Property
-  AE20



VA 4110

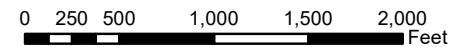
EXHIBIT 4 EXISTING LAND USE MAP



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

LEGEND:

-  Subject Property
-  Ag Contract Land



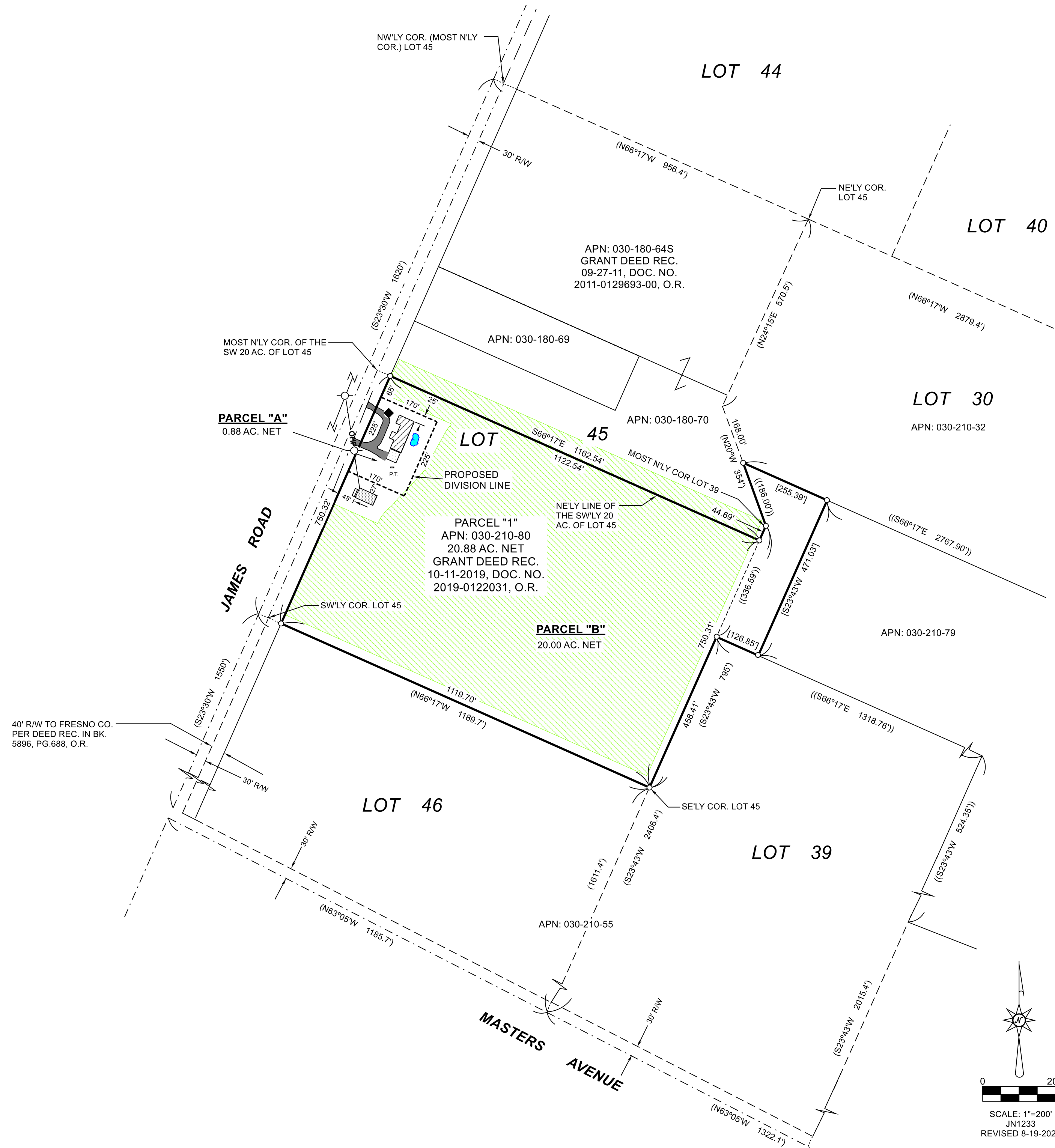
Department of Public Works and Planning
Development Services Division

Map Prepared by: GS
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EXHIBIT 4

EXHIBIT 5 PROPOSED SITE PLAN FOR PARCEL DIVISION

BEING A PORTION OF LOTS 30 AND 45 OF "SUBDIVISION NO. 4, TRANQUILLITY COLONY", LYING IN SECTIONS 18 AND 19, TOWNSHIP 16 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4 AT PAGE 34 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, CONSISTING OF ONE SHEET



OWNERS AND APPLICANTS:

PARCEL 1:

RAYMOND DUANE JOHNSON AND ALMA CHRISTINE JOHNSON AS TRUSTEES
UNDER THE RAYMOND D. JOHNSON AND ALMA CHRISTINE JOHNSON REVOCABLE
LIVING TRUST AGREEMENT DATED AUGUST 4, 2011
1011 E. NILES AVENUE
FRESNO, CA 93720

LEGAL DESCRIPTION:

The Southwest 20 acres of Lot 45 of Subdivision No. 4, of Tranquillity Colony, in the County of Fresno, State of California, according to the Map thereof recorded in Book 4 Page 34 of Record of Surveys, Fresno County Records.

For the purpose of this description, the Northwestern Boundary of said Lot 45 is assumed to be 30 feet Southeastly of the Centerline of James Road, as shown on said Map of Tranquillity Colony.

Excepting therefrom the Northwesternly 40 feet thereof as deeded to the County of Fresno in Book 5896 Page 688 of Official Records.

Also Excepting Therefrom 8.49 acres more particularly described as follows:
Beginning at a point on the West line of said lot, bearing South 23°30' West 358 feet from the Northwest corner thereof; thence South 23°30' West 350.6 feet; thence South 66°17' East 1192.5 feet; thence North 23°43' East 63.6 feet; thence North 24°15' East 125 feet; thence North 65°10' West 949.5 feet to the Point of Beginning, as contained in that certain deed recorded January 1, 1927 in Book 751 Page 233 of Official Records.

In Addition that portion lying in Lots 30 and 39 of said Subdivision No. 4, of Tranquillity Colony, being more particularly described as follows:

Commencing at the most Northerly corner of said Lot 30; thence along the Westerly line of said Lot 30, South 24°15' West, 570.50 feet; thence South 20°00' East 168.00 feet to the True Point of Beginning; thence continuing South 20°00' East along the Westerly line of said Lot 30, 186.00 feet to the most Northerly corner of said Lot 39; thence South 23°43' West along the Northwesternly line of said Lot 39, 336.59 feet; thence South 66°17' East 126.85 feet; thence North 23°43' East and being parallel with the said Northwesternly line of Lot 39, 471.03 feet; thence North 66°17' West, 255.39 feet to the True Point of Beginning.

Said Parcel Contains 20.88 Net Acres, more or less.

SITE INFORMATION:

ADDRESS: 7802 & 7814 JAMES ROAD, TRANQUILLITY, CA 93688
APN: 030-210-80
AREA: 20.88 AC. NET
ALCC NO.: N/A
ZONE: AE-20
EXISTING USE: AG-PERMANENT TREES
PROPOSED USE: AG-PERMANENT TREES
STRUCTURES: SINGLE FAMILY RESIDENCE AND SHOP BUILDING
DOMESTIC WATER: TRANQUILLITY IRRIGATION DISTRICT
SEWER: SEPTIC
AG WATER: TRANQUILLITY IRRIGATION DISTRICT

LEGEND

- - - CENTERLINE STREET AS SHOWN ON SUB. NO. 4, TRANQUILLITY COLONY"
- - - LOT LINES PER MAP OF SUBD. NO. 4, TRANQUILLITY COLONY", 4RS34, F.C.R.
- [Hatched Box] - EXISTING SINGLE FAMILY RESIDENCE
- [Stippled Box] - EXISTING 30' x 55' METAL SHOP BUILDING
- [Blue Box with Dots] - EXISTING POOL
- [Diamond] - EXISTING SEEPAGE PIT (X3)
- P.T. - PROPANE TANK
- - - PROPOSED NEW DIVISION LINE
- () - RECORD DATA PER MAP OF "SUBD. NO. 4, TRANQUILLITY COLONY", RECORDED IN BOOK 4 OF RECORD OF SURVEYS AT PAGE 34, F.C.R.
- (()) - RECORD DATA PER GRANT DEED RECORDED JULY 9, 2007, DOC. NO. 2007-0131419, O.R.
- [Green Hatched Box] - PERMANENT ALMOND TREE BLOCK
- [Box with Dashed Lines] - RECORD DATA PER GRANT DEED RECORDED OCTOBER 11, 2019, DOC. NO. 2019-0122031, O.R.
- [Solid Grey Line] - EXISTING PAVED DRIVEWAY
- OHP - EXISTING OVERHEAD POWER LINE
- [Box with Dotted Lines] - CONCRETE SLAB
- - - EDGE OF PAVED ROAD (JAMES ROAD)
- - - EXISTING PROPERTY LINE
- [Square with X] - WATER METER

Surveyed & Platted by:

C.H. Robles & Associates, Inc.
Land Surveyors
100 E. Cedar Avenue, Coalinga, CA 93210
Phone (559) 935-6051 Fax (559) 935-8906
E-Mail: chrobles_assoc@att.net

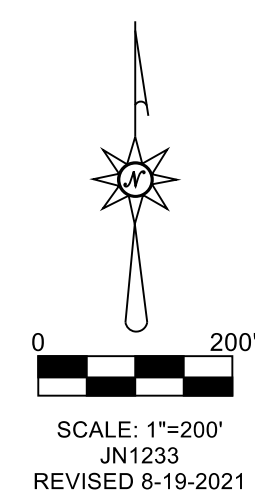


EXHIBIT 5

SITE PLAN

7802 S. JAMES ROAD
TRANQUILLITY, CA 93668
APN: 030-210-80 PORTION

DOMESTIC WATER:
TRANQUILLITY IRRIGATION
DISTRICT

PARCEL SIZE
0.88 ACRES

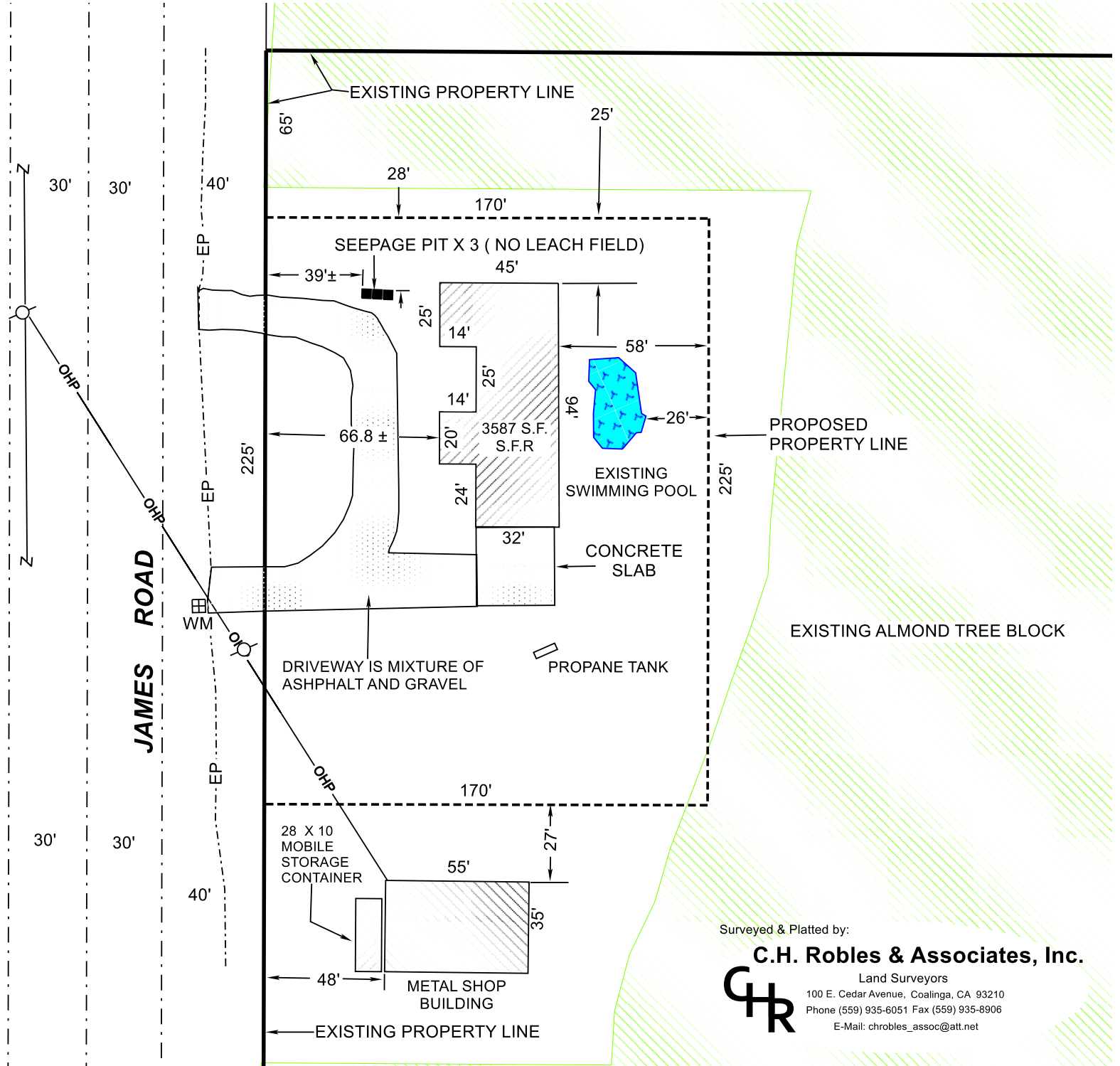
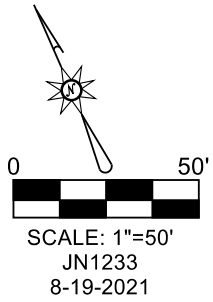


EXHIBIT 5 Page 2



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EXHIBIT 6

REQUIRED FINDINGS NECESSARY FOR THE GRANTING OF A VARIANCE APPLICATION AS SPECIFIED IN ZONING ORDINANCE SECTION 877

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.

- APN 030-210-80, owned by applicant, is improved with a residence that is approximately 2,500 square feet in size. This parcel is currently zoned AE 20 and is currently 20.88 acres in size.
- This parcel is mixed use, with agricultural operations and residential purposes.
- James Road, a major public road in the vicinity, fronts this parcel on its entire western boundary.
- The residence on this parcel is served by the public water system of Tranquility and is not reliant on well water.
- There is no Williamson Act contract recorded against this property.
- Pursuant to PLA 19-12 and the Certificate of Compliance recorded on October 25, 2019, document number 2019-0128527, the property is proposed to be divided into a residential parcel 0.88 acre in size, with the remaining 20 acres to retain its permanent agricultural plantings.

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.

- Personnel with the Fresno County Department of Public Works and Planning have confirmed that the subject property is zoned AE 20. As detailed below, currently there are multiple parcels, at least eleven (11), in the vicinity of the subject property which are zoned AE 20 and which are less than 20 acres in size. Thus, the creation of a parcel smaller than 20 acres would allow the applicant to possess a property right identical to that enjoyed by many other property owners under like conditions in the vicinity – the right to have a legal separate parcel less than 20 acres in size. See Exhibit A, attached, concerning these other parcels, also described below.

<u>Fresno County APN number</u>	<u>Zoning</u>	<u>Size of Parcel</u>
○ 030-210-16	AE 20	18.72 acres
○ 030-210-17	AE 20	11.07 acres
○ 030-210-70	AE 20	2.0 acres
○ 030-210-74	AE 20	3.88 acres
○ 030-180-69**	AE 20	2.31 acres
○ 030-180-70	AE 20	5.86 acres
○ 030-180-71	AE 20	5.05 acres
○ 131-180-72	AE 20	4.46 acres
○ 030-180-73**	AE 20	2.35 acres
○ 030-180-74	AE 20	19.85 acres
○ 030-180-75*	AE 20	1.80 acres

- In fact, to deny the application for the variance would be tantamount to the denial to the applicant of an important property right. The applicant needs to be afforded equal treatment that has been granted to at least eleven (11) other property owners in the vicinity. One of the parcels which is zoned AE 20 and less than 20 acres immediately adjoins applicant's property to the north, APN 030-180-70.
- According to real property records, APN 030-180-75, with the *, has the benefit of the homeowners' property tax exemption, signifying that it is in fact a residential parcel while being zoned AE 20.
- Additionally, APN 030-180-69 & APN 030-180-73 have residential structures assessed to the real property.
- Granting the variance to allow the creation of a separate parcel for residential purposes would allow the applicant to have a separate parcel for exclusively agricultural purposes, which parcel would be 20 acres in size.
- These facts all reflect a compelling argument for the creation of a non-conforming parcel.

3. The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity where the property is located.

- The granting of the requested variance will not impair either the residential aspects of other properties in the vicinity nor will it impair the agricultural activities in the vicinity.
- The vibrancy of this area of Fresno County will be enhanced with the granting of the variance as it would create two separate parcels – one for continued agricultural operations, adding to the local economy, as well as a parcel for residential purposes.

- The residence on the subject property will continue to be maintained and occupied as a home in an area where housing is difficult to locate.

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

- The granting of the variance will allow the highest and best use of all of the real property of the applicant, both the agricultural component and the residential component.
- Real properties zoned AE 20 under the General Plan are for the purpose of maintaining agriculture. The grant of the requested variance will not impair the continuation of this important purpose of the General Plan. The vast majority of the applicants' real property will be dedicated to agricultural use and production, as are many other properties in the vicinity.
- The creation of a small, residential parcel would not impair the General Plan, as confirmed by the presence of the eleven (11) parcels described in Exhibit A.
- Treating the applicant's property in the same manner as the property located immediately to the north, APN 030-180-70, would not be contrary to the General Plan.
- The granting of the variance would be compatible with the General Plan.

EXHIBIT A

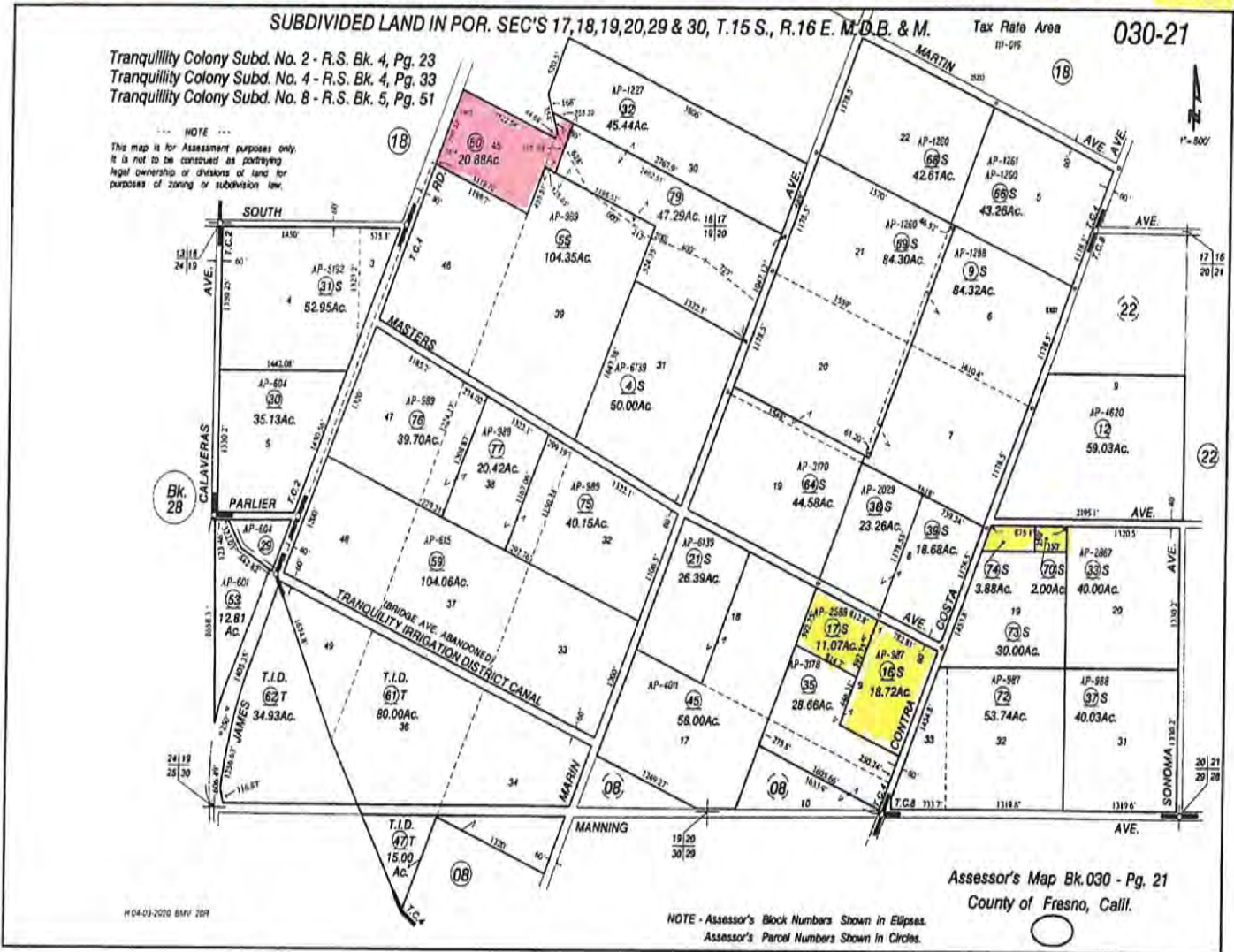


First American

myFirstAm[®] Tax Map

APPLICANT'S PROPERTY

OTHER REAL PROPERTIES



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First American

myFirstAm® Property Profile

7802 S James Rd, Tranquillity, CA 93668

Property Information	
Owner(s):	Johnson Raymond D & Alma Christine Trs Mailing Address: 1011 E Niles Ave, Fresno, CA 93720
Owner Phone:	Unknown Property Address: 7802 S James Rd, Tranquillity, CA 93668
Vesting Type:	N/A Alt. APN:
County:	Fresno APN: 030-210-80
Map Coord:	Census Tract: 008200
Lot#:	Block:
Subdivision:	Tract:
Legal:	

Property Characteristics		
Use:	Agricultural (Nec)	Year Built / Eff. : /
Zoning:		Sq. Ft. :
Stories:		Lot Size Ac / Sq Ft: 20.88 / 909533
Gross Area:		# of Units:
		Improvements:
		Parking / #: /
		Garage Area :
		Basement Area:

Sale and Loan Information		
Sale / Rec Date:	*\$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	\$690,950 Exemption Type:
Land Value:	\$59,424 Tax Year / Area: 2020 / 111-016
Total Value:	\$750,374 Tax Value:
Total Tax Amt:	\$8,119.26 Improved: 92%



First American

myFirstAm® Property Profile

, , CA

Property Information			
Owner(s):	Westside Farmers Cooperative Gin Inc	Mailing Address:	8587 S Contra Costa Rd, Tranquillity, CA 93668
Owner Phone:	Unknown	Property Address:	, , CA
Vesting Type:	N/A	Alt. APN:	
County:	Fresno	APN:	030-210-16S
Map Coord:		Census Tract:	
Lot#:	9	Block:	
Subdivision:	Tranq Col Sub 4	Tract:	
Legal:	Sur Rt 18.72 Ac In Lot 9 Tranq Col Subd No 4		

Property Characteristics			
Use:	Open Space	Year Built / Eff. :	/
Zoning:	AE20	Lot Size Ac / Sq Ft:	18.72 / 815443
		Sq. Ft. :	
		# of Units:	

Sale and Loan Information			
Sale / Rec Date:	/ 05/25/1982	*/Sq. Ft.:	
Sale Price:	\$350,000	1st Loan:	
Doc No.:	0000043645	Loan Type:	
Doc Type:	Deed	Transfer Date:	05/25/1982
Seller:	Owner Name Unavailable	Lender:	
		2nd Mtg.:	
		Prior Sale Amt:	
		Prior Sale Date:	
		Prior Doc No.:	
		Prior Doc Type:	

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information			
Imp Value:		Exemption Type:	
Land Value:	\$75,804	Tax Year / Area:	2020 / 111-016
Total Value:	\$75,804	Tax Value:	
Total Tax Amt:	\$850.72	Improved:	



First American

myFirstAm® Property Profile

, , CA

Property Information			
Owner(s):	Carvalho , Nino / Carvalho , Kandi R	Mailing Address:	7696 S James Rd, Tranquillity, CA 93668
Owner Phone:	Unknown	Property Address:	, , CA
Vesting Type:	N/A	Alt. APN:	
County:	Fresno	APN:	030-210-17S
Map Coord:		Census Tract:	
Lot#:	9	Block:	
Subdivision:	Tranquillity Col	Tract:	
Legal:	Sur Rts 11.07 Ac In Lot 9 Tranquillity Col #4		

Property Characteristics			
Use:	Open Space	Year Built / Eff. :	/
Zoning:	AE20	Lot Size Ac / Sq Ft:	11.07 / 482209
		Sq. Ft. :	
		# of Units:	

Sale and Loan Information			
Sale / Rec Date:	01/27/2009 / 03/20/2009	*\$/Sq. Ft.:	
Sale Price:	\$109,270	1st Loan:	\$143,000
Doc No.:	37634	Loan Type:	Conventional
Doc Type:	Deed	Transfer Date:	03/20/2009
Seller:	Dungan,Keith W & Ann M	Lender:	Fresno-Madera Federal Land
		2nd Mtg.:	
		Prior Sale Amt:	\$226,373
		Prior Sale Date:	11/01/2004
		Prior Doc No.:	20015
		Prior Doc Type:	Deed

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value: \$45,328	Tax Year / Area: 2020 / 111-016
Total Value: \$45,328	Tax Value:
Total Tax Amt: \$523.16	Improved:



First American

my FirstAm® Property Profile

, , CA

Property Information	
Owner(s):	E & G Farming Llc
Mailing Address:	1660 W Alluvial Ave, Fresno, CA 93711
Owner Phone:	Unknown
Property Address:	, , CA
Vesting Type:	N/A
Alt. APN:	
County:	Fresno
APN:	030-210-70S
Map Coord:	
Census Tract:	
Lot#:	19
Block:	
Subdivision:	Tranquillity Col
Tract:	
Legal:	Sur Rt 2 Ac In Lot 19 Tranquillity Col Subd #8

Property Characteristics		
Use:	Agricultural (Nec)	Year Built / Eff. : /
Sq. Ft. :		
Zoning:	AE20	Lot Size Ac / Sq Ft: 2 / 87120
# of Units:		
Stories:		Improvements:
Parking / #:	/	
Gross Area:		Garage Area :
Basement Area:		

Sale and Loan Information			
Sale / Rec Date:	03/16/2020 / 03/24/2020	*\$/Sq. Ft.:	2nd Mtg.:
Sale Price:	\$448,500	1st Loan:	\$299,000
Prior Sale Amt:			
Doc No.:	000000037110	Loan Type:	Private Party
Prior Sale Date:			
Doc Type:	Grant Deed	Transfer Date:	03/24/2020
Prior Doc No.:			
Seller:	Davis Sarah Francis Sarah F	Lender:	Sarah F Davis Living Trust
Prior Doc Type:			

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value:	\$5,585
Tax Year / Area:	2020 / 111-016
Total Value:	\$5,585
Tax Value:	
Total Tax Amt:	\$95.98
Improved:	



First American

myFirstAm® Property Profile

, , CA

Property Information	
Owner(s): E & G Farming Llc	Mailing Address: 1660 W Alluvial Ave, Fresno, CA 93711
Owner Phone: Unknown	Property Address: , , CA
Vesting Type: N/A	Alt. APN:
County: Fresno	APN: 030-210-74S
Map Coord:	Census Tract:
Lot#: 19	Block:
Subdivision: Tranquillity Col	Tract:
Legal: 3.88 Ac Sur Rt In Lt 19 Tranquillity Col Subd #8	

Property Characteristics			
Use: Agricultural (Nec)	Year Built / Eff. : /	Sq. Ft. :	
Zoning: AE20	Lot Size Ac / Sq Ft: 3.88 / 169013	# of Units:	
Stories:	Improvements:	Parking / #: /	
Gross Area:	Garage Area :	Basement Area:	

Sale and Loan Information			
Sale / Rec Date: 03/16/2020 / 03/24/2020	*\$/Sq. Ft.:	2nd Mtg.:	
Sale Price: \$448,500	1st Loan: \$299,000	Prior Sale Amt:	
Doc No.: 000000037110	Loan Type: Private Party	Prior Sale Date:	
Doc Type: Grant Deed	Transfer Date: 03/24/2020	Prior Doc No.:	
Seller: Davis Sarah Francis Sarah F	Lender: Sarah F Davis Living Trust	Prior Doc Type:	

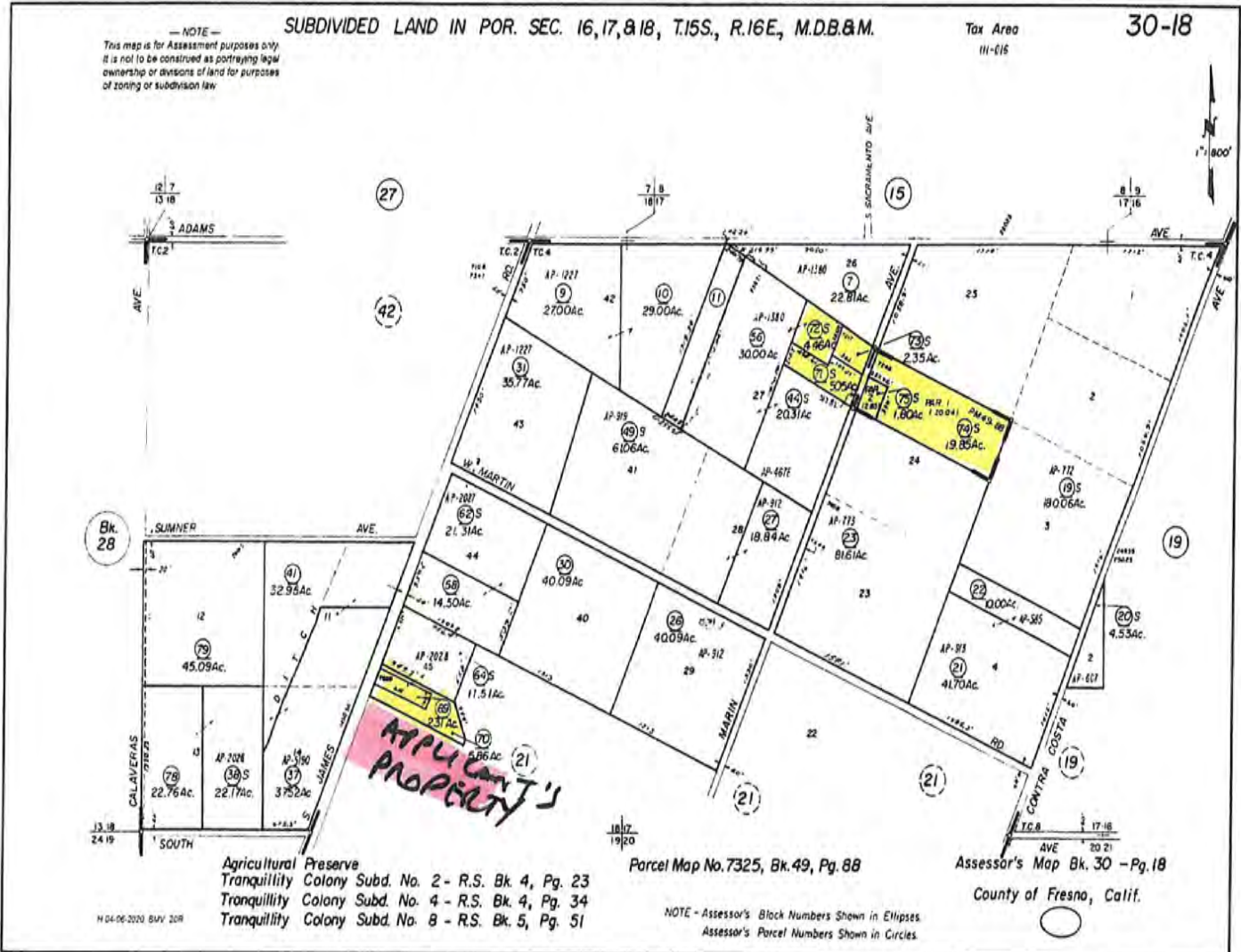
*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value: \$10,859	Tax Year / Area: 2020 / 111-016
Total Value: \$10,859	Tax Value:
Total Tax Amt: \$152.64	Improved:



First American

myFirstAm® Tax Map





First American

myFirstAm® Property Profile

7696 S James Rd, Tranquillity, CA 93668

Property Information	
Owner(s):	Carvalho , Nino / Carvalho , Kandi
Mailing Address:	7696 S James Rd, Tranquillity, CA 93668
Owner Phone:	Unknown
Property Address:	7696 S James Rd, Tranquillity, CA 93668
Vesting Type:	Joint Tenant / Husband And Wife
Alt. APN:	
County:	Fresno
APN:	030-180-69
Map Coord:	
Census Tract:	008200
Lot#:	45
Block:	
Subdivision:	Tranquillity Col
Tract:	
Legal:	2.31 Acs In Lot 45 Tranquillity Col Sub #4

Property Characteristics			
Use:	Sfr	Year Built / Eff. :	1975 / 1975
		Sq. Ft. :	3032
Zoning:	AE20	Lot Size Ac / Sq Ft:	2.31 / 100623
		# of Units:	1
Bedrooms:	3	Bathrooms:	4
		Fireplace:	Y
# Rooms:		Quality:	Good
		Heating:	
Pool:	Y	Air:	
		Style:	L-Shape
Stories:	1	Improvements:	
		Parking / #:	Garage / 2
Gross Area:	3032	Garage Area :	420
		Basement Area:	

Sale and Loan Information			
Sale / Rec Date:	01/07/2011 / 08/10/2011	*\$/Sq. Ft.:	\$78.50
		2nd Mtg.:	
Sale Price:	\$238,000	1st Loan:	
		Prior Sale Amt:	\$225,000
Doc No.:	105572	Loan Type:	
		Prior Sale Date:	06/21/1991
Doc Type:	Deed	Transfer Date:	08/10/2011
		Prior Doc No.:	0000077976
Seller:	Dungan, Judy B	Lender:	
		Prior Doc Type:	

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	\$227,399
Exemption Type:	
Land Value:	\$45,936
Tax Year / Area:	2020 / 111-016
Total Value:	\$273,335
Tax Value:	
Total Tax Amt:	\$2,984.64
Improved:	83%



First American

myFirstAm® Property Profile

, , CA

Property Information	
Owner(s):	Carvalho , Nino / Carvalho , Kandi
Mailing Address:	7696 S James Rd, Tranquillity, CA 93668
Owner Phone:	Unknown
Property Address:	, , CA
Vesting Type:	N/A
Alt. APN:	
County:	Fresno
APN:	030-180-70
Map Coord:	
Census Tract:	
Lot#:	45
Block:	
Subdivision:	Tranquillity Col
Tract:	
Legal:	5.86 Acs In Lot 45 Tranquillity Col Subd No 4

Property Characteristics		
Use:	Agricultural (Nec)	Year Built / Eff. : /
Sq. Ft. :		
Zoning:	AE20	Lot Size Ac / Sq Ft: 5.86 / 255262
# of Units:		
Stories:		Improvements:
Parking / #:		/
Gross Area:		Garage Area :
		Basement Area:

Sale and Loan Information		
Sale / Rec Date:	06/21/1991 / 06/28/1991	*\$/Sq. Ft.:
2nd Mtg.:		
Sale Price:	\$96,000	1st Loan:
Prior Sale Amt:		
Doc No.:	0000077978	Loan Type:
Prior Sale Date:		
Doc Type:		Transfer Date: 06/28/1991
Prior Doc No.:		
Seller:	Hughes,Melvin D	Lender:
		Prior Doc Type:

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	\$35,713
Exemption Type:	
Land Value:	\$26,871
Tax Year / Area:	2020 / 111-016
Total Value:	\$62,584
Tax Value:	
Total Tax Amt:	\$708.64
Improved:	57%



First American

myFirstAm® Property Profile

25671 W Adams Ave, Tranquillity, CA 93668

Property Information			
Owner(s):	Rodriguez , Primitivo Camacho	Mailing Address:	25671 W Adams Ave, Tranquillity, CA 93668
Owner Phone:	Unknown	Property Address:	25671 W Adams Ave, Tranquillity, CA 93668
Vesting Type:	N/A	Alt. APN:	
County:	Fresno	APN:	030-180-71S
Map Coord:		Census Tract:	008200
Lot#:	27	Block:	
Subdivision:	Tranquillity Col	Tract:	
Legal:	Sur Rt 5.05 Ac In Lot 27 Tranquillity Col Subd #4		

Property Characteristics			
Use:	Agricultural (Nec)	Year Built / Eff. :	/
Zoning:	AE20	Lot Size Ac / Sq Ft:	5.05 / 219978
Stories:		Improvements:	
Gross Area:		Garage Area :	
		Sq. Ft. :	
		# of Units:	
		Parking / #:	/
		Basement Area:	

Sale and Loan Information		
Sale / Rec Date:	*\$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value: \$20,253	Tax Year / Area: 2020 / 111-016
Total Value: \$20,253	Tax Value:
Total Tax Amt: \$253.62	Improved:



First American

myFirstAm® Property Profile

, , CA

Property Information			
Owner(s):	Graghani Russell A & Nancy J Trs	Mailing Address:	469 S 1st St, Kerman, CA 93630
Owner Phone:	Unknown	Property Address:	, , CA
Vesting Type:	N/A	Alt. APN:	
County:	Fresno	APN:	030-180-72S
Map Coord:		Census Tract:	
Lot#:	27	Block:	
Subdivision:	Tranquillity Col	Tract:	
Legal:	Sur Rt 4.46 Ac In Lot 27 Tranquillity Col Subd #4		

Property Characteristics			
Use:	Agricultural (Nec)	Year Built / Eff. :	/
Zoning:	AE20	Lot Size Ac / Sq Ft:	4.46 / 194278
Stories:		Improvements:	
Gross Area:		Garage Area :	
		Sq. Ft. :	
		# of Units:	
		Parking / #:	/
		Basement Area:	

Sale and Loan Information			
Sale / Rec Date:	09/17/1993 / 09/24/1993	*\$/Sq. Ft.:	
Sale Price:	\$30,000	1st Loan:	
Doc No.:	0000147068	Loan Type:	
Doc Type:		Transfer Date:	09/24/1993
Seller:	Graghani,Russell	Lender:	
		2nd Mtg.:	
		Prior Sale Amt:	
		Prior Sale Date:	
		Prior Doc No.:	
		Prior Doc Type:	

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value: \$18,245	Tax Year / Area: 2020 / 111-016
Total Value: \$18,245	Tax Value:
Total Tax Amt: \$232.04	Improved:



First American

myFirstAm® Property Profile

7217 S Marin Rd, Tranquillity, CA 93668

Property Information			
Owner(s):	Rowan , James Edward / Rowan , Debra Ann	Mailing Address:	7217 S Marin Rd, Tranquillity, CA 93668
Owner Phone:	Unknown	Property Address:	7217 S Marin Rd, Tranquillity, CA 93668
Vesting Type:		Alt. APN:	
County:	Fresno	APN:	030-180-73S
Map Coord:	10-E4	Census Tract:	008200
Lot#:	27	Block:	
Subdivision:	Tranquillity Col	Tract:	
Legal:	Sur Rt 2.35 Ac In Lot 27 Tranquillity Col Subd #4		

Property Characteristics			
Use:	Sfr	Year Built / Eff. :	1948 / 1948
Zoning:	AE20	Lot Size Ac / Sq Ft:	2.352 / 102446
Bedrooms:	3	Bathrooms:	1
# Rooms:		Quality:	Average
Pool:		Air:	
Stories:	1	Improvements:	
Gross Area:	1364	Garage Area :	
		Sq. Ft. :	1364
		# of Units:	1
		Fireplace:	Y
		Heating:	
		Style:	L-Shape
		Parking / #:	/
		Basement Area:	

Sale and Loan Information		
Sale / Rec Date:	*\$/Sq. Ft.:	2nd Mtg.:
Sale Price:	1st Loan:	Prior Sale Amt:
Doc No.:	Loan Type:	Prior Sale Date:
Doc Type:	Transfer Date:	Prior Doc No.:
Seller:	Lender:	Prior Doc Type:

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	\$69,160
Land Value:	\$36,452
Total Value:	\$105,612
Total Tax Amt:	\$1,106.68
Exemption Type:	
Tax Year / Area:	2020 / 111-016
Tax Value:	
Improved:	65%



First American

myFirstAm® Property Profile

7246 S Marin Rd, Tranquillity, CA 93668

Property Information	
Owner(s):	Pucheu Bros Ranch Inc
Mailing Address:	25253 W Martin Rd, Tranquillity, CA 93668
Owner Phone:	Unknown
Property Address:	7246 S Marin Rd, Tranquillity, CA 93668
Vesting Type:	N/A
Alt. APN:	
County:	Fresno
APN:	030-180-74S
Map Coord:	10-E3
Census Tract:	008200
Lot#:	
Block:	
Subdivision:	
Tract:	
Legal:	Sur Rt 19.85 Ac Par 1 P/M 7325 Bk 49 Pg 88

Property Characteristics		
Use:	Agricultural (Nec)	Year Built / Eff. : /
Zoning:	AE20	Sq. Ft. :
Stories:		Lot Size Ac / Sq Ft: 19.85 / 864666
Gross Area:		# of Units:
		Improvements:
		Parking / #: /
		Garage Area :
		Basement Area:

Sale and Loan Information		
Sale / Rec Date:	02/13/1990 / 02/20/1990	*\$/Sq. Ft.:
Sale Price:	\$47,500	2nd Mtg.:
Doc No.:	0000019497	1st Loan: \$38,500
Doc Type:		Prior Sale Amt:
Seller:	Davis,Sarah F	Loan Type: Conventional
		Prior Sale Date:
		Transfer Date: 02/20/1990
		Prior Doc No.:
		Lender: Davis,Sarah F
		Prior Doc Type:

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value:	Exemption Type:
Land Value: \$79,894	Tax Year / Area: 2020 / 111-016
Total Value: \$79,894	Tax Value:
Total Tax Amt: \$894.68	Improved:



First American

myFirstAm® Property Profile

7246 S Marin Rd, Tranquillity, CA 93668

Property Information	
Owner(s): Davis , Larry D / Davis , Rosemarie	Mailing Address: 7246 S Marin Rd, Tranquillity, CA 93668
Owner Phone: Unknown	Property Address: 7246 S Marin Rd, Tranquillity, CA 93668
Vesting Type: Husband And Wife	Alt. APN:
County: Fresno	APN: 030-180-75S
Map Coord:	Census Tract: 008200
Lot#:	Block:
Subdivision:	Tract:
Legal: Sur Rt 1.80 Ac Par 2 P/M 7325 Bk 49 Pg 88	

Property Characteristics			
Use: Sfr	Year Built / Eff. : 1960 / 1960	Sq. Ft. : 1701	
Zoning: AE20	Lot Size Ac / Sq Ft: 1.8 / 78408	# of Units: 1	
Bedrooms: 3	Bathrooms: 3	Fireplace: Y	
# Rooms:	Quality: Average	Heating:	
Pool:	Air:	Style: L-Shape	
Stories: 1	Improvements:	Parking / #: Garage / 3	
Gross Area: 1701	Garage Area : 748	Basement Area:	

Sale and Loan Information			
Sale / Rec Date: 02/26/1990 / 03/05/1990	*\$/Sq. Ft.: \$32.33	2nd Mtg.:	
Sale Price: \$55,000	1st Loan: \$55,688	Prior Sale Amt:	
Doc No.: 0000024830	Loan Type: Federal Housing	Prior Sale Date:	
Doc Type:	Transfer Date: 03/05/1990	Prior Doc No.:	
Seller: Davis, Sarah F	Lender: Bank Of America	Prior Doc Type:	

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
Imp Value: \$99,124	Exemption Type: Homestead
Land Value: \$4,883	Tax Year / Area: 2020 / 111-016
Total Value: \$104,007	Tax Value:
Total Tax Amt: \$1,089.14	Improved: 95%