



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 February 8, 2024

SUBJECT: Variance No. 4099 and Initial Study No. 7949

Allow for the reduction of the minimum parcel size and road frontage requirements to create a 2.18-acre and a 27.76-acre parcel from an existing 29.94-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the northeast corner of E. American Avenue and Navelencia Avenue approximately 3.9 miles west of the city limits of the City of Orange Cove (APN: 185-161-47) (22756 E. American Avenue) (Sup. Dist. 4).

Owner: Rosemarie Braun

Representative: Dale Mell

STAFF CONTACT: Elliot Racusin, Planner
(559) 600-4245

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Deny Variance Application No. 4099 based on the analysis of the required findings in the Staff Report; 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. Existing Zoning Map
4. Existing Land Use Map
5. Variances within one-mile of subject parcel
6. Site Plans and Detail Drawings
7. Applicant's Variance Findings
8. Site Photos

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture in the County General Plan.	N/A
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	N/A
Parcel Size	29.94 acres (net)	<ul style="list-style-type: none"> • 2.18 acres (net) • 27.76 acres (net)
Project Site	<ul style="list-style-type: none"> • 1,456 square-foot single-family residence with on-site sewage disposal system • 1,276 square-foot barn • 738 square-foot barn • 240 square-foot barn • 168 square foot shed • Water well • Gravel access drive 	Allow the creation of two parcels: 2.18 acres (net) and 27.76 acres (net)
Structural Improvements	See above.	No change
Nearest Residence	Approximately 500 feet to the east	None
Surrounding Development	Orchard, field crops, single-family homes	None

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

ENVIRONMENTAL ANALYSIS:

Initial Study No. 7949 was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, the Mitigated Negative Declaration was adopted in conjunction with the application for cancellation of a partial non-renewal of a Williamson Act Contract.

Notice of Intent to Adopt a Negative Declaration publication date: June 16, 2023.

PUBLIC NOTICE:

Notices were sent to 15 property owners within 1320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PUBLIC COMMENT:

No public comment was received as of the date of preparation of this report.

PROCEDURAL CONSIDERATIONS:

A variance application may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F 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:

County records indicate that the subject property was zoned A-1 (Agricultural District, 36,000 square-foot minimum parcel size required) on June 8, 1960. On August 31, 1976, the subject property and several other properties in the area were rezoned (Amendment Application No. 2870) from the A-1 Zone District to the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The current zoning on the property is AE-20.

The proposed 2.18-acre parcel contains a 1,456 square-foot single-family residence with attached garage, on-site sewage disposal system, and a water well.

A Variance Application is required to allow the creation of a 2.18-acre parcel as a separate legal parcel in the AE-20 Zone District. However, the remainder 27.76-acre parcel meets the minimum parcel size requirement of the AE-20 Zone District. Should this Variance be approved, a subsequent mapping procedure would be required to create the parcel and the remainder parcel as separate legal parcels for sale, lease or financing.

County records indicate that one Variance Application pertaining to lot size requirement was filed within one-mile radius of the subject property (Exhibit 5). The following table provides a brief summary of that Variance request, staff recommendation, and final action by the Planning Commission:

Application/Request	Date of Action	Staff Recommendation	Final Action
VA 3992 – Allow the creation of a 1.5-acre parcel	May 26, 2016	Denial	Planning Commission

and a 15.5-acre parcel from an existing 17-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District where a 20-acre minimum parcel size is required.			Approved
--	--	--	----------

Staff notes that every variance request is considered on its own merit and is based upon the four required Findings and circumstances of the property.

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	<u>AE-20</u> Front: 35 feet Side: 20 feet Rear: 20 feet	No change	Yes
Parking	N/A	N/A	N/A
Lot Coverage	No requirement	N/A	N/A
Separation Between Buildings	No requirement for residential or accessory structures, excepting 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: 50 feet Disposal field: 100 feet Seepage pit/cesspool: 150 feet	Any existing or proposed water wells will be required to meet minimum setbacks (separation) from proposed septic systems.	Yes

Reviewing Agency/Department Comments Regarding Site Adequacy:

No comments specific to the site adequacy were expressed by reviewing Agencies or Departments.

Finding 1 Analysis:

In support of Finding 1, the Applicant states “We have lived here in this home...and would like to split the homesite of approximately 1.35 acres from the 29.97 Acres to be able to continue to live in our home the rest of our remaining lives.

The personal desire of the applicant is not relevant to the Finding, as it is not related to the property. The length of time a party has lived in a home, their age or other personal circumstances, are circumstances any other property in the area could have. To grant a person a special privilege of a variance based on their personal circumstance is prohibited by state law and County Code.

Staff Notes, that parties might point to the fact that there are other small parcels in the area smaller than 20 acres in size and located within a one-mile radius of the subject property, however only one was found to be created through Variance approvals. The other small parcels appear to have been created either prior to August 31, 1976 when the A-1 Zone District would allow parcels as small as 2.29 acres in size, or after August 31, 1976 when homesite parcels were allowed in the AE-20 Zone District with a minimum 15-acre parcel size provided they met the requirements of Section 816.5-A.2.b.(3) of the Zoning Ordinance. Homesites created under this section do not require a variance.

Upon analyzing the site aerial photo, the proposed parcellation (site plan) and comments from reviewing agencies, staff has concluded that there are no unique physical features or circumstances that constraints the property that warrants making this required Finding.

Recommended Conditions of Approval:

None.

Finding 1 Conclusion:

Finding 1 cannot be made as there are not any extraordinary circumstances relating to the property that could not apply to other properties in the same zone classification.

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.**

Reviewing Agency/Department Comments:

No comments specific to the preservation of a substantial property right were expressed by reviewing Agencies or Departments.

Finding 2 Analysis:

Variations can only be used to provide relief to preserve the “substantial property right” to be able to utilize a property for the intended use of the zoning. If regulations and unique physical attributes prohibit this property from realizing any reasonable use intended under the zoning, a

Variance would be appropriate to preserve the “substantial property right” such as the ability to be able to build a home on the site; and staff and/or applicant was unable to identify any situation that would constrain the property and create a deficit of a property right enjoyed by other owners in the vicinity, under the same zoning.

There is no physical characteristic that prevents the property owners from utilizing the land for the allowed uses in the zone district, hence no substantial property right is in jeopardy and a variance is not warranted.

The applicant’s statement in support of Finding 2, “this variance is necessary for us as retirees to be able to stay in our home and enjoy our golden years after many years of hard work” is not a substantial property right but is a personal situation and desire.

Recommended Conditions of Approval:

None.

Finding 2 Conclusion:

Finding 2 cannot be made based on the above analysis as subdividing the parcel in this circumstance would not create a situation where it creates a loss of a substantial property right of the applicant, which right is possessed by other property owners under like conditions.

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.*

Surrounding Parcels

	Size (acres):	Use:	Zoning:	Nearest Residence:
North:	55.05 60.00	Orchard Orchard	AE-20 AE-20	N/A N/A
South:	39.12 19.86 19.86 11.68	Orchard; single-family homes Orchard Orchard Orchard; single-family homes	AE-20 AE-20 AE-20 AE-20	0.46-miles N/A N/A 430-feet
East:	5.80	Orchard; single-family homes	AE-20	N/A
West:	42.20	Orchard	AE-20	0.67-miles

Reviewing Agency/Department Comments:

No comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Finding 3 Analysis:

The applicant’s statement justifying the finding indicates that the variance will not change what is currently occurring on the property, and verifies it is the intention of the applicant, if this Variance is approved, to divide the existing parcel into two parcels, with the home to be placed on the smaller parcel and the larger parcel will continue to be farmed.

While the impact of this singular variance may not constitute a materially detrimental impact, staff notes that the creation of one separate legal non-conforming parcel has the potential to increase residential density in the area by allowing additional single-family residences on the new parcels and a 2nd residence through a Director Review and Approval on the new parcels.

Cumulatively this and other such increases in residential density has the potential to conflict with adjacent agricultural operations in the area. The minimum acreage requirement of the AE-20 Zone district is intended to arrest this parcellation pattern and limit the potential conflicts between residential agricultural activities. However, the limited scale of this individual request by itself is not a significant material detriment to properties in the vicinity.

Recommended Conditions of Approval:

Setbacks for any construction new or existing shall be based on the ultimate right-of-way and meet all development setback requirements.

Finding 3 Conclusion:

Finding 3 can be made, based on the above information and with adherence to the requirements included as project notes and all mitigation measures, the proposal will not have adverse effects upon 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 Goal LU-A: <i>To promote the long-term conservation of productive and potentially productive agricultural lands and to accommodate agricultural-support services and agriculturally-related activities that support the viability of agriculture and further the County's economic development goals.</i></p>	<p>Inconsistent: 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.</p>
<p>General Plan Policy LU-A.6: <i>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.</i></p>	<p>Inconsistent: The proposed parcel creation is not consistent with this Policy. There are exceptions allowed subject to certain criteria. In this instance, the application either did not meet the criteria or elected not to choose one of the available options for creating a substandard sized parcel.</p>

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy LU-A.7: <i>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 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.</i></p>	<p>Inconsistent: The proposed parcel division is not consistent with Policy LU-A.7 as it would create one substandard sized parcel.</p> <p>The creation of a parcel less than 20 acres in the AE-20 Zone District would be inconsistent with Policy LU-A.7 and set a precedent for parcellation of farmland into smaller parcels which are economically less viable farming units and could potentially allow additional single-family homes on the proposed parcels. Such increase in the area, as noted by Fresno County Department of Agriculture, may conflict with normal agricultural practices on adjacent properties.</p>
<p>General Plan Policy LU-A.12: <i>In adopting land use policies, regulations and programs, the County shall seek to protect agricultural activities from encroachment of incompatible land uses.</i></p>	<p>Inconsistent: The creation of a parcel less than 20 acres in the AE-20 Zone District would be inconsistent with Policy LU-A.12 as smaller parcels could potentially allow a higher density residential area which is inconsistent with the compatibility of the AE-20 zone district.</p>
<p>General Plan Policy LU-A.14: <i>The County shall ensure that the review of discretionary permits includes an assessment of the conversion of productive agriculture land and the mitigation be required were appropriate.</i></p>	<p>Consistent: In this case, productive agricultural land would not necessarily be converted, rather it would be reallocated between the two subsequent parcels, with the majority of the of the land to be located on proposed parcel B.</p>

Reviewing Agency Comments:

Policy Planning Section of the Development Services Division: The Agriculture and Land Use Element of the General Plan requires 20 acres as the minimum parcel size in areas designated for Agriculture. Policies LU-A.6 and LU-A.7 state that the County shall generally deny requests to create parcels less than the minimum size specified in areas designated Agriculture.

The project parcel shall be removed from the Williamson Act Program (Contract No. 1090).

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Finding 4 Analysis:

In support of Finding 4, the applicant states that the proposed Variance will not be contrary to the objectives of the General Plan.

The project was previously enrolled in the Williamson Act Program under Contract No. 1090. On Sep 13, 2023, the project was taken to the Fresno County Agricultural Land Conservation Committee (ALCC). The item was subsequently presented and ultimately approved to be taken out of contract by the Board of Supervisors on November 4, 2023. A Certificate of Cancellation shall be required for finalization to the Chairman of the Board.

The subject property is designated Agriculture in the County General Plan and is zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) in the County Ordinance. Policies LU-A.6, LU-A.7, and LU-A.14 are applicable to this proposal and are discussed above. Staff believes this proposal is inconsistent with the policies listed above. According to General Plan Policy LU-A.6 and LU-A.7, the creation of parcels less than the minimum size specified by the agriculture designation is discouraged due to a concern that such parcels are less viable economic farming units, and that the resultant increase in residential density may conflict with normal agricultural practices on adjacent properties. Further, the decision-making body shall consider the negative incremental and cumulative effects land divisions have on the agricultural community. The subject Variance request, increased parcellation in the area will potentially create additional inventory of parcels under five acres in size, which could be viewed as *de facto* rural residential parcellation, and is generally not supported by General Plan policy. Finding 4 cannot be made.

Finding 4 Conclusion:

Finding 4 cannot be made as the project would be contrary to General Plan Goal LU-A, Policies LU-A.6, LU-A.7, LU-A.12, and LU-A.14 in the General Plan.

SUMMARY CONCLUSION:

The existence of personal desires and personal circumstance is not a basis for granting a variance. Granting of the variance could be construed as inconsistent with Government code section 65906 which prohibits granting of unqualified variances and states in part “...*shall constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.*”

Based on the factors cited in the analysis, the required Findings for granting the Variance Application cannot be made as there are no exceptional or extraordinary circumstances or conditions applicable to the property, the variance is not 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, and the application is contrary to the goals and policies of the General Plan.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Denial Action)

- Move to determine that required Findings 1, 2, & 4 cannot be made as stated in the staff report and move to deny Variance Application No. 4099; and
- Direct the Secretary to prepare a Resolution documenting the Commission’s action.

Alternative Motion (Approval Action)

- Move to determine the required Findings can be made (state basis for making the Findings) and move to approve Variance Application No. 4099, subject to the Conditions of Approval and Project Notes listed in 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.

ER:jp

G:\4360Devs&PIn\PROJSEC\PROJDOCS\VA\4000-4099\4099\SR\VA 4099 SR.docx

EXHIBIT 1
Variance Application (VA) No. 4099
Conditions of Approval and Project Notes

Conditions of Approval	
1.	Division of the subject parcels shall be in substantial accordance with the site plan (Exhibit 6) as approved by the Planning Commission.
2.	Setbacks for any construction new or existing shall be based on the ultimate right-of-way and meet all development setback requirements.
3.	A minimum of 12 feet of additional road right-of-way across the parcel frontage on American Ave. is required

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.	Division of the subject property is subject to the provisions of the Fresno County Ordinance. A mapping procedure shall be filed to create the two proposed parcels if the variance is approved. The Map shall comply with the requirements of Title 17.72.
2.	The approval of this Variance will expire one year from the date of approval unless the required mapping application to create the parcels is filed in substantial compliance with the Conditions and Project Notes and in accordance with the Subdivision Map Act and County Ordinance.
3.	Any new development of less than two acres or secondary dwelling may require a nitrogen loading analysis by a qualified professional, demonstrating to the Department of Public Works and Planning (Department) that the regional characteristics are such that an exception to the septic system density limit can be accommodated. The Department will refer any analysis to the Regional Water Quality Control Board, Central Valley Region for their concurrence and input. Any new sewage disposal systems that are proposed, shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section. Contact Department of Public Works and Planning at (559) 600-4540 for more information.
4.	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 Community Health, Environmental Health Division. Please be advised that only those persons with a valid C-57 contractor's license may construct wells. For more information, contact the Water Surveillance Program at (559) 600-3357.
5.	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.
6.	Upon approval and acceptance of the Tentative Parcel Map and any Conditions imposed thereon, a Final Parcel Map shall be prepared and by a Professional Land Surveyor or Registered Civil Engineer authorized to practice Land Surveying, in accordance

EXHIBIT 1

Notes

	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.
7.	A 30 foot X 30 foot corner cutoff is needed at the intersection of American Ave and Navelencia Ave for visibility purposes.
8.	An encroachment permit is needed from the Road Maintenance and Operations Division for any work done within the road right-of-way of County of Fresno.
9.	American Avenue is classified as a collector road with an existing 40 feet right-of-way width north of the section line along the frontage of the parcel lot per Plat Book. The minimum right-of-way width north of the section line for a collector road is 40 feet. Furthermore, Fresno County General Plan Scenic Roadways Figure OS-2 dated August 4, 2010, shows that said road is a scenic drive.
10.	American Avenue is a County-maintained Road. Records indicate this section of American Avenue from Navelencia Avenue to Crawford Avenue has an ADT of 1.300, pavement width of 32 feet, structural section 0.57' AC/0.6' L TB, and is in good condition.
11.	Typically, with any access for new development along collectors, turnaround facilities shall be provided on parcels having direct access to collectors, so that vehicles do not back out onto the roadway.
12.	Navelencia Avenue is classified as a local road with an existing 30 feet right-of-way width east of the centerline along the frontage of the parcel lot per Plat Book. The minimum right-of way width east of the centerline for a local road is 30 feet.
13.	Navelencia Avenue is a County-maintained road. Records indicate this section of Navelencia Avenue from Hogan Avenue to American Avenue has an ADT of 700, pavement width of 21.4 feet, structural section 0.17' AC, and is in excellent condition.
14.	According to FEMA FIRM Panel 2200H, the easterly portion of the area of the subject property is within the Special Flood Hazard Area, subject to flooding from the 100-year storm. Any future development within the Special Flood Hazard Area shall conform to provisions established in Fresno County Ordinance Code Title 15, Chapter 15.48 Flood Hazard Areas. Any future structure and associated electrical equipment/electrical system components (e.g., service panels, meters, switches, outlets, electrical wiring, walk-in equipment cabinets, generators, bottom of the lowest edge of the solar array, pool associated motors and water heater, receptacles, junction boxes, inverter, transformers, etc.) including manure storage and drying location in the Special Flood Hazard Area in the Special wiring below the flood elevation shall be in a watertight conduit or approved direct burial cable. Grading import is not allowed within the flood zone. Any dirt material used for grading must be obtained within the designated flood area as to not cause an impact to the determined area of flooding. Manure pits and waste lagoons that are susceptible to flooding must be consulted with State departments of environmental management or natural resources on how to prevent overflow of these waste treatment facilities into local stream, rivers, or even drinking water supply. FEMA Elevation Certificate is required for every future structure to be constructed within the Special Flood Hazard Area. If the future building/structure is near the Special Flood Hazard Area, a certified Map of Survey/Map of Flood Hazard Area (MOS), stamped and signed by a Professional Land Surveyor

Notes

	delineating the distances from proposed structure(s) to the flood zone boundary and at least two property lines will be required.
15.	According to the U.S.G.S. Quad Map, Alta East Branch Canal is near the northerly property line of the subject parcel. Any future improvements constructed near a canal should be coordinated with the owners of the canal. Furthermore, Travers Creek traverses the subject property. Any future work within or near a stream requires clearance from State Department of Fish and Game.
16.	A 10 foot x 10 foot corner cut-off should be improved for sight distance purposes at any existing driveway accessing American Avenue or Navelencia Avenue if not already present.
17.	A grading permit or voucher is required for any future grading proposed with this application.

ER:jp

G:\4360Devs&Pln\PROJSEC\PROJDOCS\VA\4000-4099\4099\SR\VA 4099 Conditions & PN (Ex 1).docx

EXHIBIT 2 LOCATION MAP

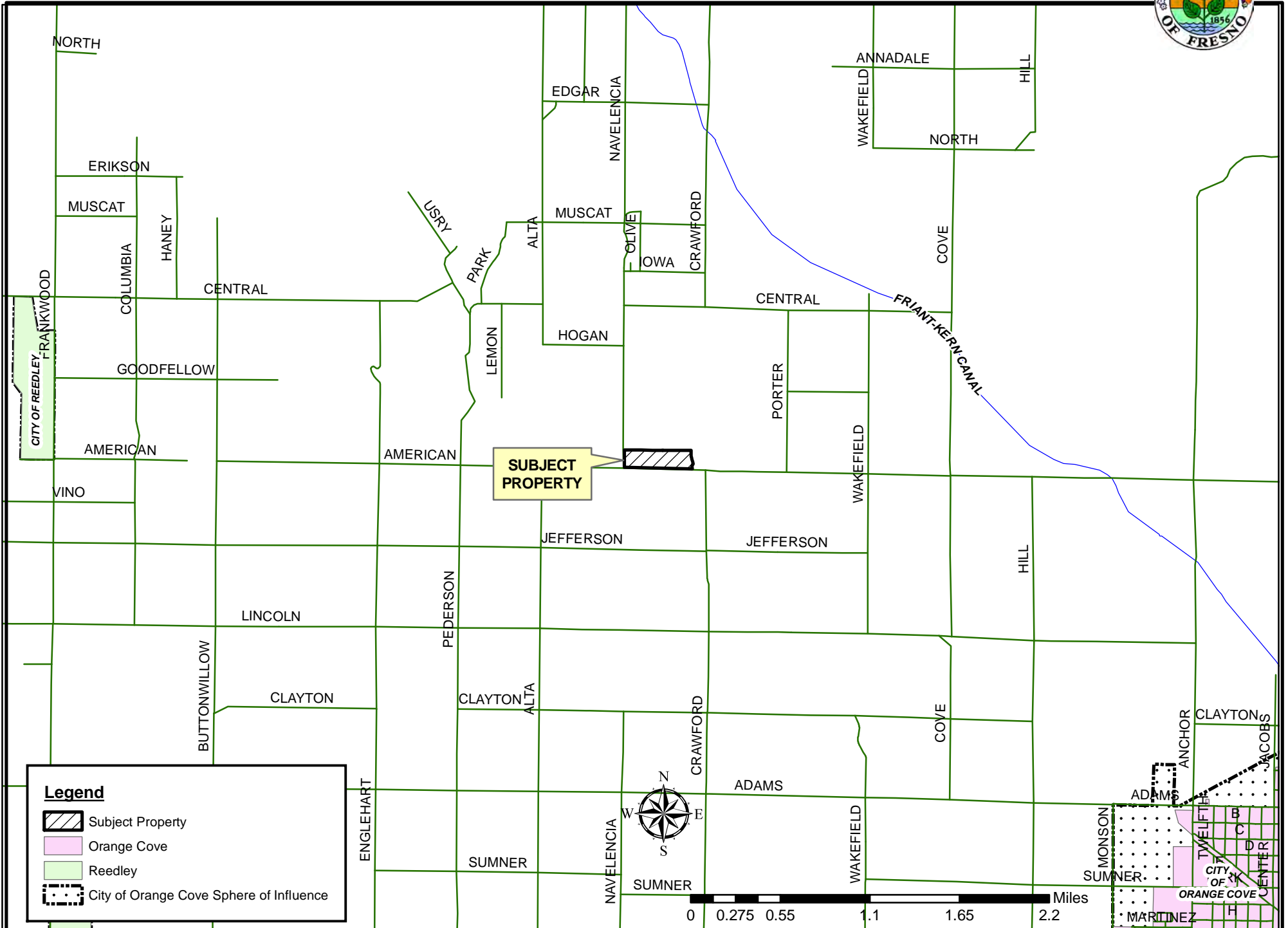


EXHIBIT 2

EXISTING ZONING MAP

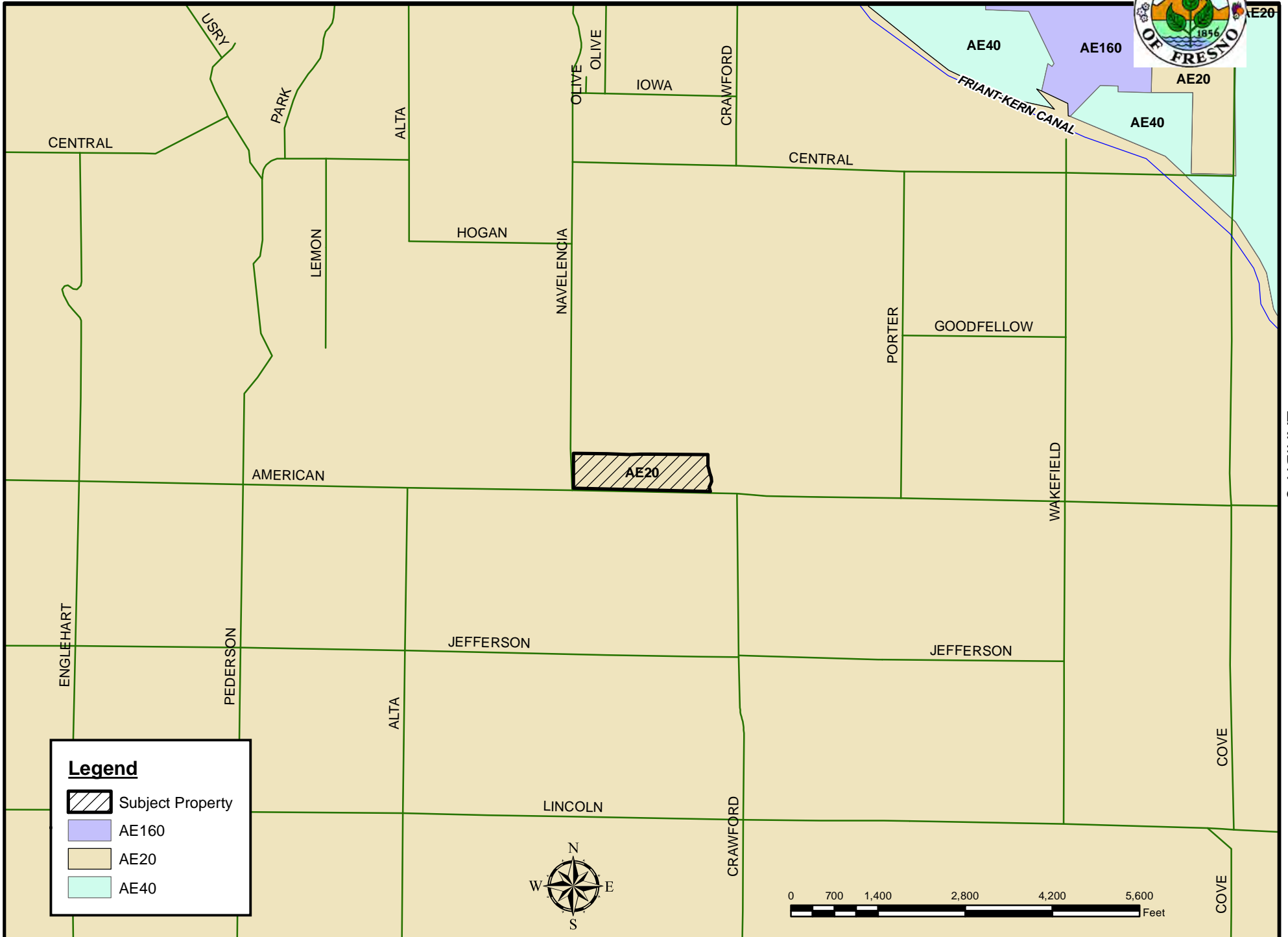
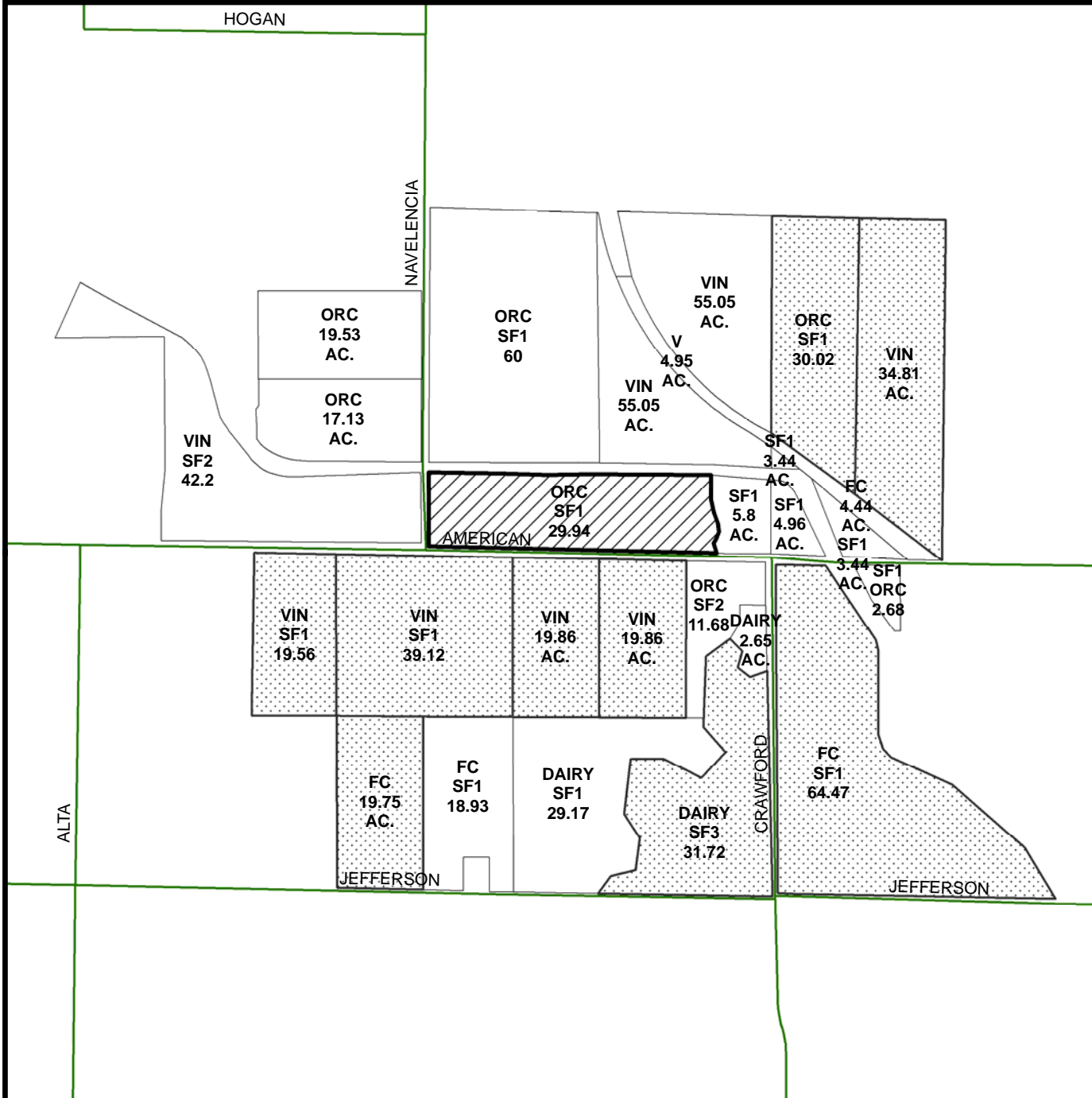


EXHIBIT 3

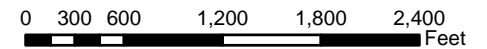
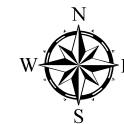
EXISTING LAND USE MAP



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

LEGEND:

- Subject Property
- Ag Contract Land



Department of Public Works and Planning
Development Services Division

APPROVED VARIANCES WITHIN A ONE-MILE RADIUS

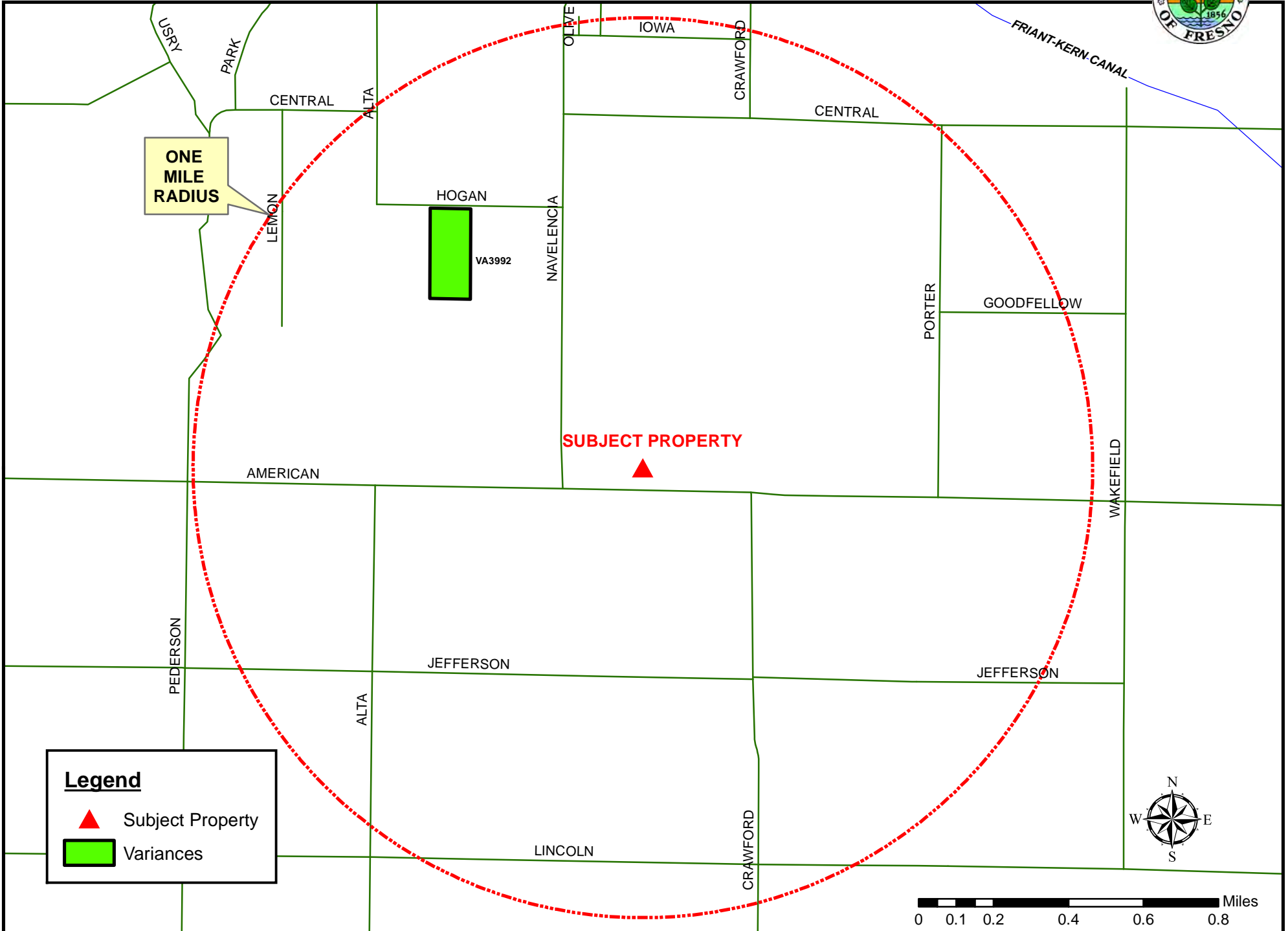


EXHIBIT 5

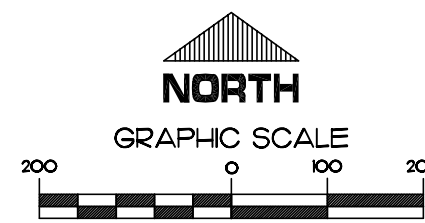


KEY NOTES

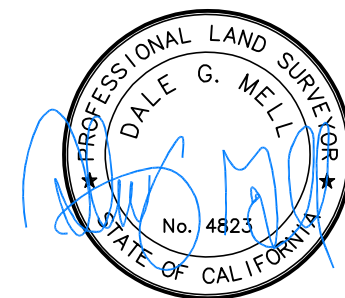
- ① (E) IRRIGATION STRUCTURE (TURNOUT)
- ② (E) CONCRETE IRRIGATION STRUCTURE
- ③ (E) PUMP FROM DITCH IRRIGATION STRUCTURE
- ④ (E) FARM EQUIPMENT STRUCTURE
- ⑤ (E) BRAUN FAMILY RESIDENCE
- ⑥ (E) SOLAR ARRAY
- ⑦ (E) SEPTIC TANK/LEACH FIELD

LEGEND

- WELL (E) WATER WELL OR AS NOTED
- PP (E) POWER POLE
- WM (E) WIND MACHINE
- NON-RENEWAL PARCEL



1 INCH = 200 FEET



SITE PLAN

BEING A PORTION OF SECTION 32,
TOWNSHIP 14 SOUTH, RANGE 24 EAST,
MOUNT DIABLO BASE & MERIDIAN

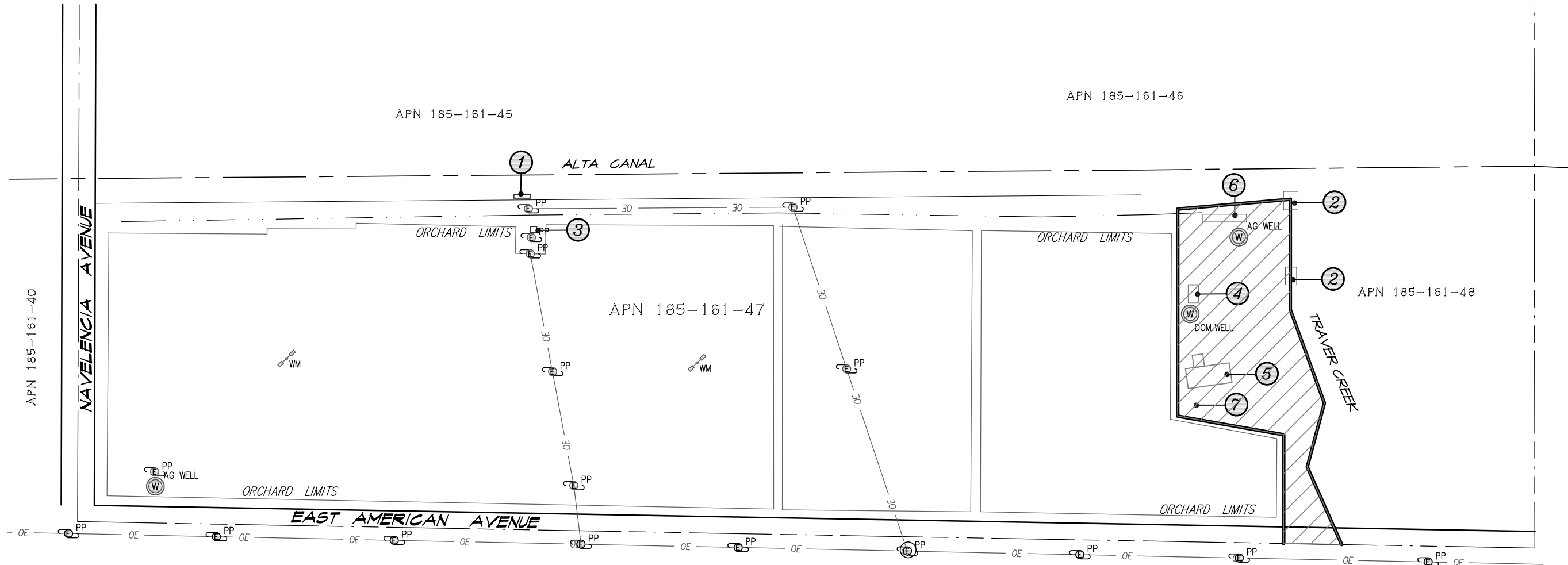
SITE LOCATION:
22756 EAST AMERICAN AVENUE, REEDLEY, CA
ASSESSOR'S PARCEL NO(S):
185-161-47

PREPARED BY:

DALE G. MELL
& ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
(559) 292-4046 * FAX 251-9220 * EMAIL: STAFF@DALEMELL.COM

JOB # 21-042
DRAWN BY: dgmell
CHECKED BY: DGM
SCALE: 1" = 200'
DATE: 05/10/23
DWG # 21-042SP
FIELD BOOK: XXX
DATE OF SURVEY: XX/XX/XX
REV: .

SHEET 1 OF 1

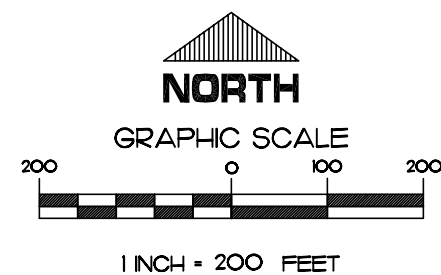


KEY NOTES

- ① (E) IRRIGATION STRUCTURE (TURNOUT)
- ② (E) CONCRETE IRRIGATION STRUCTURE
- ③ (E) PUMP FROM DITCH RRIGATION STRUCTURE
- ④ (E) FARM EQUIPMENT STRUCTURE
- ⑤ (E) BRAUN FAMILY RESIDENCE
- ⑥ (E) SOLAR ARRAY
- ⑦ (E) SEPTIC TANK/LEACH FIELD

LEGEND

- WELL (E) WATER WELL OR AS NOTED
- (E) POWER POLE
- (E) WIND MACHINE
- NON-RENEWAL PARCEL



SITE PLAN

BEING A PORTION OF SECTION 32,
TOWNSHIP 14 SOUTH, RANGE 24 EAST,
MOUNT DIABLO BASE & MERIDIAN

SITE LOCATION:
22756 EAST AMERICAN AVENUE, REEDLEY, CA
ASSESSOR'S PARCEL NO(S):
185-161-47

PREPARED BY:

DALE G. MELL
& ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
(559) 292-4046 * FAX 251-9220 * EMAIL: STAFF@DALEMELL.COM

JOB # 21-042
DRAWN BY: dgmell
CHECKED BY: DGM
SCALE: 1" = 200'
DATE: 05/10/23
DWG # 21-042SP
FIELD BOOK: XXX
DATE OF SURVEY: XX/XX/XX
REV: .

RECEIVED
COUNTY OF FRESNO
OCT 23 2020
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

VARIANCE FINDINGS

September 28, 2020

The circumstances applicable to our property which do not apply generally to other property in the vicinity having the identical zoning classification is as follows:

1. When we purchased this farm approximately 35 years ago, we purchased it as a 34.20 Acre parcel. We are being told that it is not 34.20 Acres but 29.97^{FB} Acre farm. We have lived here in this home since then, and would like to split the homesite of approx. 2.35 Acres from the 29.97 Acres to be able to continue to live in our home the rest of our remaining lives.
2. This Variance is necessary for us as retirees to be able stay in our home and enjoy our golden years after many years of hard work.
3. The granting of a Variance will not be in anyway detrimental or injurious to the public welfare or the property and improvements.
4. The granting of a Variance will not be contrary to the objectives of the General Plan.

Sincerely,



Phil & Rosemarie Braun







