



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 5 June 22, 2023

SUBJECT: Variance Application No. 4151 & Environmental Review No. 8382

Variance to waive road frontage requirements and lot and depth ratio requirements necessary to allow a property line adjustment concerning three parcels totaling 6.2-acres, resulting in two proposed substandard parcels 2.49-acres and 3.71-acres within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcels are located on the southwest corner of Hochderffer Rd., and S. Clovis Ave., approximately 0.93-miles southwest from the Unincorporated Community of Laton. (APNs: 057-051-49, 54, & 55) (4951 Hockdeffer Rd.) (Sup. Dist. 4).

Applicant: Manveer Dosanjh

Owner: Ashlee Hearn

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

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Approve Variance Application No. 4151 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 Plan
7. Applicant's Variance Findings
8. Photos

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	Parcel 1: 1.91 acres Parcel 2: 1.91 acres Parcel 3: 2.38 acres	Parcel 1: 2.49 acres (increased by 0.58 acre) Parcel 2: 3.71 acres (increased by 1.33 acres)
Project Site	See description under parcel size.	See proposed Parcel Sizes above
Structural Improvements	Proposed parcel '1' is improved with a single-family residence and a detached garage with attached accessory living quarters. Proposed parcel '2' has no structural improvements.	No change
Nearest Residence	Approximately 490 feet west of the northern boundary of Proposed Parcel '2' (APN: 057-051-54).	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 24 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.

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.

The minimum parcel size that may be created in the AE-20 Zone District is 20 acres. A property owner may not create parcels with less than the 20-acre minimum parcel size if they do not qualify under the conditions listed in Section 817.5, or unless the substandard-size parcel is approved through the Variance process. The previous residential use and nonconforming status of the subject parcels does not exempt the property from the 20-acre minimum established to protect productive farming units and limit residential density to the standards of the Zone District.

BACKGROUND INFORMATION:

County records indicate that the subject parcels were 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 1.68-acre homesite parcel contains a 1,456 square-foot single-family residence with attached garage, on-site sewage disposal system, a water well, three barns, and one shed. The residence was constructed in November of 1986. The remainder of the property is in farming operation. The property fronts Porter and Huntsman Avenues. The residence gains access from Porter Avenue.

A Variance Application is required to allow the creation of two substandard legal parcels in the AE-20 Zone District. Should this Variance be approved, a subsequent Parcel Map Application would be required. 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.

County records indicate there were no Variance requests within a ¼ mile radius of the parcel.

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 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 site adequacy were expressed by reviewing Agencies or Departments.

Finding 1 Analysis:

In support of Finding 1, the Applicant states that the subject parcels are bisected by a canal causing a natural division of property and implies no negative effects to the character, existing development pattern, nor the intensity of the property will occur from this proposal.

Regarding Finding 1, upon analyzing the site aerial photo, the proposed parcellation (Site Plan) and comments from reviewing agencies, staff has concluded that the canal bisecting the parcel

presents a physical circumstance that justify the need for this Variance beyond the circumstances described by the Applicant in the Applicant's Findings (Exhibit 7) which merit the requested parcel configuration proposed with the Variance request, and as such support meeting Finding 1.

Recommended Conditions of Approval:

None.

Finding 1 Conclusion:

Finding 1 can be made as there are 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:

Variances 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". The intent of the variance is to create/adjust the existing parcel line configuration to be more in-line with the existing physical conditions of the land.

Staff concurs the canal causes constraint to the property and creates a deficit of a property right enjoyed by other owners in the vicinity, under the same zoning.

There is a physical characteristic that prevents the property owners from utilizing the land for the allowed uses in the zoning, hence substantial property right is in jeopardy and a variance is warranted.

Recommended Conditions of Approval:

None.

Finding 2 Conclusion:

Finding 2 can be made based on the above analysis as subdividing the parcel in this circumstance would allow for 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:	26	Orchard	AE-20	N/A
South:	1.73	Single Family Residence	AE-20	N/A
East:	2.45	Orchard	AE-20	N/A
West:	1.44	Single Family Residence	AE-20	N/A

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, and the larger parcel will continue to be farmed.

Staff has noted that the subject property is in an area of both residential and agricultural uses, primarily orchards vineyards, and row crops. Parcel sizes in the immediate vicinity range from one acre to 30 acres. The proposed property line adjustment would result in a minimal change to the configuration and size of both parcels. The parcels being enlarged do not further exasperate the substandard parcel size.

The requested reduction of the required road frontage requirements reasonable accommodation based on the presence of the canal bisecting the property. The parcels is unlikely to have any adverse impacts from the road frontage of the larger parcel.

Recommended Conditions of Approval:

Setbacks for new construction shall be based on the ultimate right-of-way.

Finding 3 Conclusion:

Finding 3 can be made, based on the above information and with adherence to the requirements included as project notes 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 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>The Applicant is requesting a Variance from the 20-acre minimum parcel size requirement and does not qualify under Policies LU-A.9, LU-A.10, and LU-A.11. See Analysis below.</p>
<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>Staff believes that this request is not contrary to General Plan Policy because the resultant parcel would not be substantially smaller than it is currently and would therefore not affect its viability as farmland. No additional development is proposed therefore no increase in residential density would occur.</p>
<p>General Plan Policy PF-C.17: <i>The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation.</i></p>	<p>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. However, any subsequent development of either of the proposed parcels would require a well yield test in accordance with Title 15, California Building Standards Code.</p>

Reviewing Agency Comments:

Policy Planning Section of the Development Services Division: Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated 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 not located in a water-short area.

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's findings assert that the purpose of the property line adjustment to modify property lines will not adversely affect the production of agriculture as it will not reduce agricultural production or its intensity. Accordingly, there will be no change in land available for agricultural production, as the quantity of land being transferred is less than one tenth of an acre.

Staff notes that General Plan Goal LU-A is "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."

Staff concurs with the Applicant's statement that the project would not be contrary to the objectives of the General Plan. There are no new parcels being created and neither of the existing parcels conform to minimum lot size requirements. If the Variance is approved, the net result would be a negligible area of productive farmland; and would not substantially hinder the potential for continued agricultural use of the property.

Finding 4 Conclusion:

Finding 4 can be made as the variance will not be contrary to the objectives of the General Plan.

SUMMARY CONCLUSION:

This is a unique situation due to the presence of the canal which creates an unique circumstance. While the parcel sizes are not consistent with the 20-acre minimum, the proposal increases the size of the existing parcels and does not further divide or reduce parcel sizes. The goal of preserving the viability of agricultural lands is not appreciably impacted the proposal. The reduction in number of parcels will result in less potential for residential conflicts with Agriculture.

Based on the factors cited in the analysis, staff believes that the four necessary Findings required for granting the Variance can be made, and therefore recommends approval of Variance Application No. 4151.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to determine that the required Findings can be made based on the information in the Staff Report and move to approve Variance No. 4151, subject to the Conditions and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine the required Findings cannot be made (stating the basis for not being able to make the findings) and move to deny Variance No. 4151; 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

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EXHIBIT 1
Variance Application (VA) No. 4151
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.

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 Parcel Map Ordinance. A Parcel Map Application shall be filed to create the two proposed parcels. 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 Parcel Map Ordinance.
3.	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.
4.	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.
5.	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.
6.	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.
7.	If approved, the subdivision will require that a Tentative Parcel Map be prepared in accordance with the Professional Land Surveyors Act, the Subdivision Map Act and County Ordinance. The Tentative Parcel Map application shall expire two years after the approval of said Tentative Parcel Map.

EXHIBIT 1

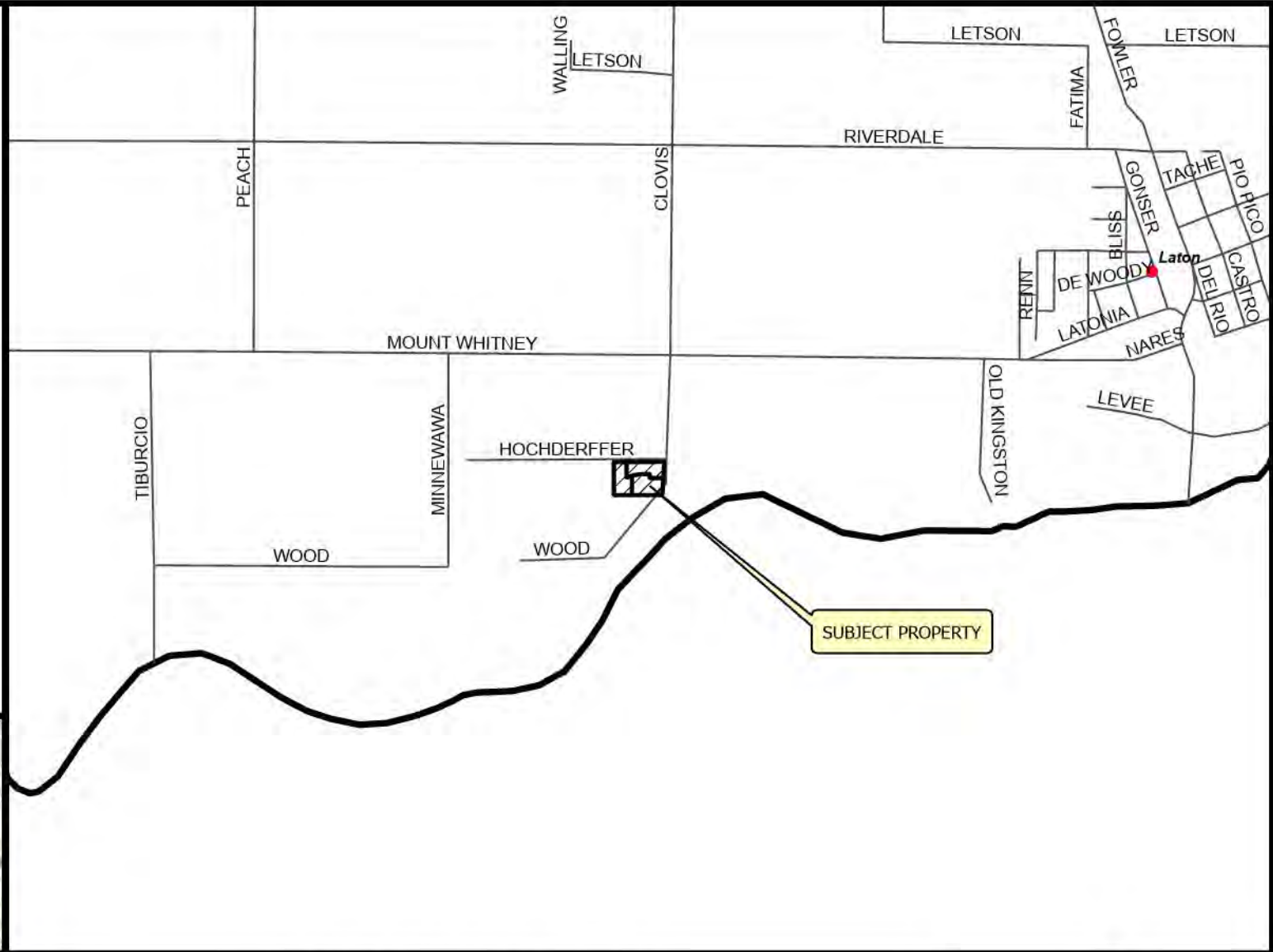
Notes

8.	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 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.
9.	Prior to site development, all survey monumentation – Property Corners, Centerline Monumentation, Section Corners, County Benchmarks, Federal Benchmarks and Triangulation Stations, etc. - within the subject area shall be preserved in accordance with Section 8771 of the Professional Land Surveyors Act and Section 6730.2 of the Professional Engineers Act.
10.	Any existing or future access driveway should be set back a minimum of 10 feet from the property line.
11.	Any existing or future entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.
12.	Any future work done within the Caltrans state highway right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit/Clearance from Caltrans.
13.	A grading permit/voucher is required for any future grading with this application.
14.	If the variance is approved, a parcel map application will have to be filed with Fresno County to affect the property division.

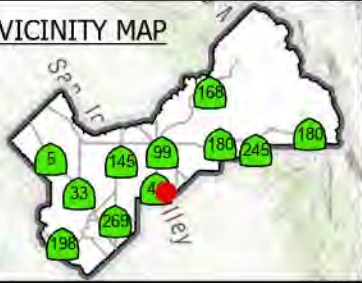
EXHIBIT 2

Legend

 Subject Property



VICINITY MAP



LOCATION MAP

VA4151

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 4/26/2023

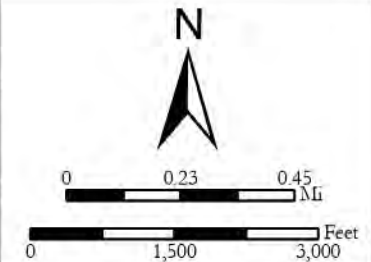
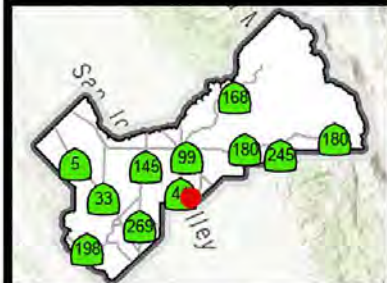
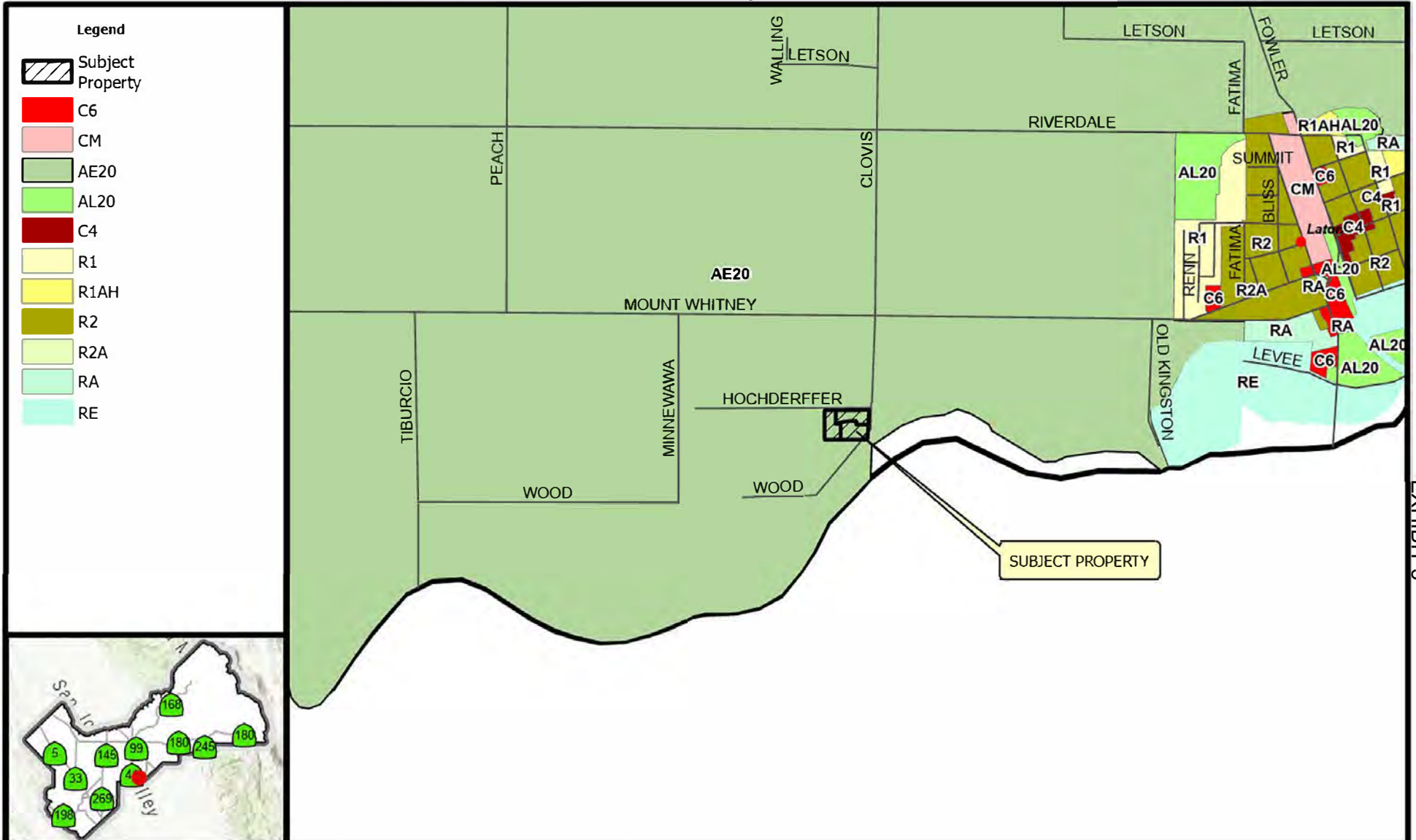


EXHIBIT 2

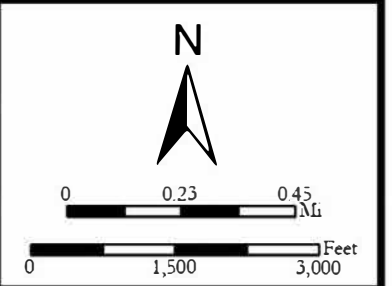


Existing Zoning Map


VA4151
STR 29 - 17/21

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 4/26/2023



LEGEND:

 Subject Property

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

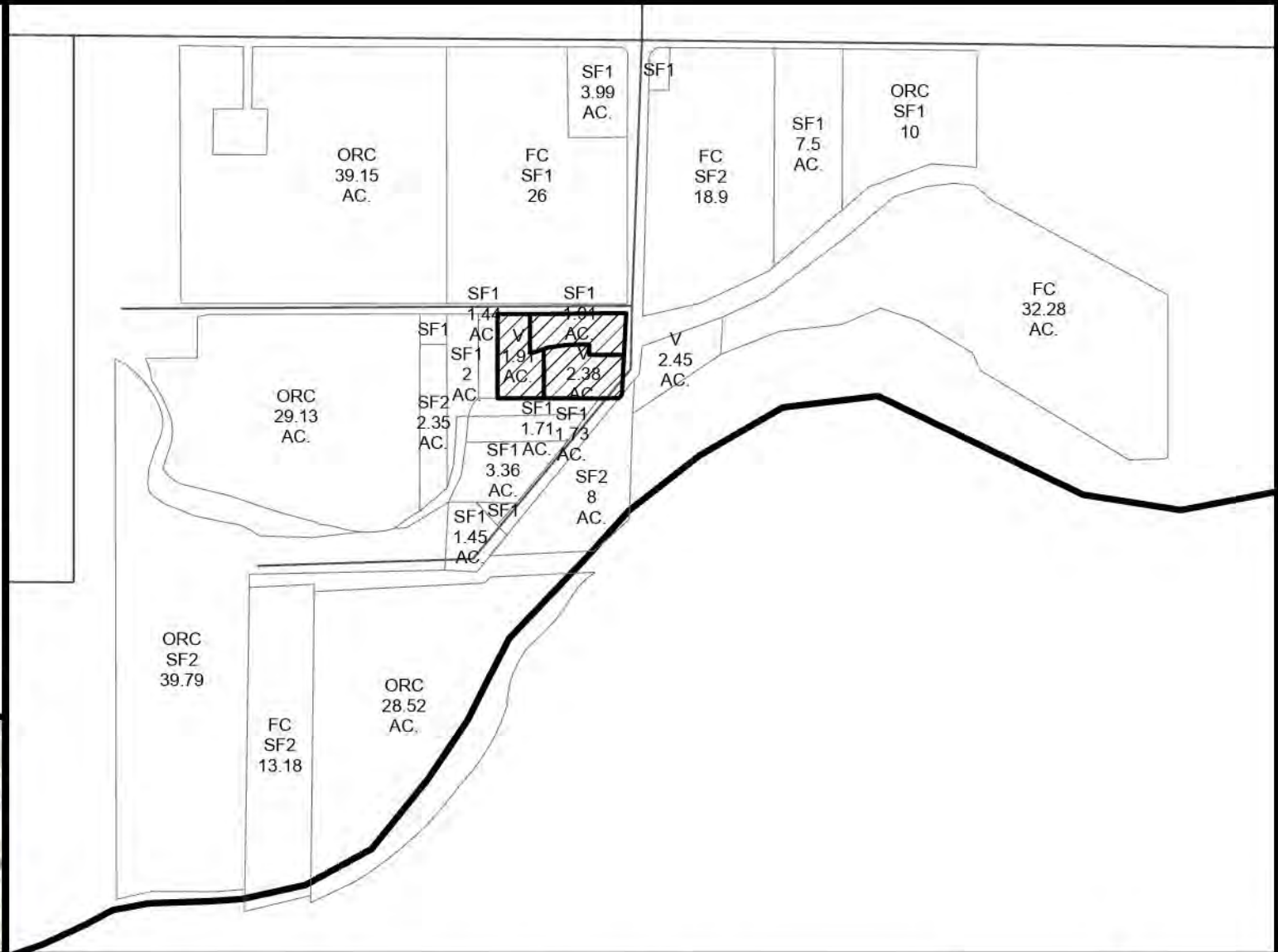
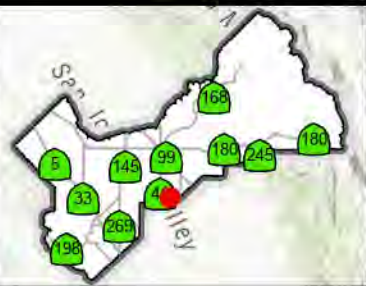


EXHIBIT 4



Existing Land Use Map

VA4151

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 4/26/2023

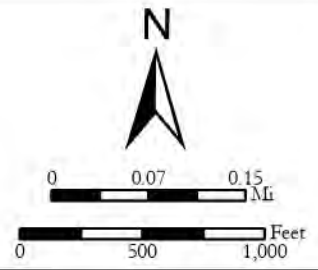


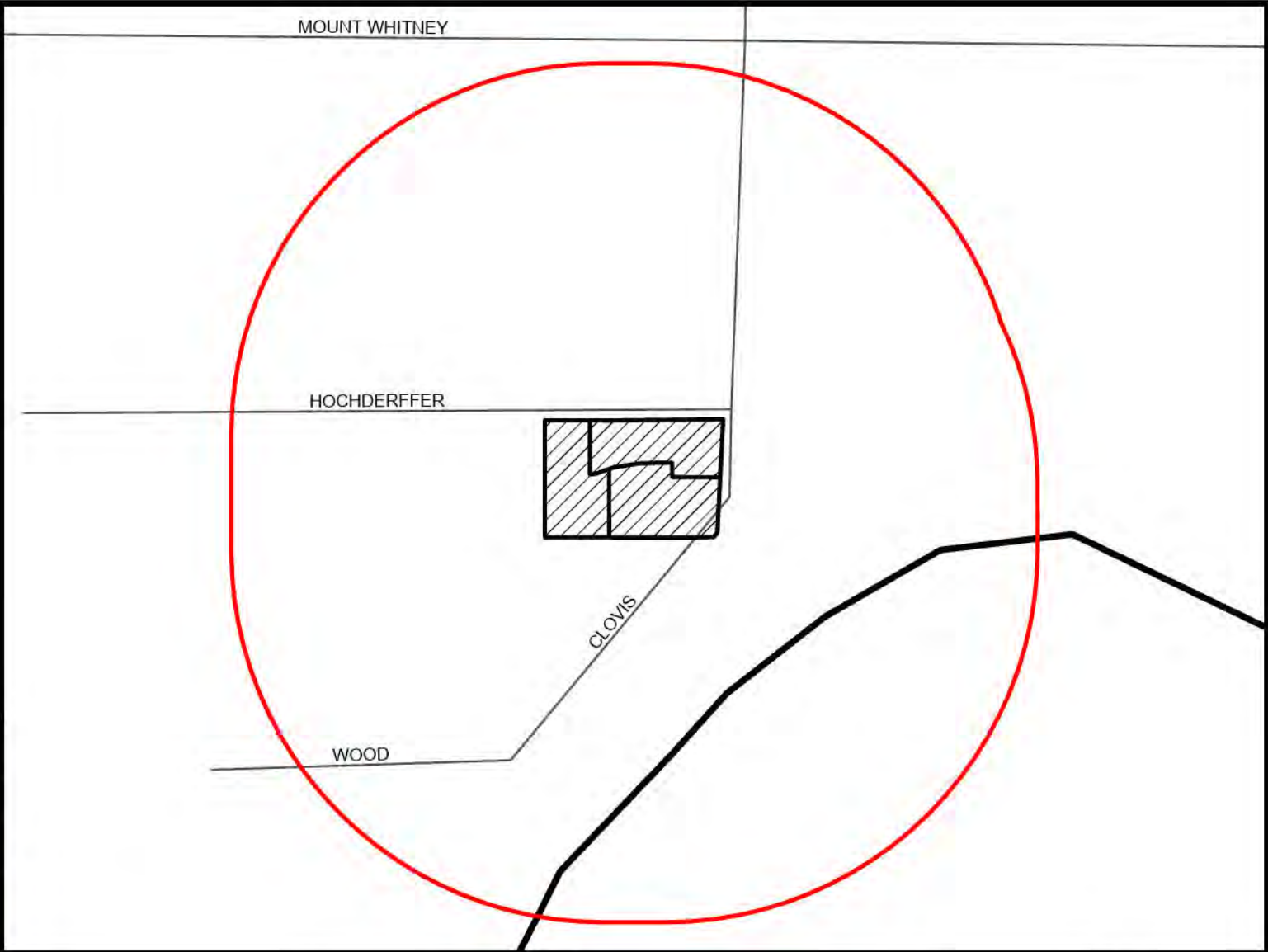


EXHIBIT 5

Legend

-  Subject Property
-  Quarter_Mile Radius



Proximity Map

VA4151

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 4/26/2023

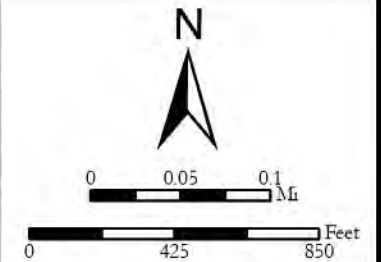


EXHIBIT 5

EXHIBIT 6

OWNER'S STATEMENT:

WE HEREBY APPLY FOR THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT WE ARE THE LEGAL OWNERS OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

BY: _____ DATE: _____
NAME: _____

LEGAL OWNER & ADDRESS:

OWNER'S NAME: SETH HEARN AND ASHLEE HEARN
MAIL ADDRESS: 2157 STARTFORD WAY
LATON, CA 93242

PROPERTY INFO.:

- ① APN: 057-051-14
EXISTING USE:
RESIDENTIAL/VACANT LAND
EXISTING ZONE:
- ② APN: 057-051-15
EXISTING USE:
RESIDENTIAL/VACANT LAND
EXISTING ZONE:
- ③ APN: 057-051-16
EXISTING USE:
RESIDENTIAL/VACANT LAND
EXISTING ZONE:
- ④ APN: 057-051-17
EXISTING USE:
RESIDENTIAL/VACANT LAND
EXISTING ZONE:
- ⑤ APN: 057-051-18
EXISTING USE:
RESIDENTIAL/VACANT LAND
EXISTING ZONE:

PROPERTY LINE ADJ. No. _____
IN THE COUNTY FRESNO, STATE OF CALIFORNIA
BEING A PORTION OF LOTS 19 AND 20 OF LAGUNA DE TACHE GRANT
IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 21 EAST,
MOUNT DIABLO BASE AND MERIDIAN
CONSISTING OF ONE SHEET

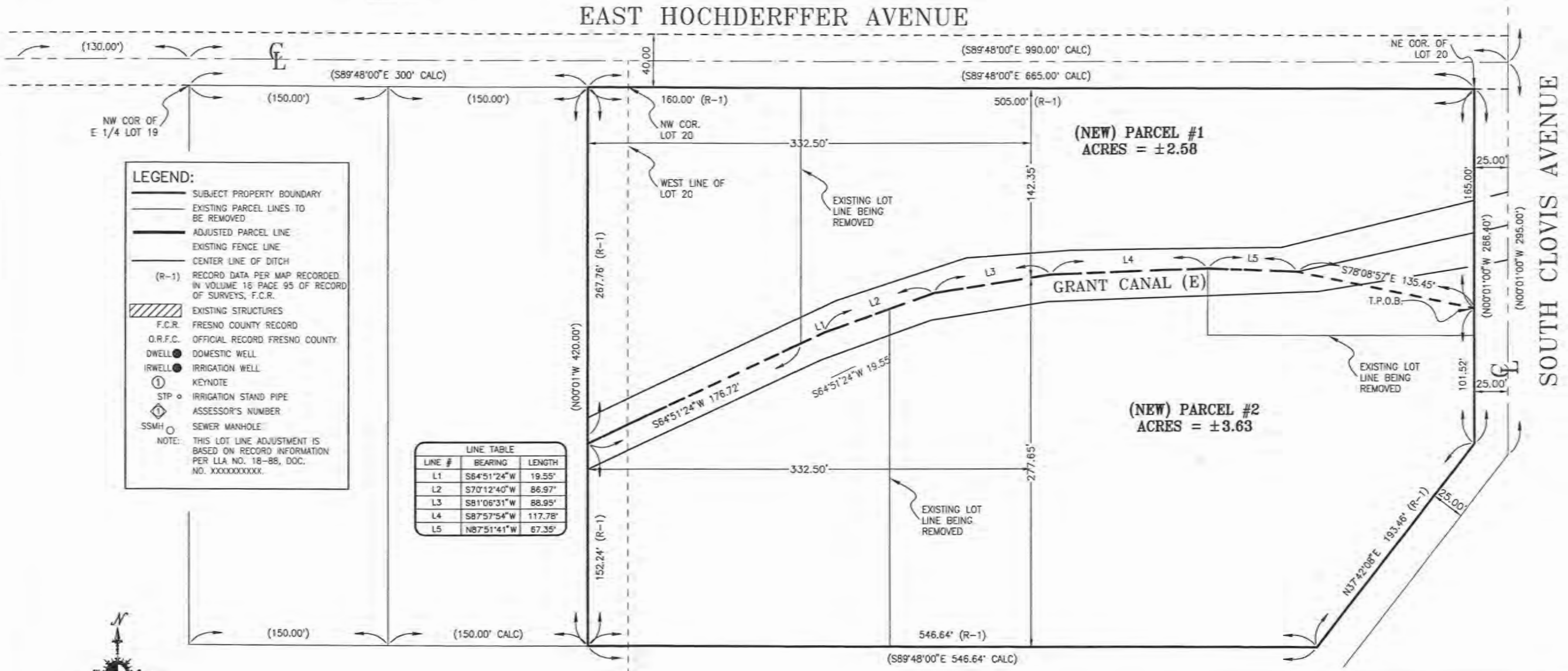
KEY NOTES:

- ① EXISTING FENCE
- ② EXISTING BUILDING
- ③ EXISTING WATER TANK
- ④ EXISTING CAR PORT

NOTE:

ALL STRUCTURE ON SITE ARE EXISTING

POSITION FOR NORTHEAST COR.
OF SEC. 29 17/21

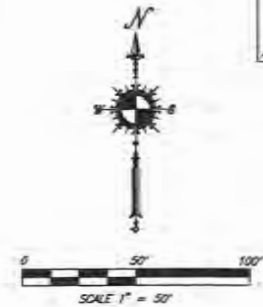


LEGEND:

- SUBJECT PROPERTY BOUNDARY
- EXISTING PARCEL LINES TO BE REMOVED
- ADJUSTED PARCEL LINE
- EXISTING FENCE LINE
- CENTER LINE OF DITCH
- (R-1) RECORD DATA PER MAP RECORDED IN VOLUME 16 PAGE 95 OF RECORD OF SURVEYS, F.C.R.
- EXISTING STRUCTURES
- F.C.R. FRESNO COUNTY RECORD
- O.R.F.C. OFFICIAL RECORD FRESNO COUNTY
- DWELL ● DOMESTIC WELL
- IRWELL ● IRRIGATION WELL
- ① KEYNOTE
- STP ○ IRRIGATION STAND PIPE
- ④ ASSESSOR'S NUMBER
- SSMH ○ SEWER MANHOLE

NOTE: THIS LOT LINE ADJUSTMENT IS BASED ON RECORD INFORMATION PER LLA NO. 18-88, DOC. NO. XXXXXXXXXX.

LINE #	BEARING	LENGTH
L1	S64°51'24"W	19.55'
L2	S70°12'40"W	86.97'
L3	S81°06'31"W	88.95'
L4	S87°57'54"W	117.78'
L5	N87°51'41"W	67.35'



CVEAS CENTRAL VALLEY ENGINEERING AND SURVEYING

2511 LOGAN STREET TEL: (559) 891-8811
SELMA, CA 93662 FAX: (559) 891-8815
WWW.CVEAS.COM EMAIL: info@cveas.com

DATE OF SURVEY	—
JOB NO.	22025PLA
DRAWING NAME:	LLA
DRAWN BY:	B.K.
CHECK BY:	N. SAHOTA
DATE:	05/26/22
REVISION DATE:	

EXHIBIT 6

EXHIBIT 7

Variance Findings for Pre-App 22-008104

April 7, 2023

Project Description: Variance to allow a property line adjustment concerning three parcels resulting in the creation of two proposed parcels located within the AE-20 Zone District.

These are the Variance Findings:

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.

The purpose of the variance is to allow a property line adjustment concerning three parcels resulting in the creation of two proposed parcels located within the AE-20 Zone District. Current subject parcels cross over a canal to access remainder or some of the property. Other properties in vicinity don't show a break though their property by the canal but naturally run along side the form of the canal.

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 purpose of the variance is to allow a property line adjustment concerning three parcels resulting in the creation of two proposed parcels located within the AE-20 Zone District. The reduction in the number of parcels is necessary to enable more efficient use of the parcels. The intent of the variance is to create/adjust the existing parcel line configuration to be more in-line with the existing physical conditions of the land. Specifically, the existing parcels will be divided by the existing canal. The new layout will be one parcel north of the canal and one the south side of the canal.

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.

The purpose of the variance is to allow a property line adjustment concerning three parcels resulting in the creation of two proposed parcels located within the AE-20 Zone District. Nothing within the existing parcel or adjacent property is going to change in terms of public welfare or be detrimental to the public. We will simply be adjusting existing lot lines to follow the existing physical conditions of the land more accurately

than the previous lot lines. As a result, since it is anticipated that the proposed property configuration is going to be in line and accommodate the existing uses, this adjustment will have no adverse effect on the abutting or neighboring properties.

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

The proposed adjustment is permitted under the current county code under a variance. The current three subject parcels consist of two 1.91 acres parcels and one 2.38-acre parcel which don't currently meet the general plan of a 20-acre minimum. Therefore our proposed parcels will not meet such a requirement either. Proposed parcels will consist of one 2.58-acre parcel and one 3.63-acre parcel. Furthermore, the proposed parcels will not meet the width to depth ratio as we are following the natural layout of the canal. Property frontage to south Clovis Avenue will be met to . However, the proposed adjustment will not affect the existing use of the site, which is already consistent with the General Plan.

If you have any questions, please do not hesitate to contact me at (559) 891-8811

Sincerely,

Ashleen Hearn, owner

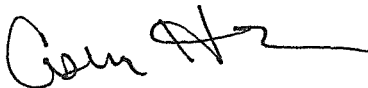
A handwritten signature in black ink, appearing to read "Ashleen Hearn", with a stylized flourish at the end.

EXHIBIT 8





Facing North



South West facing west



Property line to be left of the picture and the left of the canal (Facing West)



West facing East



West on HockdefferRd facing South of Clovis Ave



Southwest view



SouthWest view at start of canal



West view facing the canal.



South west on Clovis at turn of property