



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 July 15, 2021

SUBJECT: Variance Application No. 4105

DESCRIPTION: Allow the creation of a two-acre parcel and a 17-acre parcel (20-acres minimum required) from an existing 19-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. Nebraska Avenue and S. Fowler Avenue, approximately 2.6 miles west of the City of Selma (APN 385-031-31) (6096 E. Nebraska Avenue) (Sup. Dist. 4).

**OWNER/
APPLICANT:** Doug & Connie McKenzie

STAFF CONTACT: Ejaz Ahmad, Planner
(559) 600-9669

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Deny Variance Application No. 4105 based on the recommended 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. Site Plan

6. Applicant's Variance Findings

7. Public Comments

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No Change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)	No Change
Parcel Size	19 acres (net)	Parcel A: Two acres Parcel B: 17 acres
Project Site	Single-family residence with onsite septic system; water well; access off Nebraska Avenue; vineyard	<u>Parcel A (Two acres)</u> Single-family residence with septic system; water well <u>Parcel B: 17 acres</u> Vineyard
Structural Improvements	Single-family residence	<u>Parcel A (Two acres)</u> One existing single-family residence <u>Parcel B: 17 acres</u> No structural improvement
Nearest Residence	54 feet north of the subject parcel	No change
Surrounding Development	Single-family residence; vineyard	N/A
Operational Features	N/A	N/A
Employees	N/A	N/A
Traffic Trips	N/A	N/A
Lighting	N/A	N/A.
Hours of Operation	N/A	N/A

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

ENVIRONMENTAL ANALYSIS:

It has been determined pursuant to Section 15061(b) (3) of the California Environmental Quality Act (CEQA) guidelines, 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 14 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 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 parcel was zoned A-1 (Agricultural District; 100,000 square feet minimum parcel size required) on June 8, 1960. The parcel was rezoned from the A-1 District to an AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) District on August 31, 1976 (Ord. No. 490-A-1586). The current zoning on the parcel is AE-20.

The subject Variance request is to allow the creation of a two-acre parcel and a 17-acre parcel from an existing 19-acre parcel. It is planted in vineyard and developed with a single-family residence. Per the County records, the house was built prior to 1965 and several improvements were made to it in later years. The house, including its driveway, has frontage on Nebraska Avenue, which is a public road, and the remainder of the parcel with vineyard on it has frontage on Nebraska and Fowler Avenues. The applicant plans to continue living in a single-family residence on a two-acre parcel and the 17-acre parcel with vineyard will be farmed by a family farmer. If the Variance is approved, to create the parcels, the applicant would be allowed to submit a parcel map application.

Parcels adjacent to and north of the subject parcel range in size from 1.38 acres to 2.28 acres and have been developed with single-family residences. Other parcels to the north are planted in vineyard and range from 16 acres to 17 acres in size. Small parcels with single-family residence also exist in the immediate area to the north, south, east, and west of this proposal. The proposed two-acre parcel and a 17-acre parcel are comparable in size and use to existing parcels in the area.

As listed below, one (1) variance request, pertaining to the allowance of a reduced parcel size, has been processed within one half-mile of the subject property.

Application/Request	Staff Recommendation	Final Action	Date of Action
VA No. 2982 – Allow the creation of a 5.57-acre parcel from a 39.37-acre parcel of land in AE-20	Approval	Approved by Planning Commission	February 27, 1986

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.*

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Side: 20 feet Street Side: 35 feet Rear: 20 feet	<u>Proposed two-acre Parcel-A:</u> Front (south): 87 feet Side (east): 20 feet Side (west): 20 feet Rear(north): 53 feet <u>Proposed 17-acre Parcel-B:</u> Front (north) N/A Side (east): N/A Side (west): N/A Rear: (south) N/A	Yes
Parking	No requirement for residential development.	N/A	N/A
Lot Coverage	No requirement	N/A	N/A
Space Between Buildings	40 feet (minimum) between human habitations and structures utilized to house animals	N/A	N/A
Wall Requirements	Per Section 855-H of the Zoning Ordinance	N/A	N/A
Septic Replacement Area	100 percent of the existing system	No change	N/A
Water Well Separation	Septic tank: 100 feet Disposal field: 100 feet Seepage pit: 150 feet	No change	N/A

Reviewing Agency/Department Comments:

Zoning and Permit Review Section of the Fresno County Department of Public Works and Planning: The AE-20 Zone District requires a minimum parcel size of 20 acres. Therefore, a Variance is required to waive the minimum parcel size requirements to allow the proposed two-acre and 17-acre parcels.

Analysis Finding 1:

In support of Finding 1, the applicant's finding states that the exceptional circumstances applicable to the subject property pertains to the centerline of the road (Fowler Avenue) not being located on the section line in order for the road right-of-way be taken equally on each side of the property. Fowler Avenue's right-of-way has been shifted to the east and is almost taken entirely from the applicant property, resulting in the subject parcel to be 19 acres instead of standard 20 acres.

Regarding Finding 1, while staff may concur that the decrease in the existing parcel size is partially caused by the road alignment, Staff notes that the current parcel size has no nexus with the proposed subdivision of the parcel into two smaller substandard parcels. There is not an exceptional or extraordinary condition which does not apply to the other parcels in the area. Furthermore, there appears to be no physical characteristics of the site itself such as elevation changes, rock outcroppings, wetlands, and/or public easements that create significant hardships for the Applicant and provides justification for the proposed parcellation as put forward by this Variance request.

Recommended Conditions of Approval:

None

Conclusion Finding 1:

Based on the above analysis, Finding 1 cannot be made.

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:

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.

Analysis Finding 2:

In support of Finding 2, the applicant's finding state that his family has owned the property since 1952. The applicant cannot continue to farm the property himself and therefore would like to create a separate parcel with a house to live in upon retirement. The applicant further states that there are many small parcels in the area that were created to allow farmers to own and enjoy their own home. Therefore, he should also be allowed to create two parcels less the 20 acres in size.

In order to make Finding 2, the preservation of a substantial property right must be demonstrated. The findings provided by the Applicant did not identify a deficit of a substantial property right which is enjoyed by other property owners that would be alleviated by approval of this Variance. The subject parcel in its current configuration with mixed residential and

agricultural uses is like other parcels in the area. If approved the Variance would permit a unique property right not generally enjoyed by other parcels in the area with the same zoning.

The applicant is proposing to allow the creation of a site parcel with an existing single-family residence to live in upon during his retirement, as he is unable to farm the land himself. However, creation of a separate parcel because you intend to retire is not a substantial property right enjoyed by the other properties.

The applicant has also cited presence of other parcels in the area similar in size to the proposed parcels. Staff notes that except for one parcel noted in the “Background Information” of this report, all other substandard-sized parcels within a one half-mile radius of the subject property were not created by Variances. Many of these parcels, however, were presumably created prior to August 31, 1976 when the area was zoned A-1 (Agricultural District). The A-1 Zone District allowed parcels as small as 6,000 square feet in June 8, 1960 (Ordinance No. 490) and to 2.29 acres in November 19, 1968 (Ordinance No. 490.52).

Recommended Conditions of Approval:

None

Conclusion Finding 2:

Based on the above analysis, Finding 2 cannot be made.

Finding 3: *The granting of such 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	Use	Zoning	Nearest Residence
North	1.38 acres 16.03 acres	Single-family residence; vineyard	AE-20	54 feet
South	35.9 acre	Single-family residence; vineyard	AE-20	90 feet
East	39.5 acres	Single-family residence; vineyard	AE-20	517 feet
West	19.4 acres	Vineyard	AE-20	None

Reviewing Agency/Department Comments Finding 3:

Development Engineering Division of the Fresno County Department of Public Works and Planning: A grading permit/voucher shall be required for any grading that has been done without a permit and any grading associated with future development on the parcels.

Fresno County Department of Public Health, Environmental Health Division (Health Department): The applicant should consider having the existing septic tanks pumped and have the tank 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.

Any new development of less than two acres or secondary dwelling shall require a nitrogen loading analysis by a qualified professional, demonstrating to the Department of Public Works and Planning, Building and Safety Section that the regional characteristics are such that an exception to the septic system density limit can be accommodated.

Any new sewage disposal systems shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section. To protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area shall be properly destroyed by a licensed contractor.

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 Health Department.

Road Maintenance & Operations Division (RMO), Fresno County Department of Public Works and Planning: An additional 12-feet of road right-of-way across the parcel frontage on E. Nebraska Avenue shall be required to comply with the General Plan. (Note: Request not proportional to the subject Variance request and not included as a Condition of Approval). An encroachment permit is needed from RMO Division for any work done within the road right-of-way of the County of Fresno.

Mapping Department, Fresno County Department of Public Works and Planning: If approved, subdivision of the parcel requires that a Tentative Parcel Map shall 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.

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.

These requirements have been included as Project Notes.

Fresno County Fire Protection District: Site Plan Review Section, Design Division, and Water and Natural Resources Division of the Fresno County Department of Public Works and Planning: Indicated no concerns with the proposal.

Analysis Finding 3:

In support of Finding 3, the applicant's finding state that many parcels within the project area are less than 20 acres with homes.

Staff concurs with the applicant that there are parcels in the area that are similar in size to the proposed parcels. The discussion regarding how those parcels came into existence has been discussed in Finding 2 above.

The subject parcel is in an area comprised of farmland planted in vineyard with sparse single-family residences. No distinctive scenic vista or scenic resources exist near the proposal. The proposed parcels will not change the existing physical characteristics of the property. The proposed two-acre parcel (Parcel A) will remain in residential use and the remainder 17 acres parcel (Parcel B) will remain in farming operation without any foreseeable impact on surrounding properties. Therefore, it is unlikely that the proposed parcellation will have substantial detrimental impacts to the public welfare, surrounding property and improvement. However, staff notes that the creation of two separate legal non-conforming parcels has the potential to increase residential density in the area by allowing a single-family residence through Director Review and Approval (DRA) on Parcel A and one primary residence by right and one secondary residence through DRA on Parcel B. Although, the increased residential density has the potential to conflict with adjacent agricultural operations, such uses, however, are compatible with the existing residential use on farmland near the proposal.

Considering the compatibility of the existing uses with the surrounding area and adherence to the mandatory Project Notes, staff believes the proposal would not be materially detrimental to the properties and improvements in the area.

Recommended Conditions of Approval:

None.

Conclusion Finding 3:

Based on the above analysis, Finding 3 can be made.

Finding 4: *That the proposed development is consistent with 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 Policy LU-A.9.</p>	<p>The subject property is zoned AE-20 which requires 20-acre minimum parcel size. The subject Variance request proposing to create a two-acre parcel and a 17-acre parcel for farming which are less than 20 acres in the AE-20 Zone District, is inconsistent with this policy. The proposal does not qualify for an exception under Policy LU-A.9. The subject parcel is 19-acre in size and does not meet the minimum 20-acre parcel size required to qualify for exceptions permitted under this policy</p>
<p>General Plan Policy LU-A. 7: The 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</p>	<p>As noted above, 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</p>

Relevant Policies:	Consistency/Considerations:
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.	of Agriculture, may conflict with normal agricultural practices on adjacent properties.
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. The evaluation shall include the following: a determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source. If groundwater is proposed, a hydrological investigation may be required. If the land in question lies in an area of limited groundwater, a hydrologic investigation shall be required.	The project site is not in a low-water area of Fresno County and utilizes an on-site well to provide water to the existing residence. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning expressed no concerns relating to water supply to the existing or future developments on the proposed parcels. The proposal is consistent with this Policy.

Reviewing Agency/Department Comments Finding 4:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The Agriculture and Land Use Element of the General Plan maintains 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 creation of a two-acre parcel that will be used for residential purposes will create conflict with agricultural uses in the surrounding area designated and zoned to accommodate agricultural uses. Policy PF-C.17 states that adequate water supply shall be provided for the proposal.

Analysis Finding 4:

In support of Finding 4, the Applicant’s Finding state that the project area is zoned AE-20. The General Plan designates the area as “Agriculture” to encourage ownership of family farming by allowing the applicant to subdivide his property. As such, creation of a two-acre parcel and a 17-acre parcel to remain farmed by a family farmer would not be contrary to the objective of the General Plan.

Staff does not concur with the Applicant’s statement that the project would not be contrary to the objectives of the General Plan. The subject parcel is designated Agriculture in the Fresno County General Plan. General Plan Policies LU-A.6 and LU-A.7 require a minimum parcel size of 20 acres as a means of encouraging continued agricultural production and minimizing the amount of land converted to non-agricultural uses. The subject parcel is 19 acres in size to begin with and nonconforming to the required parcel size. This proposal would further subdivide the 19-acre parcel to create a two-acre parcel and a 17-acre farmed parcel and therefore is inconsistent with Policy LU-A.6 and LU-A.7. The proposal, however, is consistent with General Plan Policy PF-C.17 as discussed above.

Recommended Conditions of Approval:

None.

Conclusion Finding 4:

Based on the above analysis, Finding 4 cannot be made.

PUBLIC COMMENT:

A total of five (5) letters from neighboring property owners were provided by the applicant citing no objection to the applicant's request to subdivide the property as proposed by this Variance request (see Exhibit 7).

SUMMARY CONCLUSION:

Based on the factors cited in the analysis, staff does not believe Findings 1, 2 and 4, required for granting the Variance, can be made. Staff therefore recommends denial of Variance No. 4105.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Denial Action)

- Move to determine that the required Findings cannot be made (as stipulated by staff) and move to deny Variance Application No. 4105; 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 the findings) and move to approve Variance Application No. 4105, 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.

EA:

G:\4360Devs&PIn\PROJSEC\PROJDOCS\VA\4100-4199\4105\SR\VA 4105 Staff Report.docx

EXHIBIT 1

**Variance Application (VA) No. 4105
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Division of the property shall be in accordance with the site plan (Exhibit 5) 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.	<p>Subdivision of the property requires 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.</p> <p>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.</p>
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 Condition and Project Notes and in accordance with the Parcel Map Ordinance.
3.	A grading permit/voucher is required for any grading that has been done without a permit and any future grading with this application.
4.	The applicant should consider having the existing septic tanks pumped and have the tank 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.
5.	Any new development of less than two acres or secondary dwelling will 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.
6.	Any new sewage disposal systems shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section.
7.	To protect groundwater, 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.
8.	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.

EXHIBIT 1

Notes

9.	An encroachment permit is needed from the Road Maintenance and Operations Division for any work done within the road right-of-way of Fresno County.
10.	A Grading Permit or Voucher shall be required for any grading that has been done without a permit and any grading associated with future development of the proposed parcels.

EA:
G:\4360Devs&Pln\PROJSEC\PROJDOCS\VA\4100-4199\4105\SR\VA 4105 Conditions & PN.docx

EXHIBIT 2 LOCATION MAP

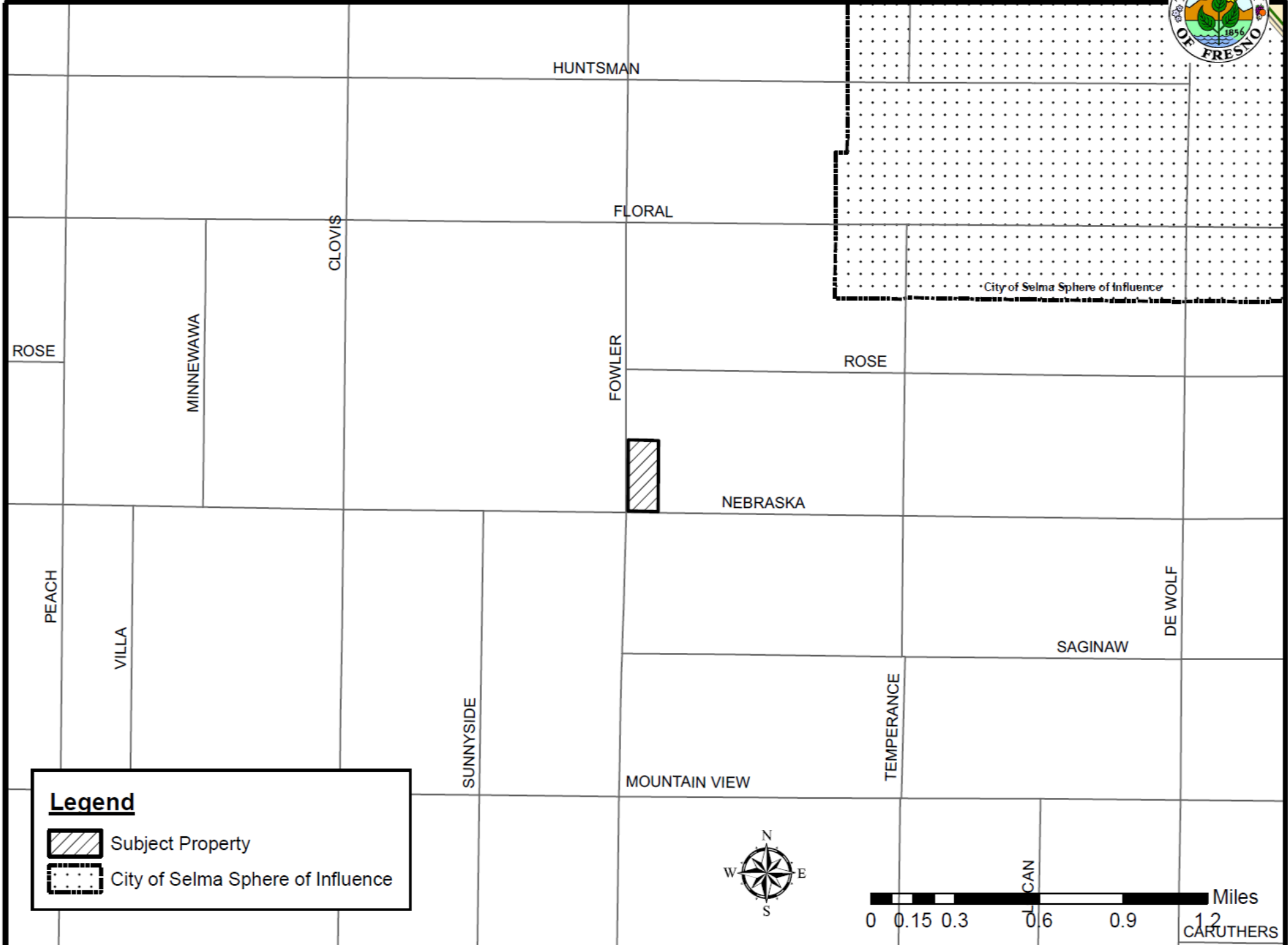


EXHIBIT 2

EXHIBIT 3
EXISTING ZONING MAP

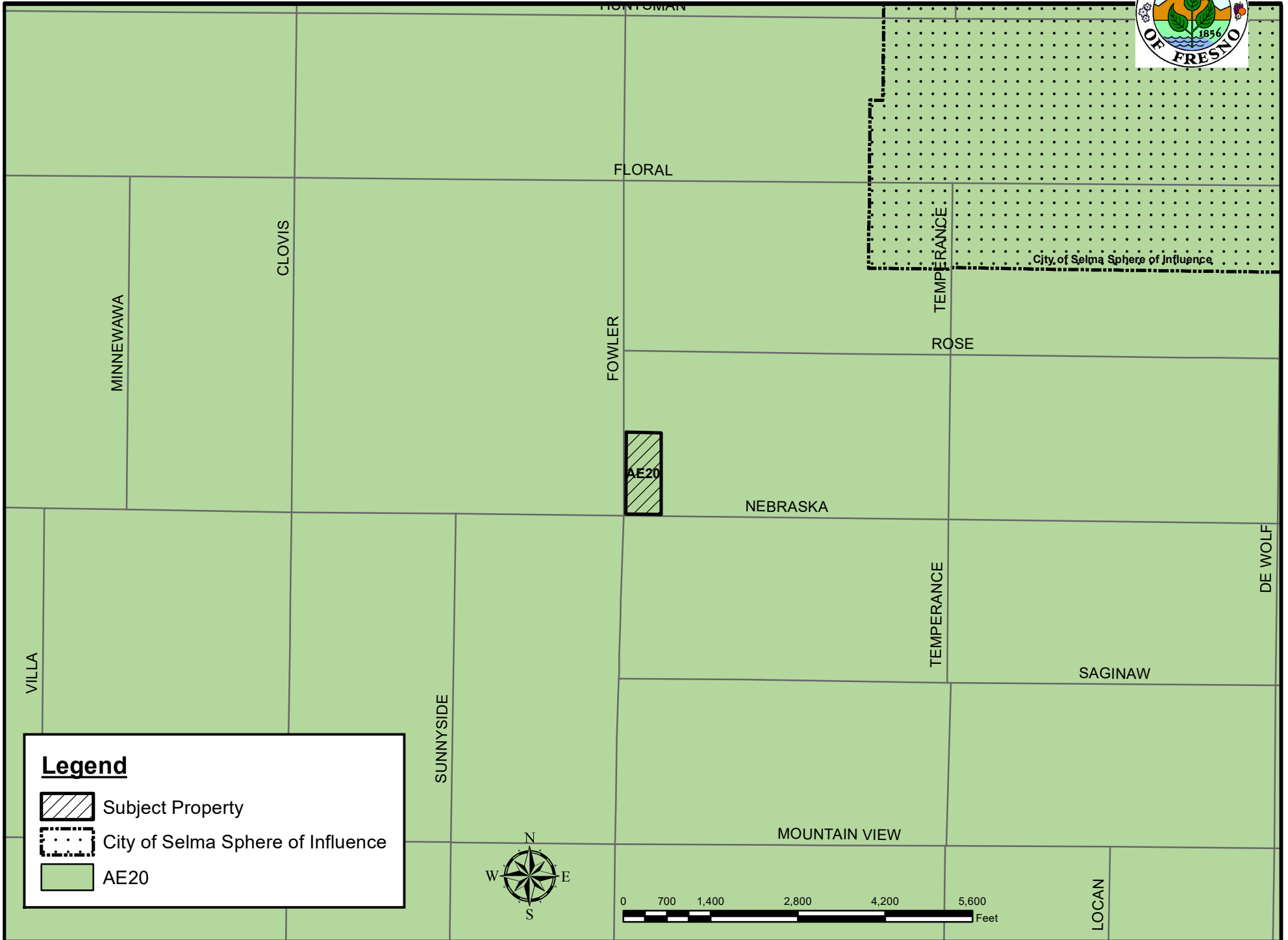
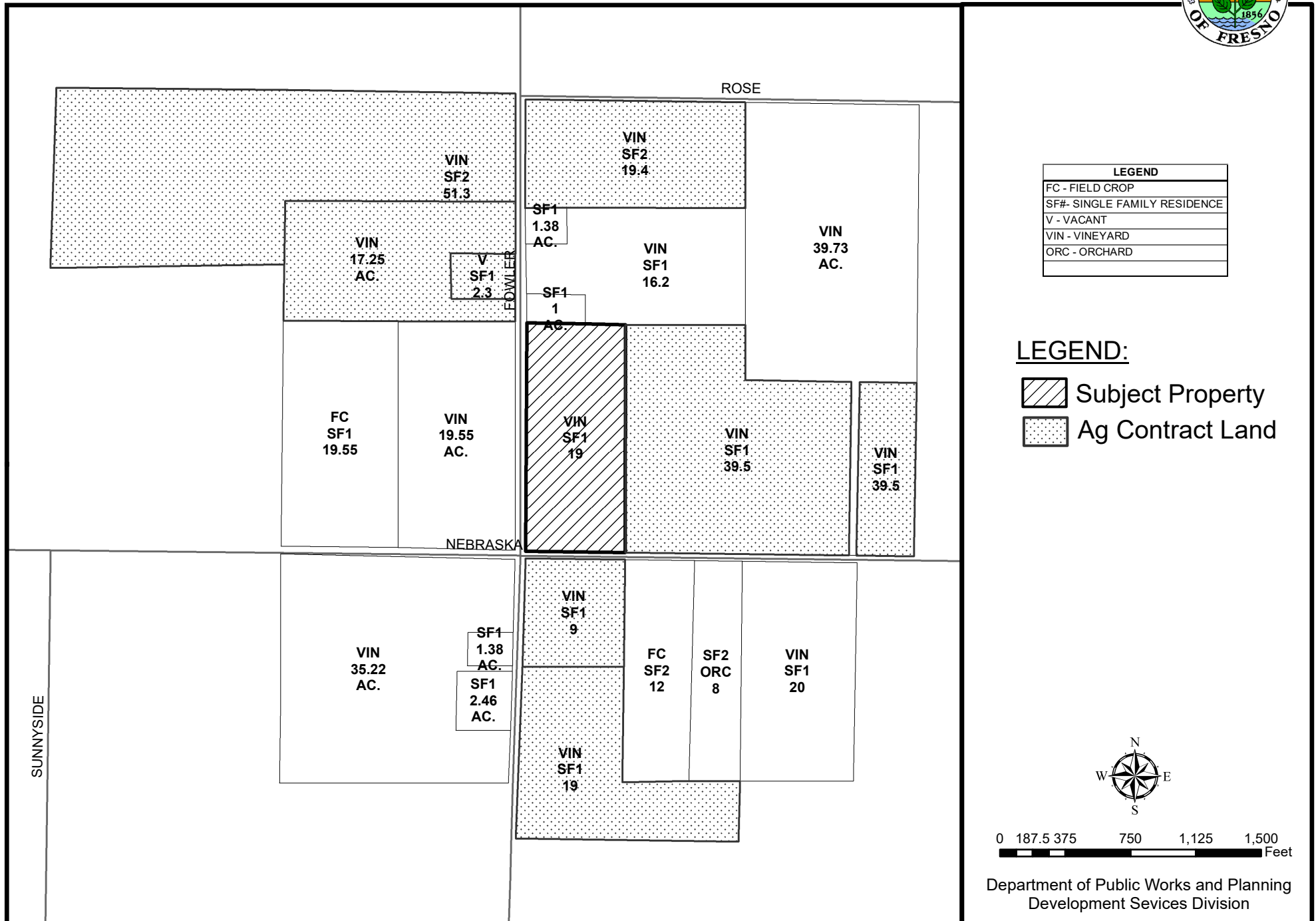


EXHIBIT 3

EXISTING LAND USE MAP



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

LEGEND:

- Subject Property
- Ag Contract Land

EXHIBIT 5

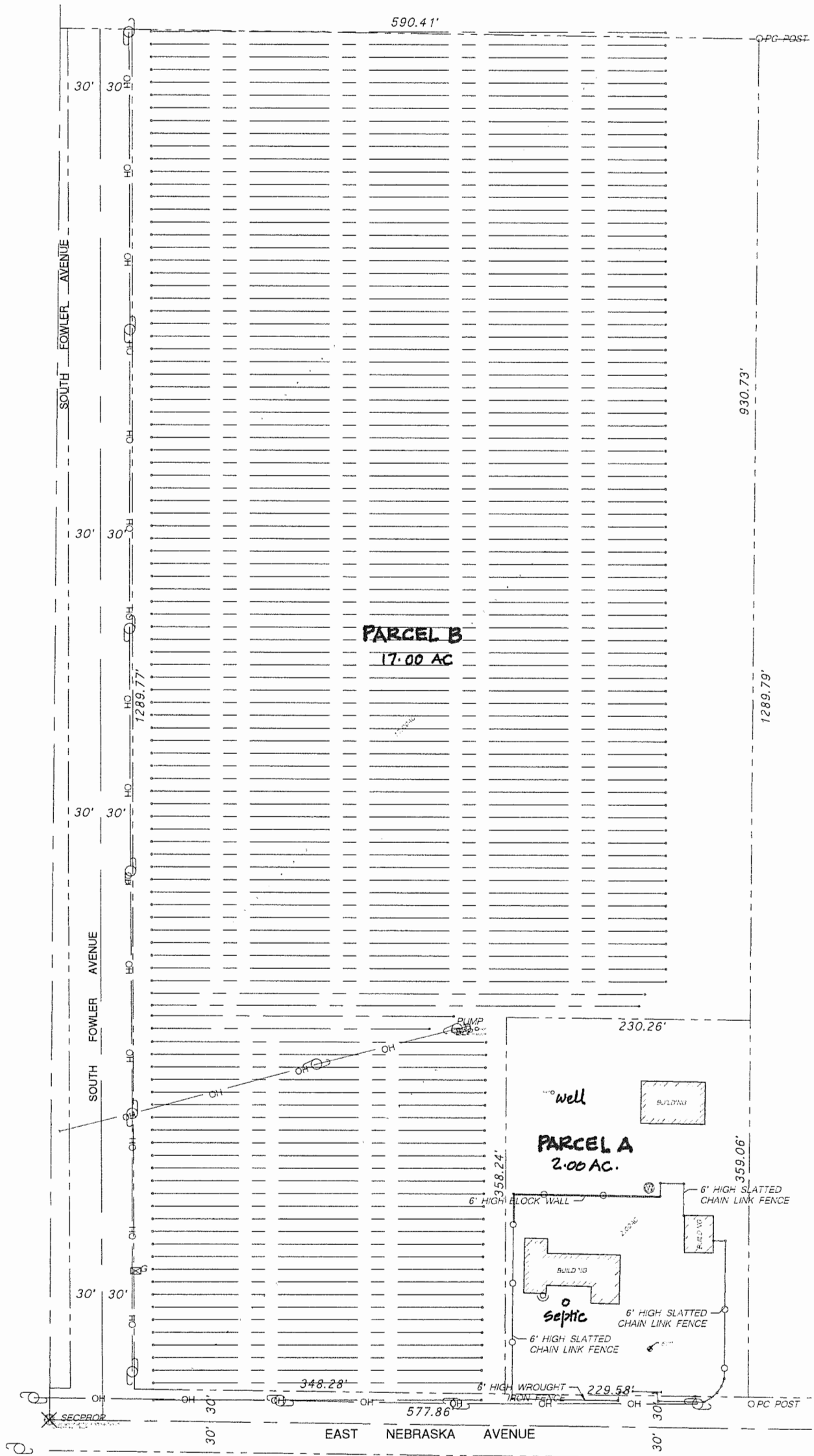
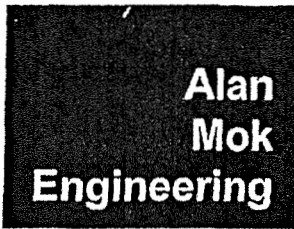


EXHIBIT 6



Fresno • Pleasanton
SBE, DBE, MBE

Four Mandatory Finding of Facts:

1. We feel that there are exceptional circumstances applicable to this property but not to other properties in the vicinity having the same zoning. Generally, the centerline of a county road is located on the section line therefore the road right-of-way taken will be equal on each side of the property. Unfortunately, South Fowler Avenue's right-of-way has been swift to the East and the road right-of-way is almost taken entirely from the applicant property. Therefore it has made the applicant's property less than the required 20 ac from the very beginning.
2. The applicant's family has owned the property since 1952. The applicant was born and raised in this house and he is now at the age where he can no longer farm but still wishes to keep and enjoy his home during his retirement years. As shown on the attached photo of the adjacent area, there are many smaller lots which were created to allow the farmer to own and enjoy their own home. Therefore, he is asking the county to allow the variance to create the two parcels less the 20 ac so that he can retire in his home.
3. As shown on the attached APN map, there are many parcels within this area which are less than 20 ac with a small home state lot. We are also attaching letters from the adjacent owners in support of the subdivision.
4. The zoning in this area is AE-20. The reason the General Plan created the AE-20 was to encourage ownership of family farming. By allowing the applicant to subdivide into two parcels, less than 20 ac will not contrary to the object of the General Plan. The larger remaining parcel will still be productive farm land to be farmed by another family farmer.

VA 4105
RECEIVED
COUNTY OF FRESNO
APR 08 2021
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

-NOTE-
 This map is for Assessment purposes only.
 It is not to be construed as portraying legal
 ownership or divisions of land for purposes
 of zoning or subdivision law.

SEC'S. 3 & 4, T.16S., R.21E., M.D.B. & M.

Tax Rate Area
 180-000

385-03

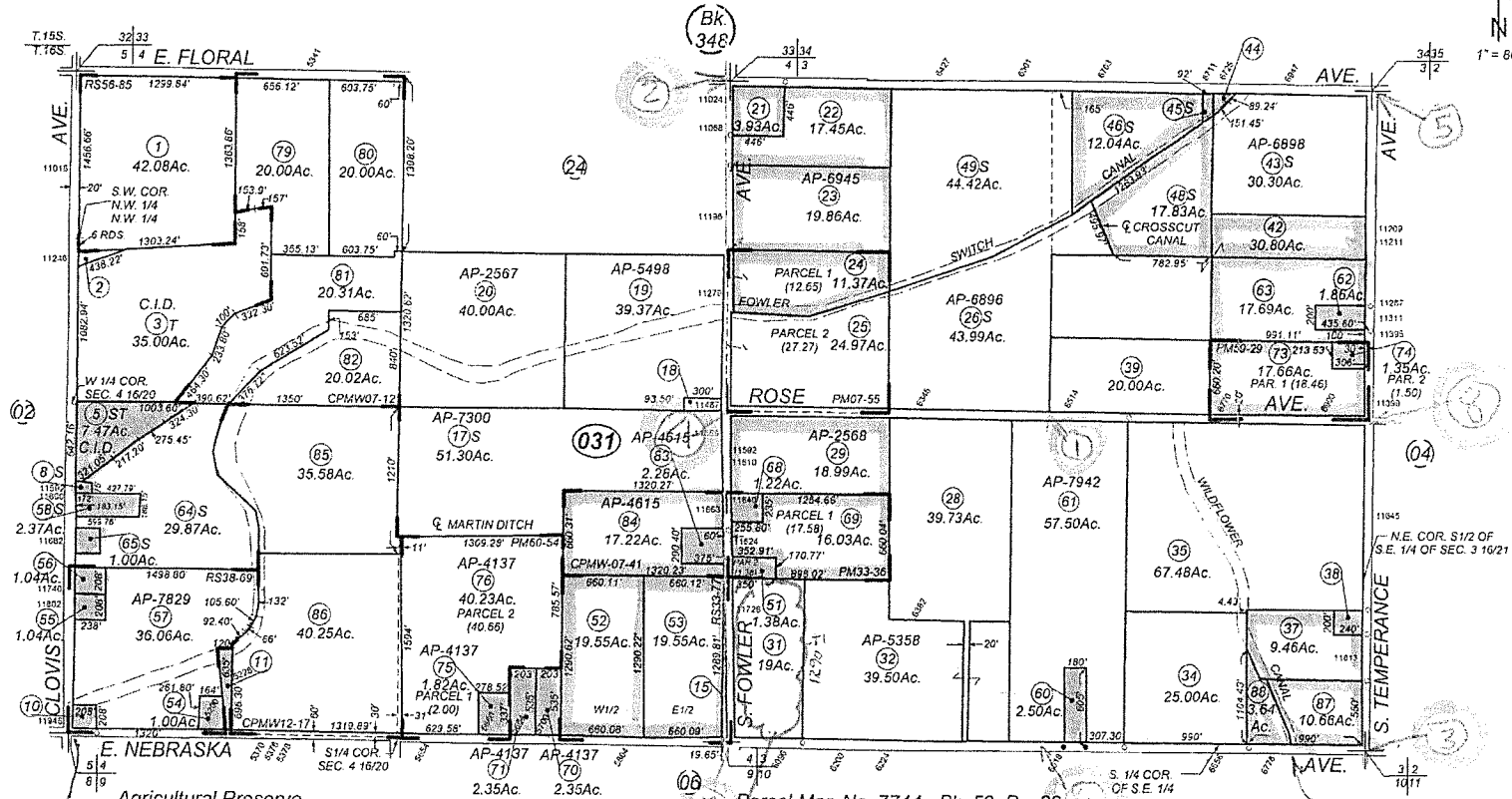
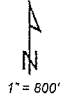


Exhibit 6, Page 2

Elo69 Reset Benchmark

Agricultural Preserve
 Certificate of Parcel Map Waiver No. 07-12, Doc 107131, 7/28/08
 Certificate of Parcel Map Waiver No. 07-41, Doc 6306, 01/20/09
 Certificate of Parcel Map Waiver No. 12-17, Doc 64335, 05/03/13
 Parcel Map No. 1475 - Bk. 7, Pg. 55
 Parcel Map No. 5127 - Bk. 33, Pg. 36

Parcel Map No. 7744 - Bk. 59, Pg. 29
 Parcel Map No. 7781 - Bk. 60, Pg. 54
 Record of Survey - Bk. 33, Pg. 77
 Record of Survey - Bk. 38, Pg. 69
 Record of Survey - Bk. 56, Pg. 85

GI 386 Benchmark 91036

Assessor's Map Bk. 385 - Pg. 03
 County of Fresno, Calif.

8/15/2017

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

Applicant's Reply
 Lots that are less than
 20 ac



Residential Lots less than 2000 +/- 800

EXHIBIT 7

TO: County of Fresno:

I, Larry Cruff, the owner of
6518 E Nebraska Ave, Selma, CA has no
objection to Doug and Connie McKenzie subdividing their property at 6096
East Nebraska Avenue, Selma, CA. into two (2) lots, both of which are less than
20 ac.

QC

TO: County of Fresno:

I, Elizabeth Gamoiian, the owner of
6200 E Nebraska, Selma, CA has no
objection to Doug and Connie McKenzie subdividing their property at 6096
East Nebraska Avenue, Selma, CA. into two (2) lots, both of which are less than
20 ac.

Elizabeth Gamoiian

TO: County of Fresno:

I, DEBBIE WILKINSON, the owner of
6189 E. NEBRASKA AVE, Selma, CA has no
objection to Doug and Connie McKenzie subdividing their property at 6096
East Nebraska Avenue, Selma, CA. into two (2) lots, both of which are less than
20 ac.

Debbie Wilkinson

TO: County of Fresno:

I, Michael N. N, the owner of
11663 S. Fowler EA, Selma, CA has no
objection to Doug and Connie McKenzie subdividing their property at 6096
East Nebraska Avenue, Selma, CA. into two (2) lots, both of which are less than
20 ac.

Signed
> Michael N. N

TO: County of Fresno:

I, Jesus Leon, the owner of
11610 S FOWLER AVE Selma, CA has no
objection to Doug and Connie McKenzie subdividing their property at 6096
East Nebraska Avenue, Selma, CA. into two (2) lots, both of which are less than
20 ac.

Jesus Leon