



# County of Fresno

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

March 29, 2021

Gary and Deborah Blagg  
3534 S. Bethel Avenue  
Sanger, CA 93657

Dear Applicant:

Subject: Resolution No. 12871 - Variance Application No. 4097

On March 11, 2021 the Fresno County Planning Commission approved your application with Conditions. A copy of the Planning Commission Resolution is enclosed.

Since no appeal was filed with the Clerk to the Board of Supervisors within 15 days, the Planning Commission's decision is final.

The approval of this project will expire one year from the date of approval unless the required mapping application to create the parcels is filed in accordance with the Parcel Map Ordinance. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Variance.

If you have any questions regarding the information in this letter, please contact me at [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov) or 559-600-4207.

Sincerely,

Jeremy Shaw, Planner  
Development Services and Capital Projects Division

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Enclosure



## Inter Office Memo

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DATE: March 11, 2021  
TO: Board of Supervisors  
FROM: Planning Commission  
SUBJECT: RESOLUTION NO. 12871 - VARIANCE APPLICATION NO. 4097

OWNER/APPLICANTS: Gary and Deborah Blagg

REQUEST: Allow a reduction of the minimum lot size requirement for a mapping procedure to adjust the property line between two parcels, which will result in an increase of 3,876 square-feet to an existing 0.94-acre parcel and an equivalent decrease in size to an existing adjacent 17.84-acre parcel; and also allow a 15-foot rear yard setback where a minimum of 20-feet is required on the 0.94-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcels are located on the east side of S. Bethel Avenue between E. Central Avenue and E. North Avenue, approximately one half-mile southwest of the City of Sanger (SUP. DIST. 4) (APN 332-110-36 and 37) (3534 S. Bethel Avenue and 3556 S. Bethel Avenue).

### PLANNING COMMISSION ACTION:

At its hearing of March 11, 2021, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

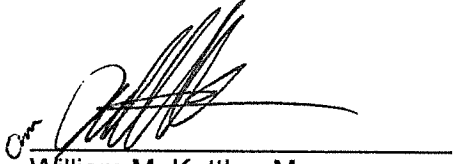
A motion was made by Commissioner Ewell and seconded by Commissioner Eubanks to adopt the recommended Findings of Fact and approve Variance No. 4097 subject to the Conditions of Approval, and Project Notes listed in Exhibit B.

RESOLUTION NO. 12871

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Ewell, Eubanks, Abrahamian, Burgess, Carver, Chatha, Hill, and Woolf
	No:	None
	Absent:	Commissioner Ede
	Abstain:	None

STEVEN E. WHITE, DIRECTOR  
Department of Public Works and Planning  
Secretary-Fresno County Planning Commission

By:   
William M. Kettler, Manager  
Development Services and Capital Projects Division

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**NOTE:** The approval of this project will expire one year from the date of approval unless the required mapping application to affect the property line adjustment is filed in accordance with the Parcel Map Ordinance. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Variance.

Attachments

EXHIBIT A

Variance Application No. 4097

- Staff: The Fresno County Planning Commission considered the Staff Report dated March 11, 2021 and heard a summary presentation by staff.
- Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions of Approval, and described the project and offered the following information to clarify the intended use:
- The existing garage with accessory living quarters has been permitted for the past 22 years.
  - No new property improvements are proposed with this Variance.
- Others: No other individuals presented information in support of or in opposition to the application.
- Correspondence: Two letters were presented to the Planning Commission by the applicant's representative from neighbors in support of the application, which indicated that the change in property boundaries would not adversely affect them.

JS:  
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**Variance Application (VA) No. 4097  
Conditions of Approval and Project Notes**

<b>Conditions of Approval</b>	
1.	The property line adjustment between the two subject parcels shall be done in accordance with the site plan (Exhibit 6) as approved by the Planning Commission.
Conditions of Approval reference Conditions for the project.	
<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	The approval of this Variance will expire one year from the date of approval unless the required mapping application to affect the property line adjustment between the two subject parcels is filed in substantial compliance with the Condition(s) of Approval and Project Notes.
2.	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.  The Fresno County Parcel Map Ordinance (County Ordinance Code, Title 17- Divisions of Land) provides that "Property access improvements associated with the division of the subject property are subject to the provisions of the Fresno County Parcel Map Ordinance, including dedication, acquisition of access easement, roadway improvements, and roadway maintenance." These requirements will be satisfied through recordation of a parcel map to create the subject parcels, subsequent to the approval of the Variance. The Applicant(s) may apply for an exception request from the road standards through the parcel map process.
3	It is recommended that the applicant consider having the existing septic tank systems pumped and have the tanks and leech fields 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.	All abandoned water wells and septic systems on the subject parcels or resultant parcels shall be properly destroyed by an appropriately licensed contractor, subject to permits and inspections by the Fresno County Department of Public Works and Planning and the Fresno County Department of Public Health.
5.	Prior to destruction of agricultural wells, a sample of the uppermost fluid in the well column shall be checked for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil shall be removed from the well prior to placement of fill material for destruction. The oily water removed from the well must be handled in accordance with federal, state and local government requirements.

**Notes**

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| 6   | At such time the applicant or a future property owner decides to construct a water well on either of the subject parcels, the water well contractor selected by the applicant will be required to apply for and obtain a Permit to Construct a Water Well from the Fresno County Department of Public Health, Environmental Health Division. Please be advised that only those persons with a valid C-57 contractor's license may construct wells. |
| 7.  | Should any underground storage tank(s) be found during development of either of the subject parcels, the Applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.  |
| 8.  | 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 existing and proposed parcel(s).   |
| 9.  | Any additional runoff generated by development of the subject parcels cannot be drained across property lines and must be retained or disposed of per County standards.  |
| 10. | An encroachment permit from the Fresno County Road Maintenance and Operations Division will be required for any work proposed within the County road right-of-way.   |