



Inter Office Memo

**ATTENTION: FOR FINAL ACTION OR
MODIFICATION TO OR ADDITION OF
CONDITIONS, SEE FINAL BOARD OF
SUPERVISORS' ACTION SUMMARY
MINUTES**

DATE: May 19, 2022

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12940 – ENVIRONMENTAL REVIEW NO. 8183 AND
VARIANCE APPLICATION NO. 4127

APPLICANT: WW Enterprises

OWNER: Richard and Luzminda Piel

REQUEST: Allow the creation of a 3.3-acre parcel and a 15.65-acre parcel
from an existing 18.95-acre parcel within the AE-20 (Exclusive
Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the east side of N. McCall
Ave., 700-feet south of E. Manning Ave., 0.7 miles north of the
City of Selma (APN: 358-021-12) (9240 S. McCall Ave.) (Sup.
Dist. 4).

PLANNING COMMISSION ACTION:

At its hearing of May 19, 2022, the Commission considered the Staff Report and testimony (summarized in Exhibit A). A motion was made by Commissioner Chatha and seconded by Commissioner Zante to deny the Variance request stating that they concurred with staff's analysis that the four required Findings of Fact could not be made for Variance No. 4127.

This motion was passed on the following vote:

VOTING: Yes: Commissioners Chatha, Zante, Arabian, Carver, Ewell, Hill, and
Woolf

No: None

Absent: Commissioner Abrahamian

Abstain: None

RESOLUTION NO. 12940

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

By:  _____

William Kettler, Manager
Development Services and Capital Projects Division

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Attachments

EXHIBIT A

Environmental Review No. 8183 and Variance Application No. 4127

Staff: The Fresno County Planning Commission considered the Staff Report dated May 19, 2022 and heard a summary presentation by staff.

Presenters: The Applicant disagreed with the Staff's recommendation. He described their request and offered the following information to clarify the intended use:

- Forty-one (41) notices were mailed without any responses from surrounding property members.
- The property is surrounded by one-acre and two-acre parcels located west of the subject parcel.
- The upkeep of the land places undue burden upon the property owners.
- Surrounding properties with the same zoning classification also are one-acre and two-acre parcels.
- The subdivided land will continue to be used for agricultural purposes
- The home would be separated from the existing vineyard.

Others: No individuals presented information in support of or in opposition to the proposal.

Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the proposal.

EXHIBIT "B"

ATTACHMENT
TO
AGENDA ITEM

FISCAL IMPACT STATEMENT

Variance Application No. 4127

Listed below are the fees collected for the land use applications involved in this Agenda Item:

Variance Application:	\$ 6,049.00 ¹
Environmental Review:	259.00 ²
Pre- Application Credit	(247.00) ³
Health Department Review:	<u>365.00⁴</u>
Total Fees Collected	\$ <u>6,460.00</u>

¹ Includes project routing, coordination with reviewing agencies, preparation and incorporation of analysis into Staff Report.
² Review proposal to provide appropriate California Environmental Quality Act (CEQA) evaluation.
³ Pre-Application Credit granted if application filed within 6-month timeframe
⁴ Review of proposal by the Department of Public Health, Environmental Health Division to provide comments.