



DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION



VA 4121



12911 Auberry Rd



Plant Concrete Plant

Tennis court

Tennis court

Reno

Reno

Milligan Rd

Biglione Dr

Biglione Dr

Biglione Dr

Auberry Rd

Auberry Rd

Milligan Rd

Milligan Rd



12911 Auberry Rd

Biglione Dr

Biglione Dr

SITE INFORMATION:

EXISTING ZONING
AE20-EXCLUSIVE AGRICULTURE

PLANNED LAND USE
SINGLE FAMILY RESIDENTIAL

SOURCE OF WATER
WELL

SOURCE OF SEWER
SEPTIC SYSTEM

SOURCE OF TELEPHONE
PONDEROSA TELEPHONE COMPANY
SOURCE OF ELECTRICITY
PG&E

SITE AREA
20.43 ACRES (GROSS)
APN 300329-155
DOC. NO. 2008-0103133, O.R.F.C.

OWNER
HAYASHI
5438 N PLEASANT AVENUE
FRESNO, CA 3711

NOTE:
SOURCE OF DATA: FIELD SURVEY OF SUBJECT PROPERTY WITH RECORD OF SURVEY TO FILED WITH WAIVER CERTIFICATE.

BASIS OF BEARINGS:
THE GEODETIC OBSERVATION OF THE SOUTH LINE OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE & MERIDIAN, TAKEN TO BE NORTH 88°48'24" EAST.

WAIVER OF TENTATIVE AND PARCEL MAP NO. _____

BEING A SUBDIVISION OF A PORTION OF BLOCK 9 OF THE MAP OF REDWOOD PARK BOOK 5 OF RECORD OF SURVEYS AT PAGE 4, F.C.R. FRESNO COUNTY, CALIFORNIA IN THE SOUTH HALF OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 21 EAST, M.D.B.&M. FOR HAYASHI

LEGAL DESCRIPTION- A.P.N. 300-320-155

PARCEL 1:
THAT PORTION OF BLOCK 9 OF REDWOOD PARK, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 5 OF RECORD OF SURVEYS AT PAGE 4, FRESNO COUNTY RECORDS, AND ALSO SET FORTH IN THAT CERTAIN MAP FILED JULY 1, 1974 IN BOOK 26, OF RECORD OF SURVEYS, AT PAGE 82, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 9 WHICH LIES SOUTH 02°24'10" EAST A DISTANCE OF 548.58 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 77°37'00" EAST A DISTANCE OF 737.43 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 21°00'00" AND A RADIUS OF 1100.00 FEET, A DISTANCE OF 403.17 FEET; THENCE SOUTH 56°37'00" EAST A DISTANCE OF 275.28 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 56°37'00" EAST A DISTANCE OF 154.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 28°32'11" AND A RADIUS OF 700.00 FEET, A DISTANCE OF 308.34 FEET; THENCE NORTH 17°35'06" EAST A DISTANCE OF 1417.87 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 9 WHICH LIES EASTERLY A DISTANCE OF 2218.42 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 86°32'21" EAST A DISTANCE OF 581.08 FEET TO A DISTANCE OF 975.00 FEET; THENCE SOUTH 05°19'44" EAST A DISTANCE OF 1096.49 FEET TO THE TRUE POINT OF BEGINNING.
ALSO EXCEPTING THEREFROM THAT CERTAIN MOBILE HOME AS ASSESSED TO THE LAND.

PARCEL 2:
A NONEXCLUSIVE EASEMENT FOR ROAD PURPOSES 60 FEET IN WIDTH, 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE LOCATED IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 21 EAST, IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 21 EAST, AND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, TO WIT:

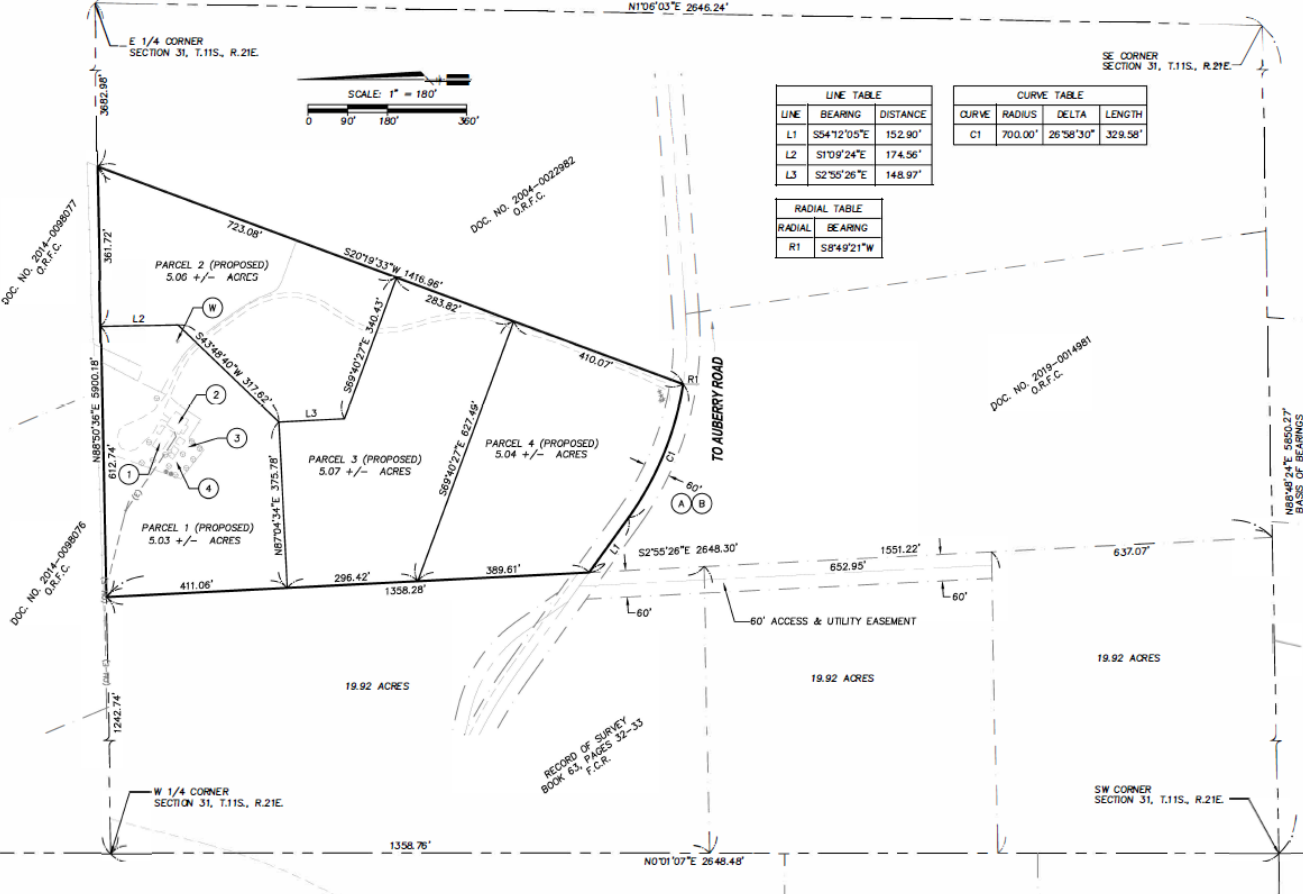
PART I:
BEGINNING AT A POINT ON THE CENTER LINE OF THAT CERTAIN FRESNO COUNTY ROAD KNOWN AS CLOMS-AUBERRY ROAD, SAID POINT BEING SOUTH 13° 21' 49" EAST A DISTANCE OF 271.29 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 24° 52' 19" WEST A DISTANCE OF 286.89 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 31 WHICH LIES SOUTH 86° 23' 00" WEST A DISTANCE OF 581.08 FEET FROM SAID SOUTHEAST CORNER OF SECTION 31; THENCE CONTINUING NORTH 24° 52' 19" WEST A DISTANCE OF 85.36 FEET; THENCE NORTH 53° 39' 49" WEST A DISTANCE OF 201.55 FEET; THENCE NORTH 36° 32' 34" WEST A DISTANCE OF 297.87 FEET; THENCE NORTH 18° 01' 34" WEST A DISTANCE OF 239.18 FEET; THENCE NORTH 03° 05' 14" WEST A DISTANCE OF 201.88 FEET; THENCE NORTH 53° 40' 14" WEST A DISTANCE OF 222.96 FEET; THENCE SOUTH 84° 21' 11" WEST A DISTANCE OF 292.13 FEET; THENCE NORTH 66° 17' 29" WEST A DISTANCE OF 129.33 FEET; THENCE SOUTH 80° 14' 56" WEST A DISTANCE OF 336.28 FEET; THENCE NORTH 46° 10' 19" WEST A DISTANCE OF 197.68 FEET; THENCE NORTH 64° 29' 10" WEST A DISTANCE OF 320.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 41° 23' 34" AND A RADIUS OF 60.00 FEET, A DISTANCE OF 43.35 FEET TO POINT "A"; THENCE CONTINUING NORTHERLY ALONG SAID ARC CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 51° 33' 25" AND A RADIUS OF 50.00 FEET, A DISTANCE OF 54.34 FEET; THENCE NORTH 28° 47' 41" EAST A DISTANCE OF 122.45 FEET TO THE POINT OF ENDING.

PART II:
BEGINNING AT THE AFOREMENTIONED POINT "A" THENCE SOUTH 83° 23' 00" WEST A DISTANCE OF 212.18 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 40° 00' 00" AND A RADIUS OF 700.00 FEET, A DISTANCE OF 488.69 FEET; THENCE NORTH 56° 37' 00" WEST A DISTANCE OF 430.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 21°00' 00" AND A RADIUS OF 1100.00 FEET, A DISTANCE OF 403.17 FEET; THENCE NORTH 77° 37' 00" WEST A DISTANCE OF 737.73 FEET TO THE POINT OF ENDING, SAID POINT OF ENDING IS ON THE WEST LINE OF SAID SOUTH ONE-HALF OF SECTION 31 AND LIES SOUTH 02° 24' 10" EAST A DISTANCE OF 548.58 FEET FROM THE WEST ONE-QUARTER CORNER OF SAID SECTION 31.

VICINITY MAP:



Yamabe & Horn Engineering, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
1815 S. G ST. SUITE 200 • FRESNO, CA 93705
TEL: 558-8888 FAX: 558-8889



LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	LENGTH
L1	S54°12'05"E	152.90'	C1	700.00'	26°58'30"	329.58'
L2	S1°09'24"E	174.56'				
L3	S2°55'26"E	148.97'				

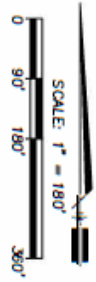
RADIAL TABLE	
RADIAL BEARING	
R1	S84°9'21"W

LEGEND:

—	LIMITS OF SUBDIVISION	---	EXISTING RIGHT-OF-WAY LINE	⊙	EXISTING WATER WELL	---	EXISTING IMPROVEMENTS
---	PROPOSED PARCEL LINE	---	EXISTING EDGE OF PAVEMENT	F.C.R.	FRESNO COUNTY RECORDS	①	RESIDENCE
---	EXISTING SECTION LINE	---	EXISTING ELECTRIC	O.R.F.C.	OFFICIAL RECORDS FRESNO COUNTY	②	METAL SHED
---	EXISTING CENTER LINE	---	EXISTING FENCE (WIRE)	⊙	PARCEL 2 - ADJUTENANT ACCESS TO AND THROUGH THE SUBJECT PARCEL BEING SUBDIVIDED.	③	PROPANE TANK
---	EXISTING PROPERTY LINE	---	EXISTING WATER HOSE BIB	⊙	PREVIOUSLY RESERVED EASEMENT FOR ROAD PURPOSES PER DEED RECORDED 12/19/1974 IN BK. 6379, PG. 963, AS DOC. NO. 94363, O.R.F.C.	④	SEPTIC TANK



E 1/4 CORNER
SECTION 31, T.31S, R.21E



DOC. NO. 2004-0022882
D.R.F.C.

LINE	BEARING	DISTANCE
L1	S54°12'05"E	152.90'
L2	S17°09'24"E	174.56'
L3	S2°55'26"E	148.97'

CU	RADIUS
C1	700.00'

RADIAL	BEARING
R1	S84°19'21"W



N88°50'36"E 5900.18'

361.72'

3682.98'

723.08'

PARCEL 2 (PROPOSED)
5.06 +/- ACRES

S43°48'40"W 317.62'

612.74'

1

2

3

4

PARCEL 1 (PROPOSED)
5.03 +/- ACRES

N87°04'34"E 375.78'

PARCEL 3 (PROPOSED)
5.07 +/- ACRES

S69°40'27"E 340.43'

S207°19'33"W 1416.96'

283.82'

PARCEL 4 (PROPOSED)
5.04 +/- ACRES

S69°40'27"E 627.48'

410.07'

296.42'

1358.28'

399.61'

60'

S2°55'26"E 2648.30'

60'

60'

60'

652.95'




1551.22'

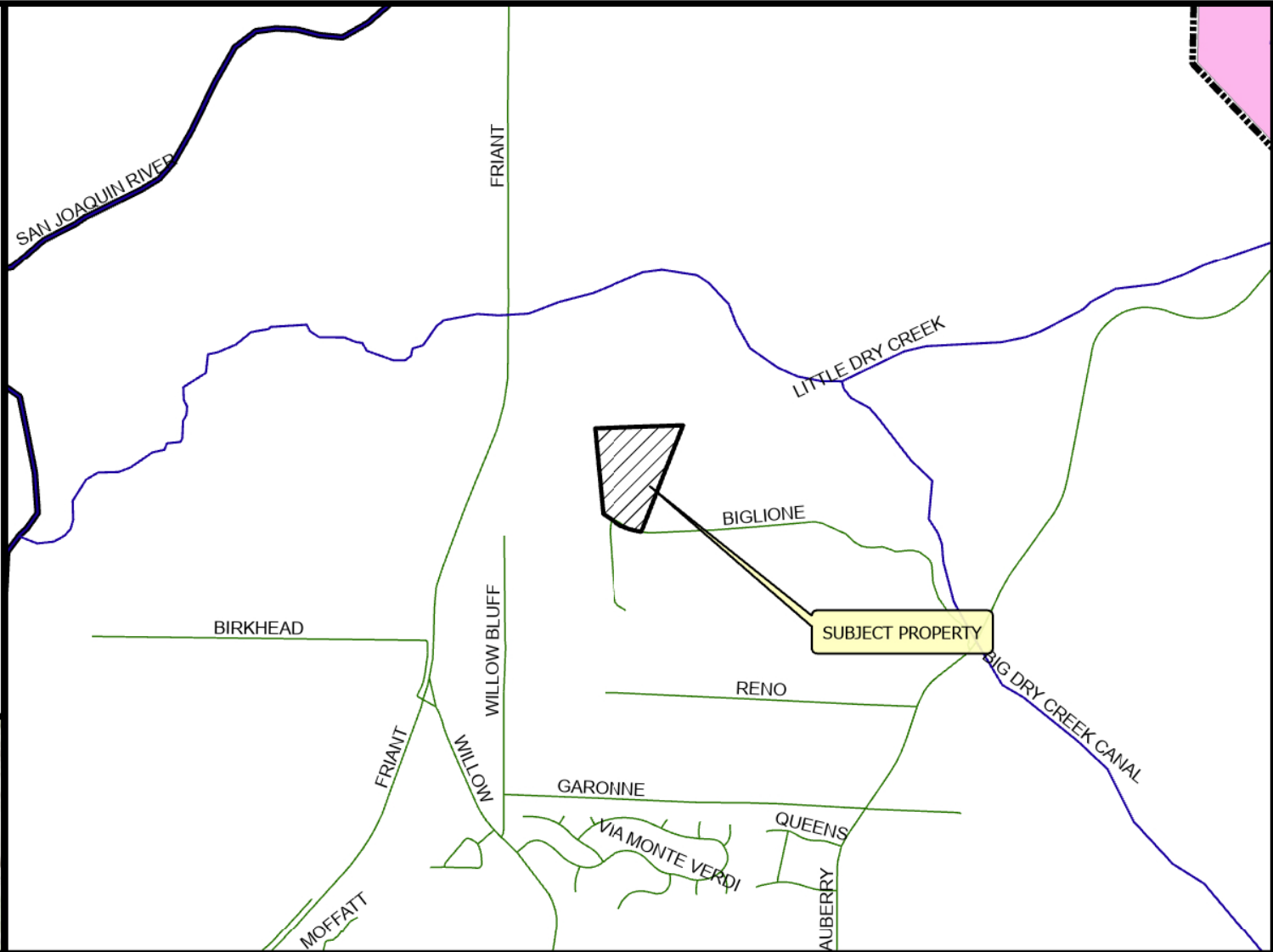
1242.74'

1242.74'

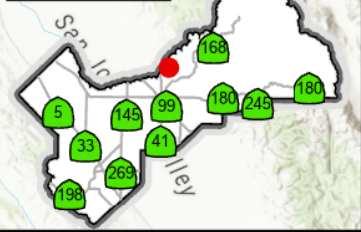


Legend

-  Subject Property
-  Clovis
-  City Sphere of Influence



VICINITY MAP

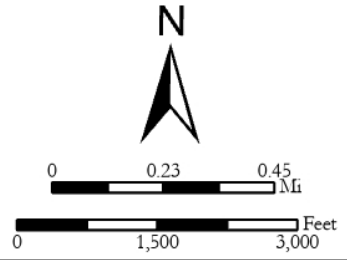


LOCATION MAP

VA4121

2023

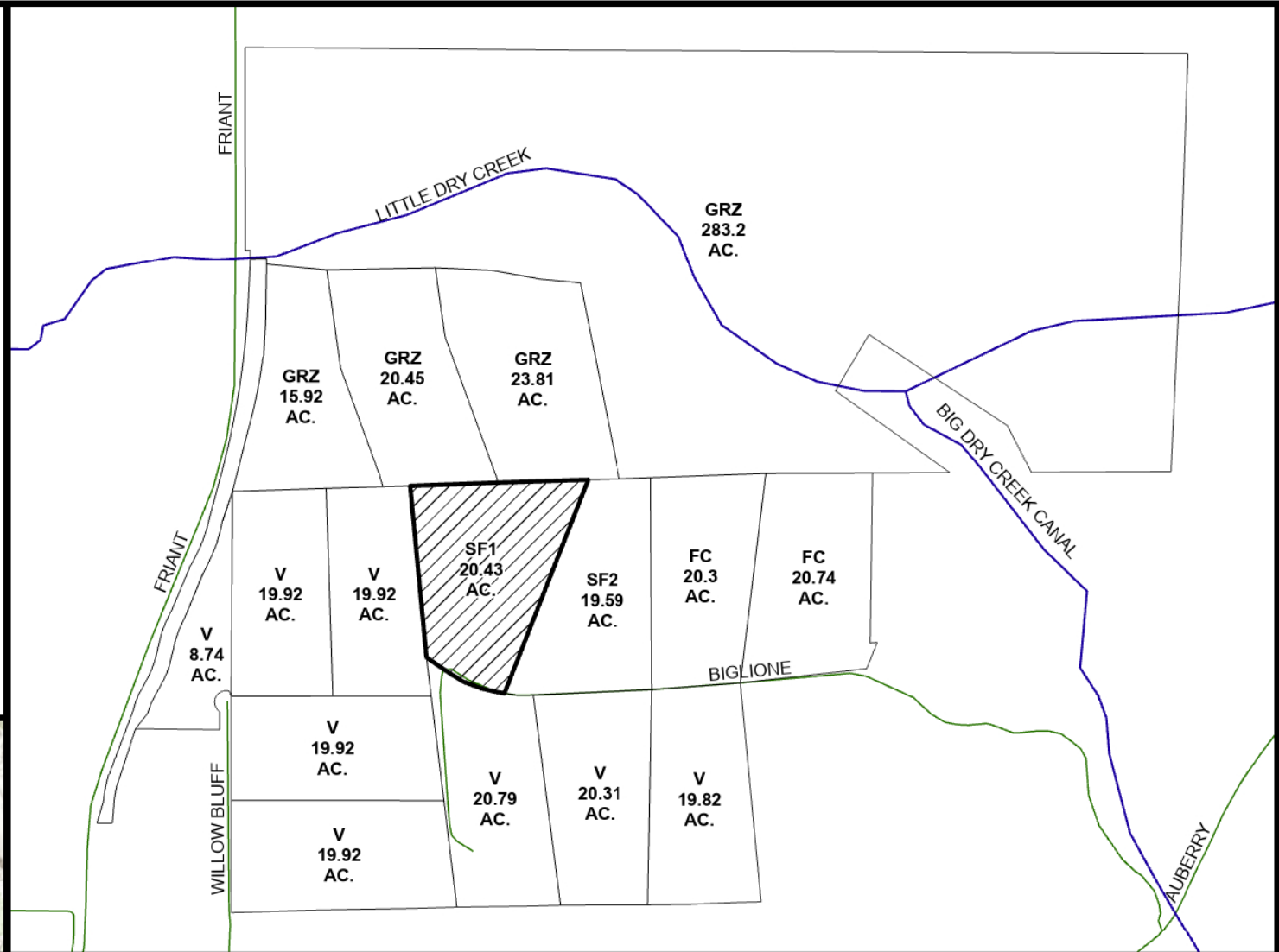
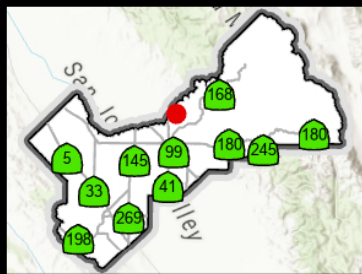
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 5/30/2023



LEGEND:

 Subject Property

LEGEND
FC - FIELD CROP
GRZ - GRAZING
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

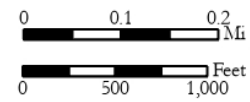


Existing Land Use Map

VA4121

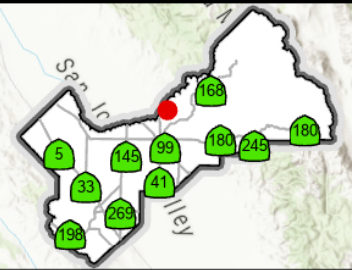
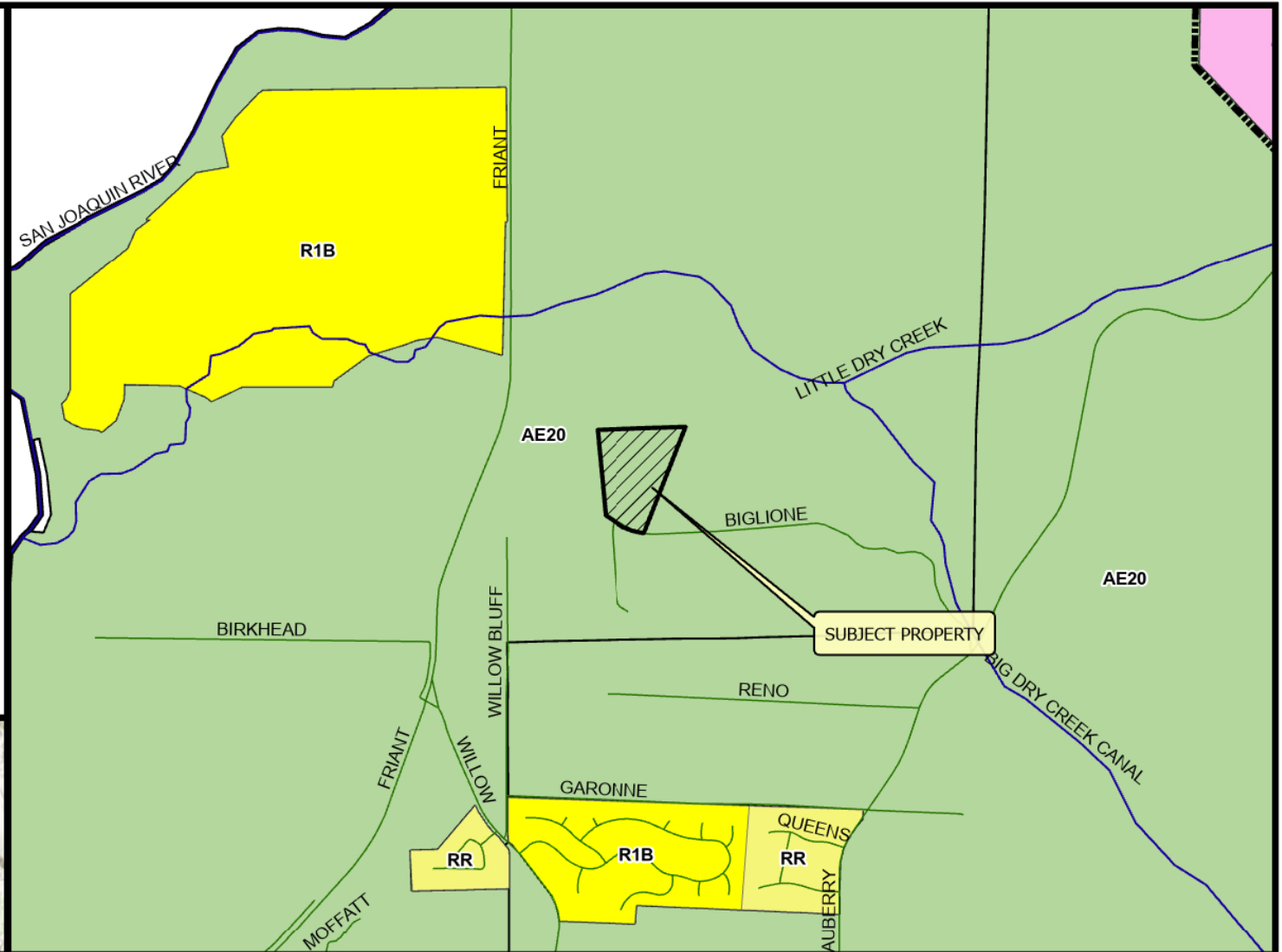
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 5/30/2023



Legend

-  Subject Property
-  Clovis
-  City Sphere of Influence
-  AE20
-  R1B
-  RR

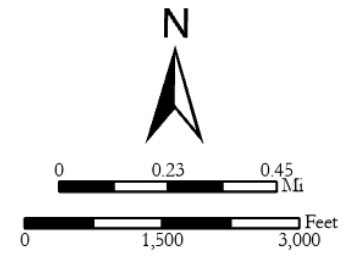


Existing Zoning Map

VA4121
STR 13 - 15/20

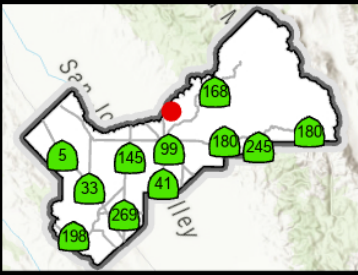
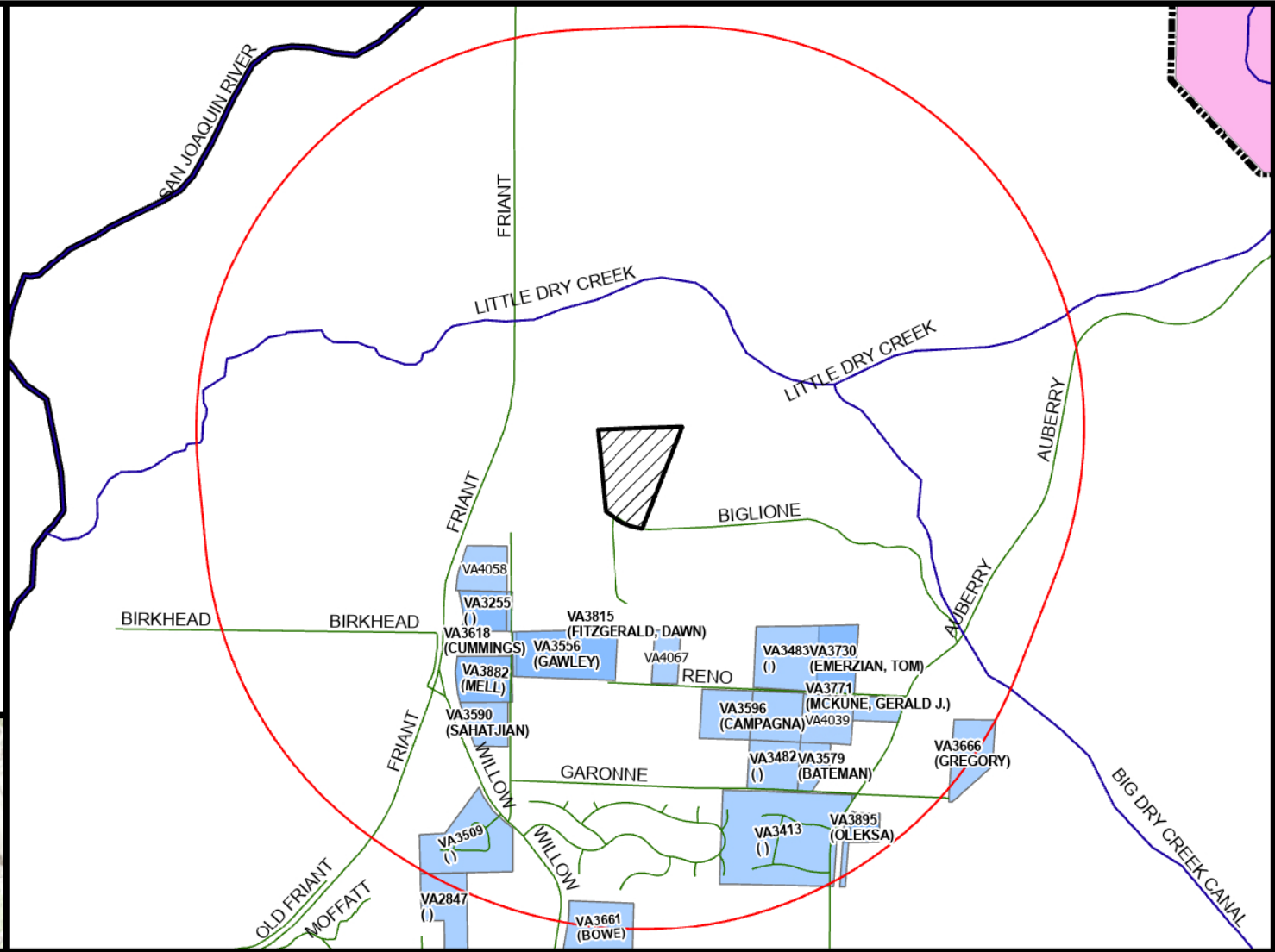
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 5/30/2023



Legend

-  Buffer1Mile
-  Subject Property
-  Variances
-  Clovis
-  City Sphere of Influence

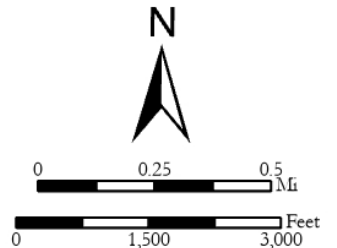


Proximity Map

VA4121

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 5/30/2023



SITE INFORMATION:

EXISTING ZONING
AE20-EXCLUSIVE AGRICULTURE

PLANNED LAND USE
SINGLE FAMILY RESIDENTIAL

SOURCE OF WATER
WELL

SOURCE OF SEWER
SEPTIC SYSTEM

SOURCE OF TELEPHONE
PONDEROSA TELEPHONE COMPANY

SOURCE OF ELECTRICITY
PG&E

SITE AREA
20.43 ACRES (GROSS)

APN 300-320-155
DOC. NO. 2008-0103133, O.R.F.C.

OWNER
HAYASHI
5438 N PLEASANT AVENUE
FRESNO, CA 93711

NOTE:
SOURCE OF DATA: FIELD SURVEY OF SUBJECT PROPERTY WITH RECORD OF SURVEY TO FILED WITH WAIVER CERTIFICATE.

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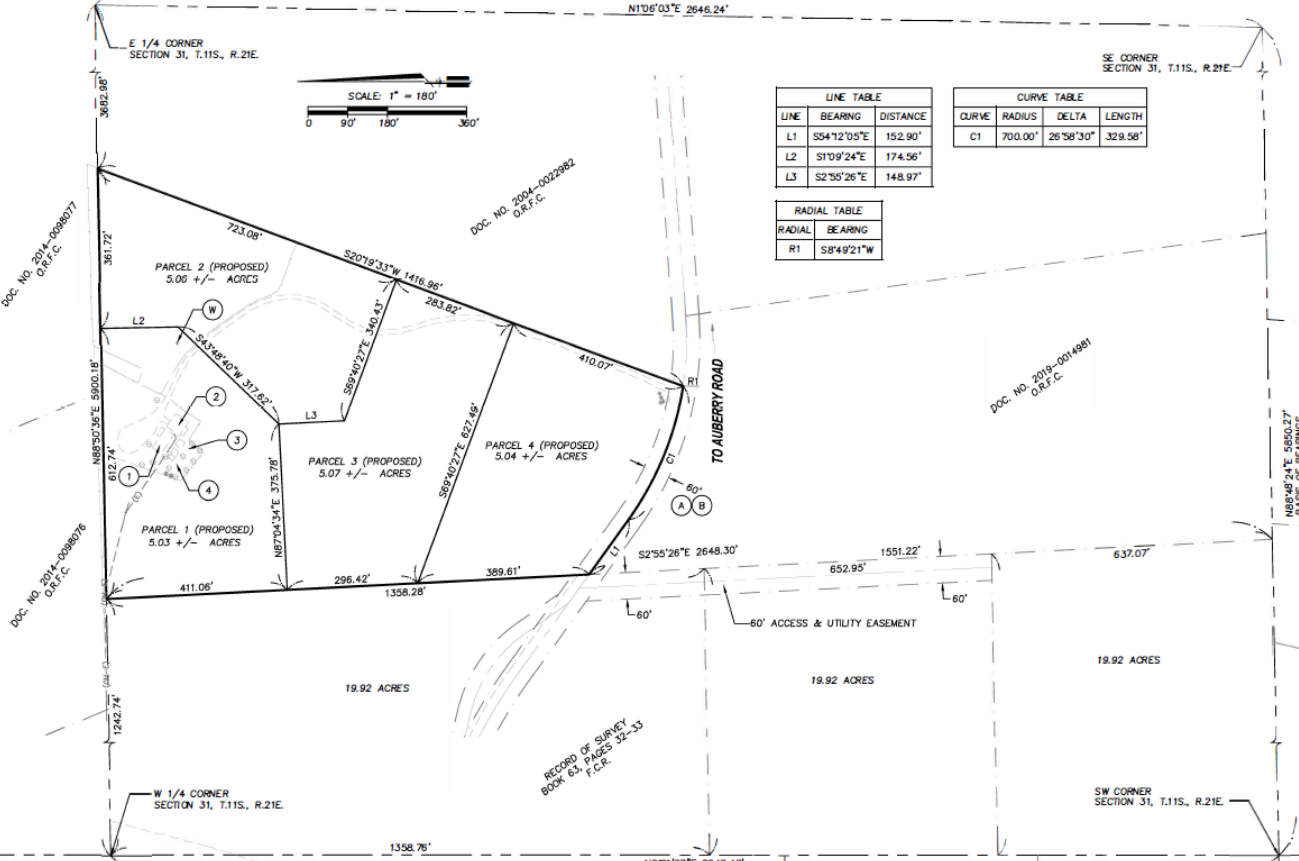
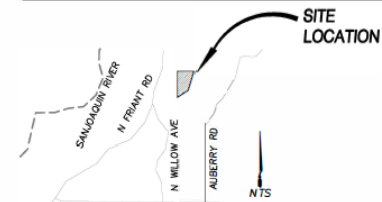
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VICINITY MAP:



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°12'05"E	152.90'
L2	S1°09'24"E	174.56'
L3	S2°55'26"E	148.97'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	700.00'	26°58'30"	329.58'

RADIAL TABLE	
RADIAL	BEARING
R1	S84°9'21"W

LEGEND:

- | | | | | | | | |
|-------|------------------------|-----|----------------------------|----------|---|-----|-----------------------|
| — | LIMITS OF SUBDIVISION | --- | EXISTING RIGHT-OF-WAY LINE | ⊙ | EXISTING WATER WELL | --- | EXISTING IMPROVEMENTS |
| - - - | PROPOSED PARCEL LINE | --- | EXISTING EDGE OF PAVEMENT | F.C.R. | FRESNO COUNTY RECORDS | ① | RESIDENCE |
| --- | EXISTING SECTION LINE | --- | EXISTING ELECTRIC | O.R.F.C. | OFFICIAL RECORDS FRESNO COUNTY | ② | METAL SHED |
| --- | EXISTING CENTER LINE | --- | EXISTING FENCE (WIRE) | ⊙ | PARCEL 2 - ADJUTENANT ACCESS TO AND THROUGH THE SUBJECT PARCEL BEING SUBDIVIDED. | ③ | PROPANE TANK |
| --- | EXISTING PROPERTY LINE | --- | EXISTING WATER HOSE BIB | ⊙ | PREVIOUSLY RESERVED EASEMENT FOR ROAD PURPOSES PER DEED RECORDED 12/19/1974 IN BK. 6379, PG. 963, AS DOC. NO. 94363, O.R.F.C. | ④ | SEPTIC TANK |

Findings	Description	Findings Met
1	Exceptional or extraordinary circumstances or conditions	NO
2	Necessary for the preservation and enjoyment of a substantial property right of the applicant	NO
3	No adverse effect on surrounding neighborhood	NO
4	Not contrary to the objectives of the General Plan	NO

Government code Section 65906

THIS WOULD BE A SPECIAL PRIVILEGE

Inconsistent with Government code section 65906

“...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.”

PLANNING COMMISSION MOTIONS:

Recommended Motion (Denial Action)

- Move to determine that the required Findings cannot be made and move to deny Variance Application No. 4121; 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 and move to approve Variance Application No. 4121, 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 Exhibit 1