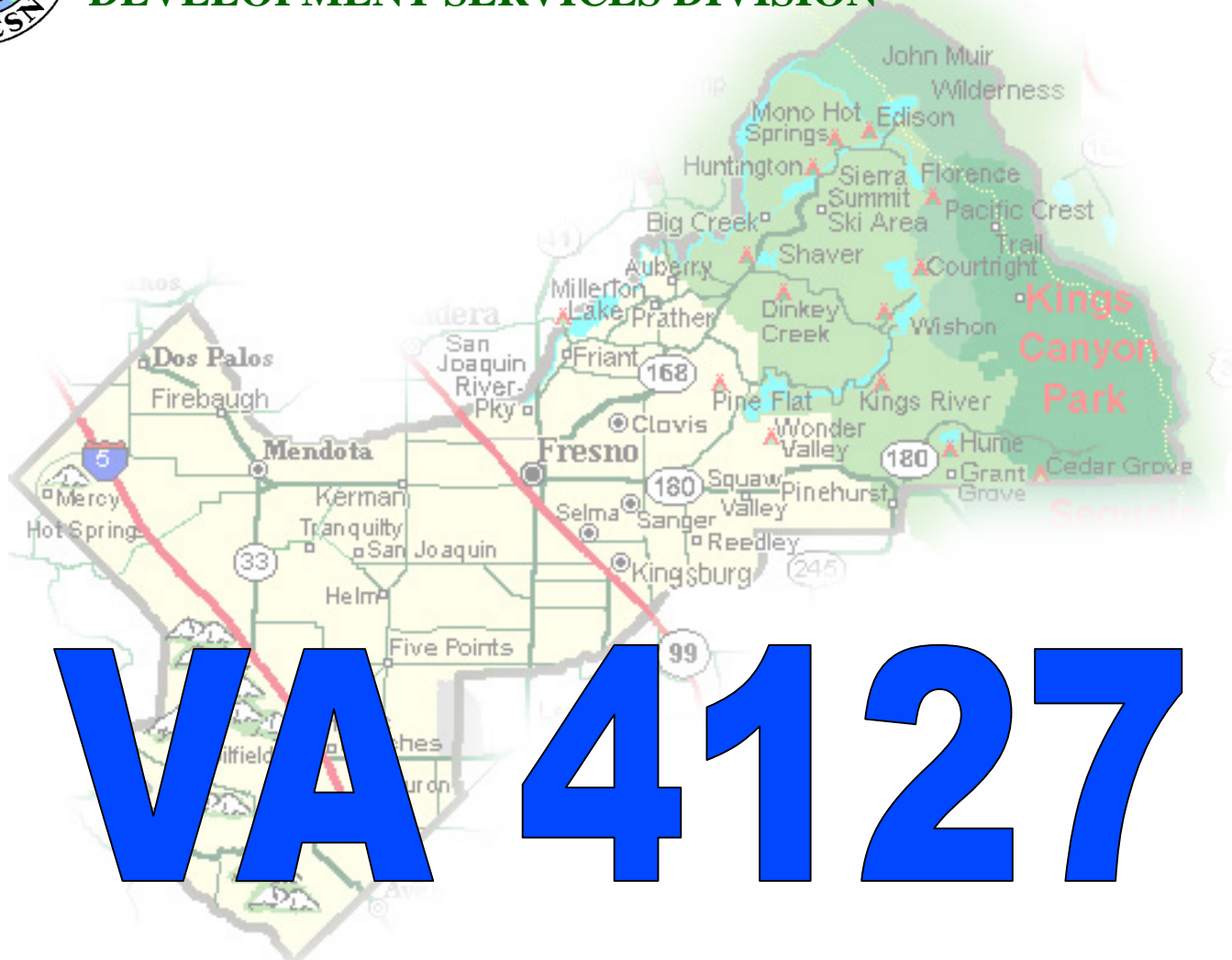




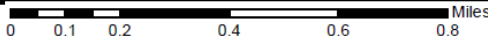
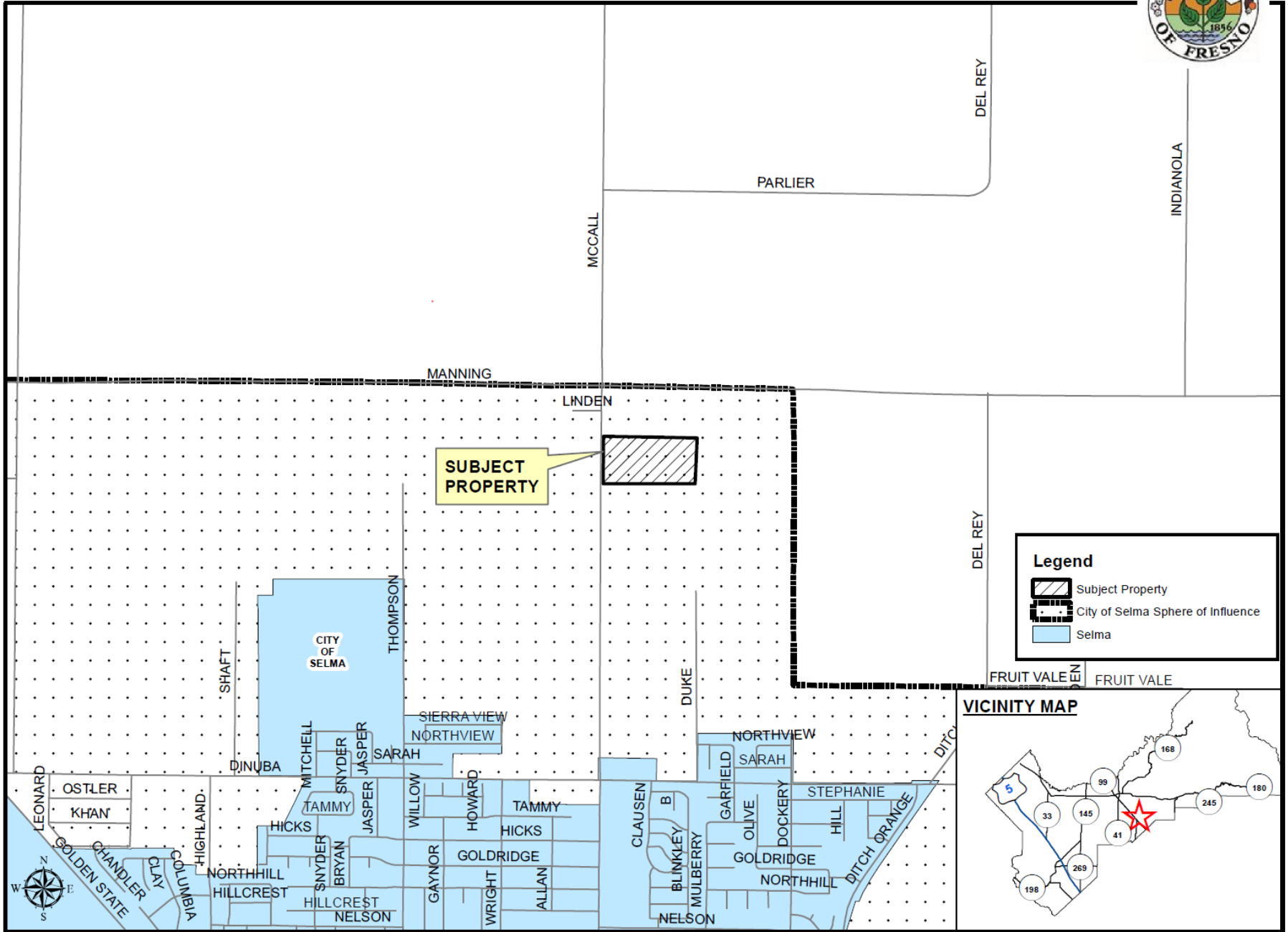
DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION



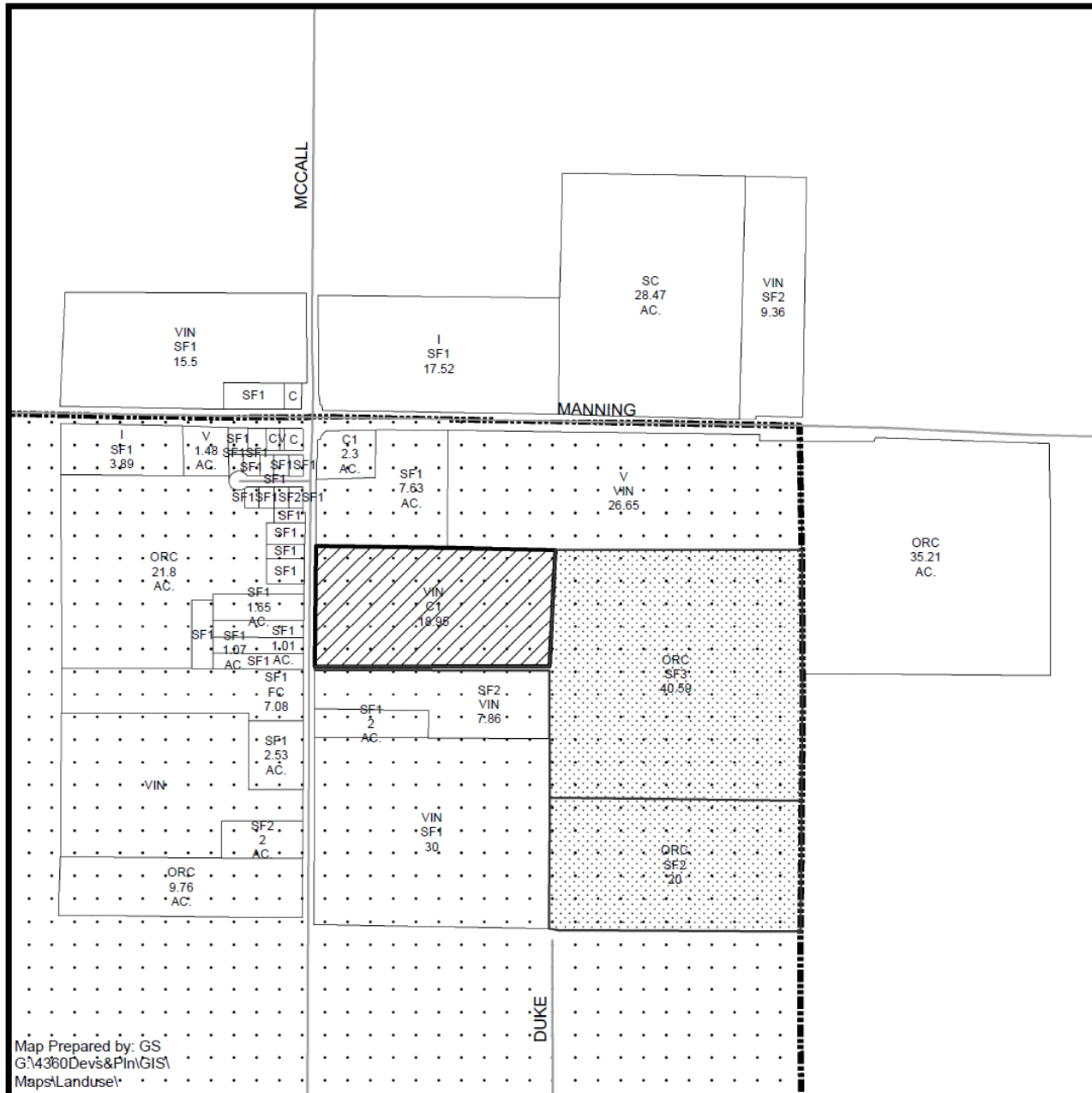
BACKGROUND INFORMATION:

- Currently Zoned AE-20 (Exclusive Agricultural, 20-acre minimum)
 - Parcels less than 20-acres not allowed
- General Plan's intent to prevent parcellation with 20-acre minimum
- Property owners request the Variance due to inability to continue their farming operation (See Exhibit 8).

LOCATION MAP



EXISTING LAND USE MAP



LEGEND	
C	- COMMERCIAL
C#	- COMMERCIAL
I	- INDUSTRIAL
ORC	- ORCHARD
SC	- SEASONAL CROP
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT
VIN	- VINEYARD

Legend

-  Subject Property
-  Ag Contract Land
-  City of Selma Sphere of Influence

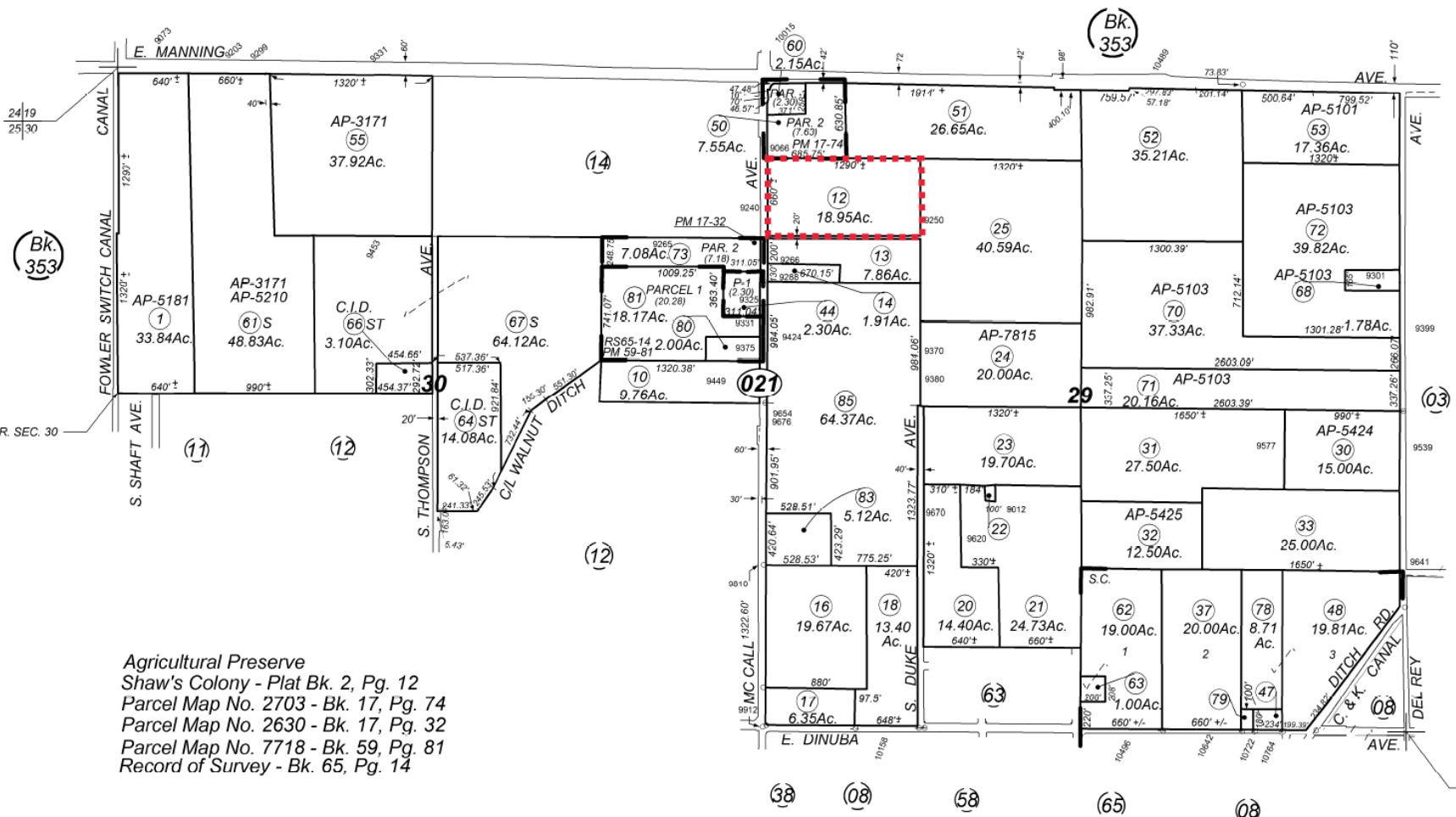


SUBDIVIDED LAND & POR. SEC. 29 & 30, T. 15 S., R. 22 E., M.D.B. & M.

Tax Rate Area
11-078
180-000

358-02

-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.



Agricultural Preserve
Shaw's Colony - Plat Bk. 2, Pg. 12
Parcel Map No. 2703 - Bk. 17, Pg. 74
Parcel Map No. 2630 - Bk. 17, Pg. 32
Parcel Map No. 7718 - Bk. 59, Pg. 81
Record of Survey - Bk. 65, Pg. 14

Assessor's Map Bk. 358 - Pg. 02
County of Fresno, Calif.

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

VAs IN A 1/2-MILE RADIUS

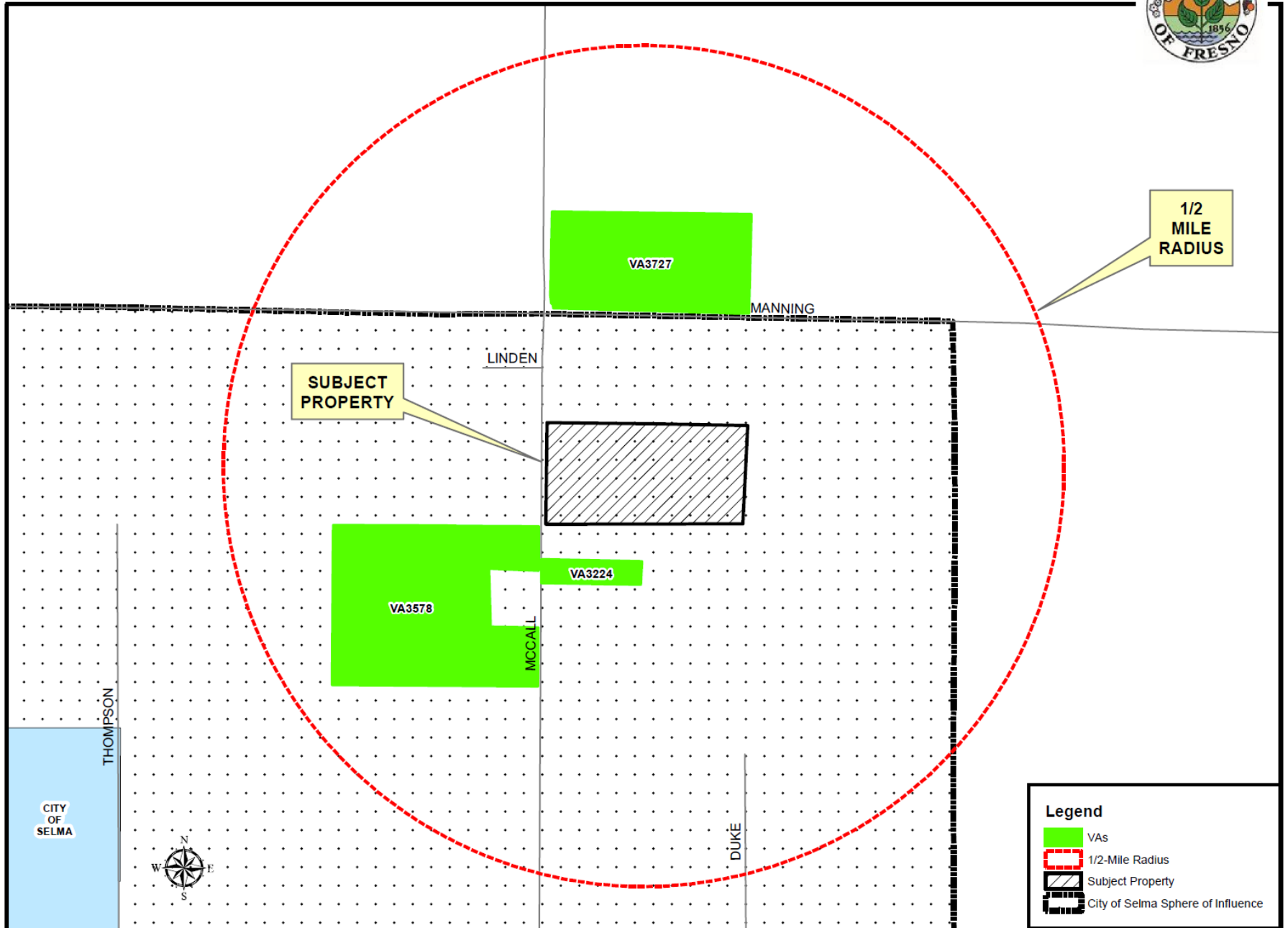
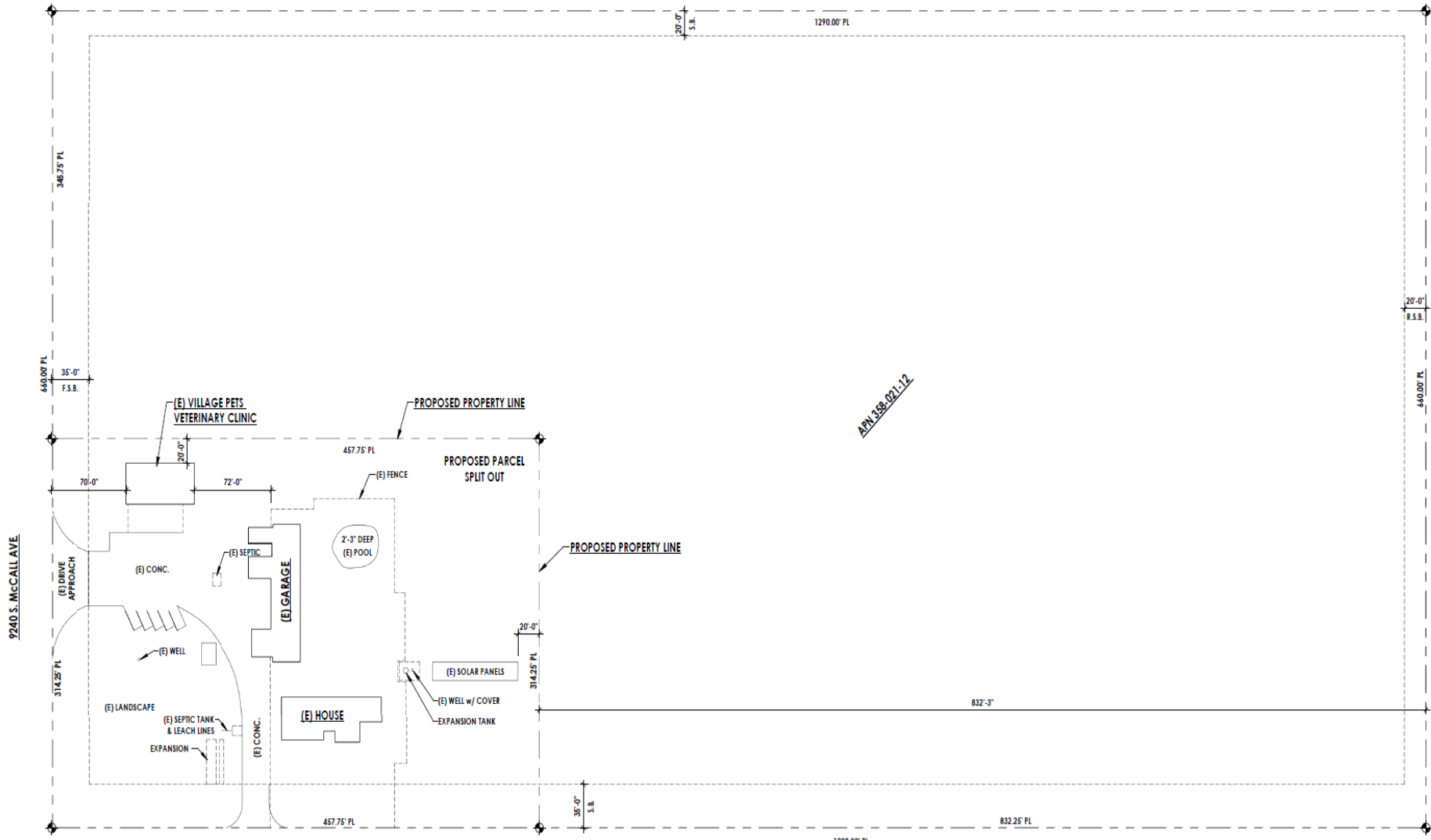


EXHIBIT 6



ORIGINAL AREA: 18.95 ACRE
 PARCEL SPLIT OFF AREA: 3.30 ACRE
 REMAINING AREA: 15.65 ACRE

ZONING: AE20

SITE PLAN



S. DUKE AVE.



AERIAL



Google

Image capture: May 2021 © 2021 Google

PHOTO #1





Image capture: May 2021 © 2021 Google

PHOTO #2



Government code Section 65906

REQUEST AS A THANK YOU

‘Allow our request to be granted as a “thank you” for service to the community’ (Exhibit 8)

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.”

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	YES
4	Not contrary to the objectives of the General Plan	NO

PLANNING COMMISSION MOTIONS:

Recommended Motion (Denial Action)

- Move to determine that the required Findings cannot be made and move to deny Variance Application No. 4127; 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. 4127, 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