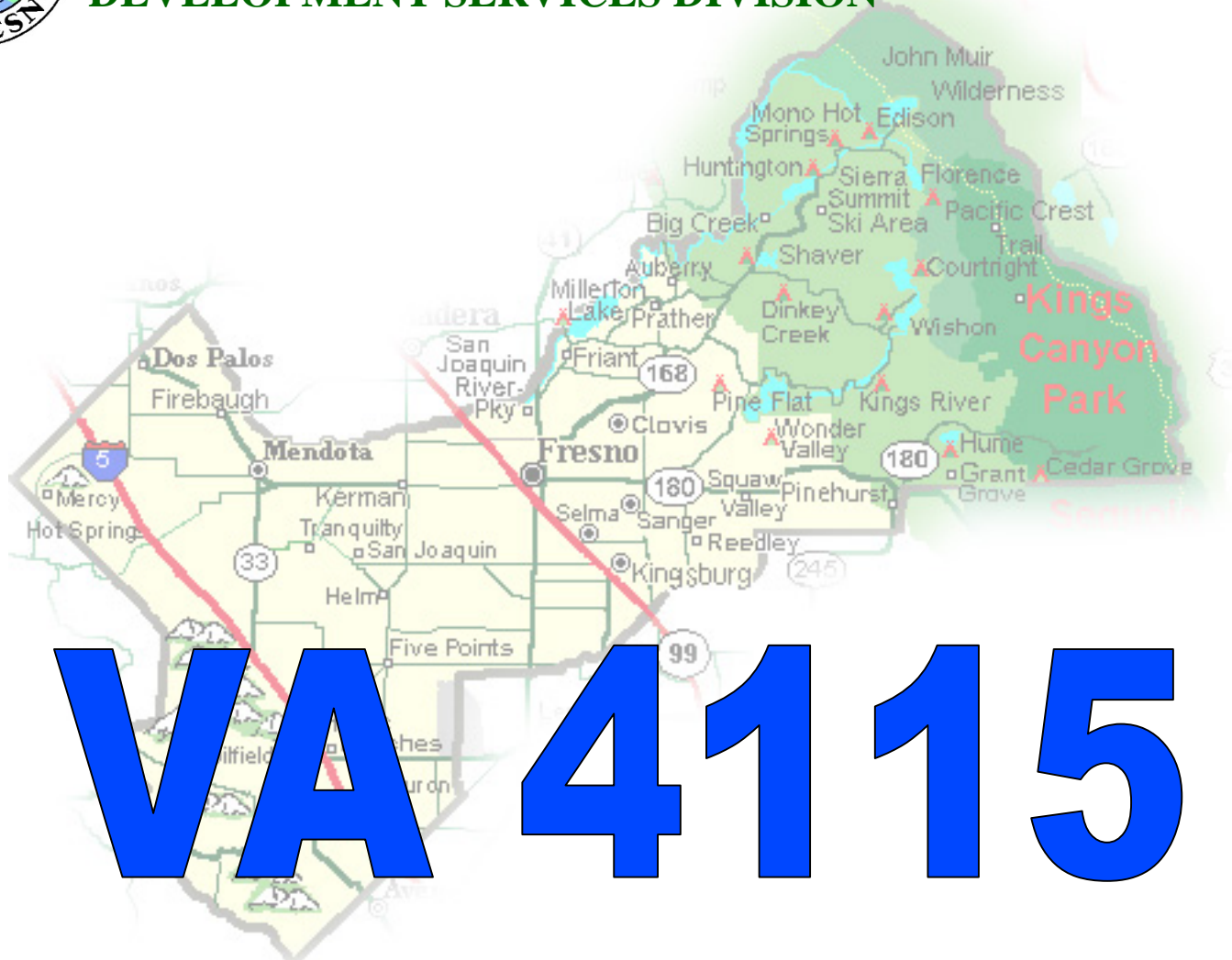




**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES DIVISION**



**VA 4115**

# LOCATION MAP



VA 4115

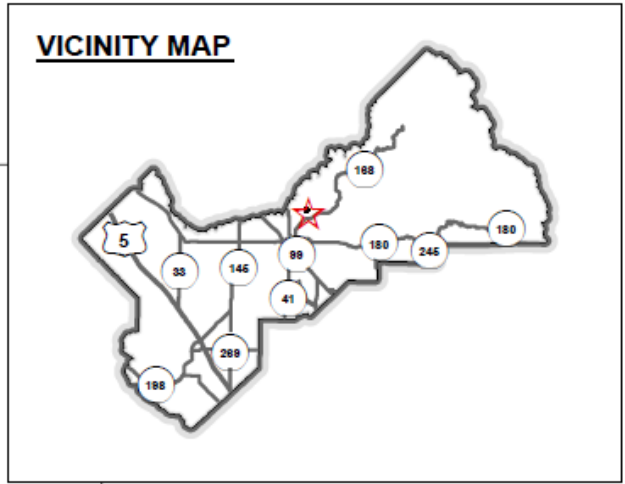
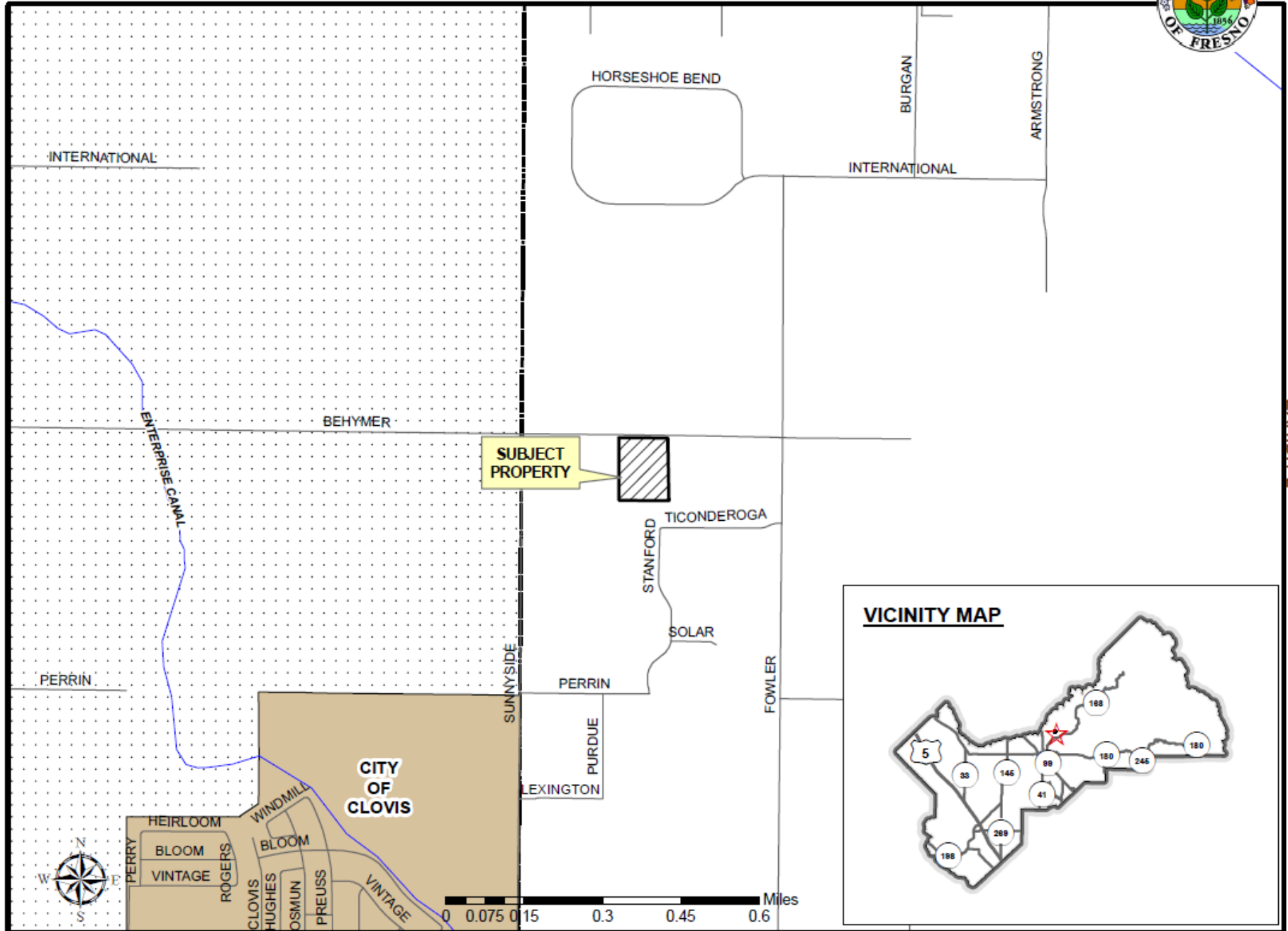


EXHIBIT 2

EXHIBIT 3  
**EXISTING ZONING MAP**

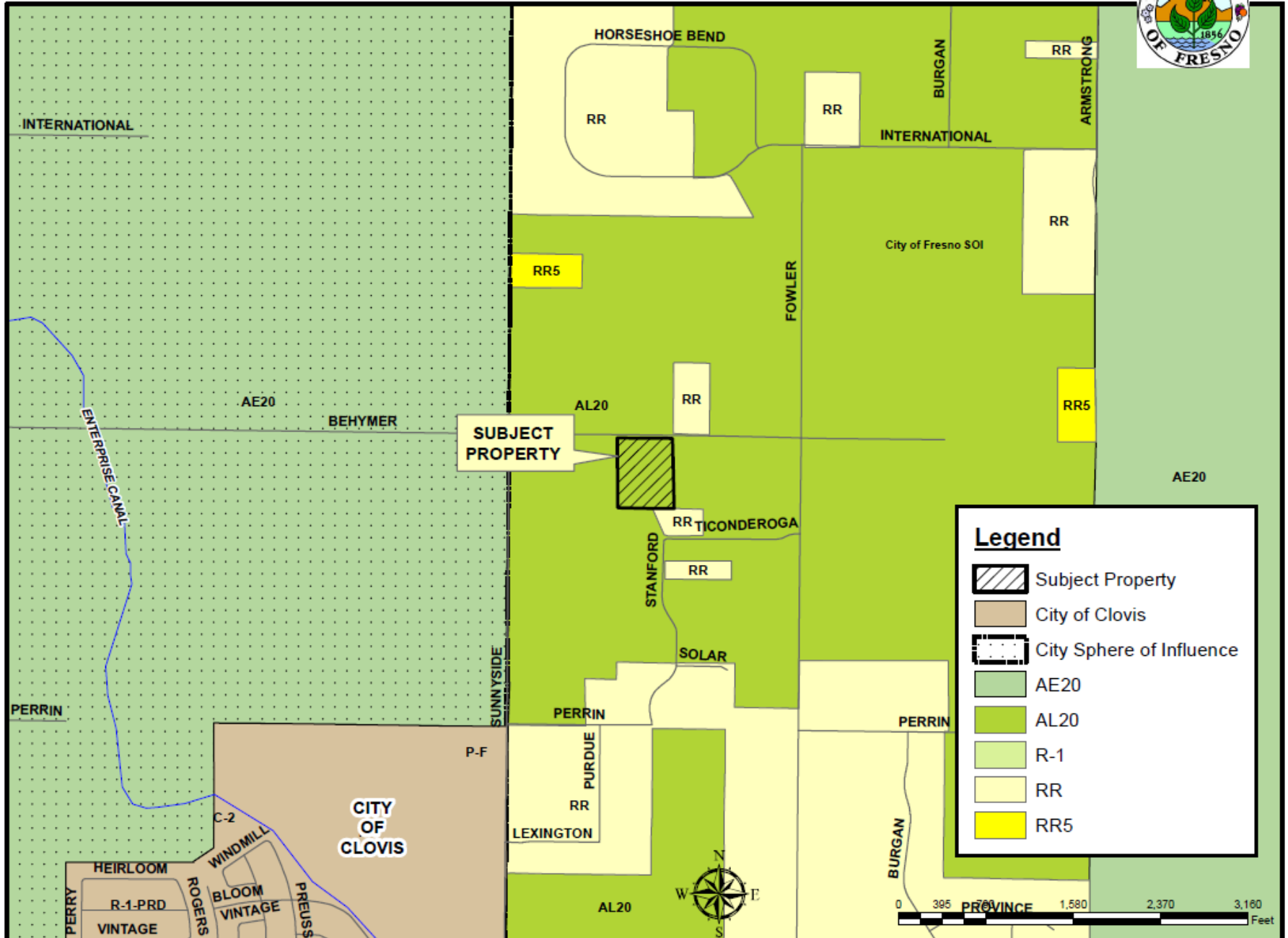


EXHIBIT 3

VA 4115

# EXISTING LAND USE MAP

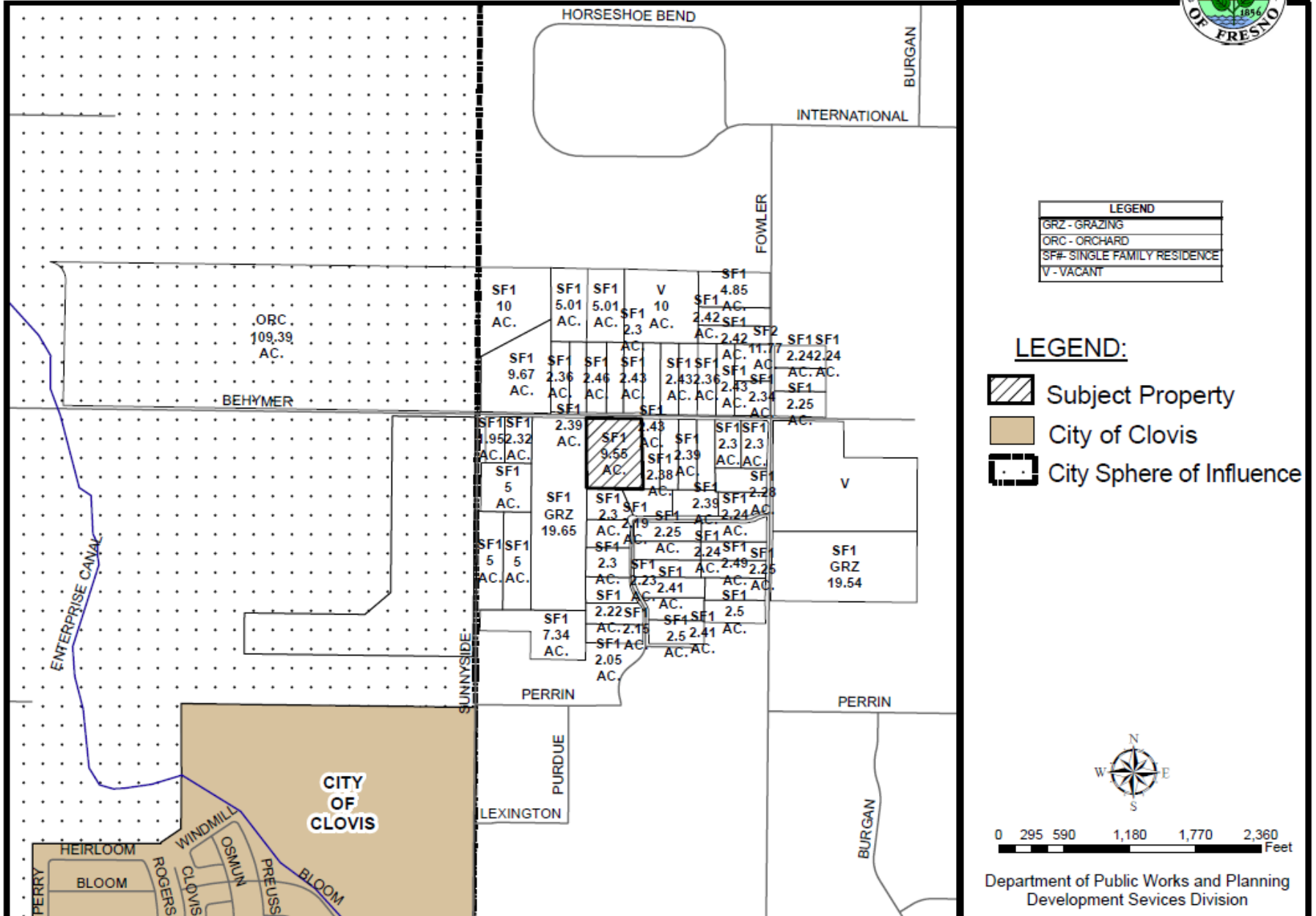


EXHIBIT 4

# APPROVED VARIANCES WITHIN A ONE MILE RADIUS

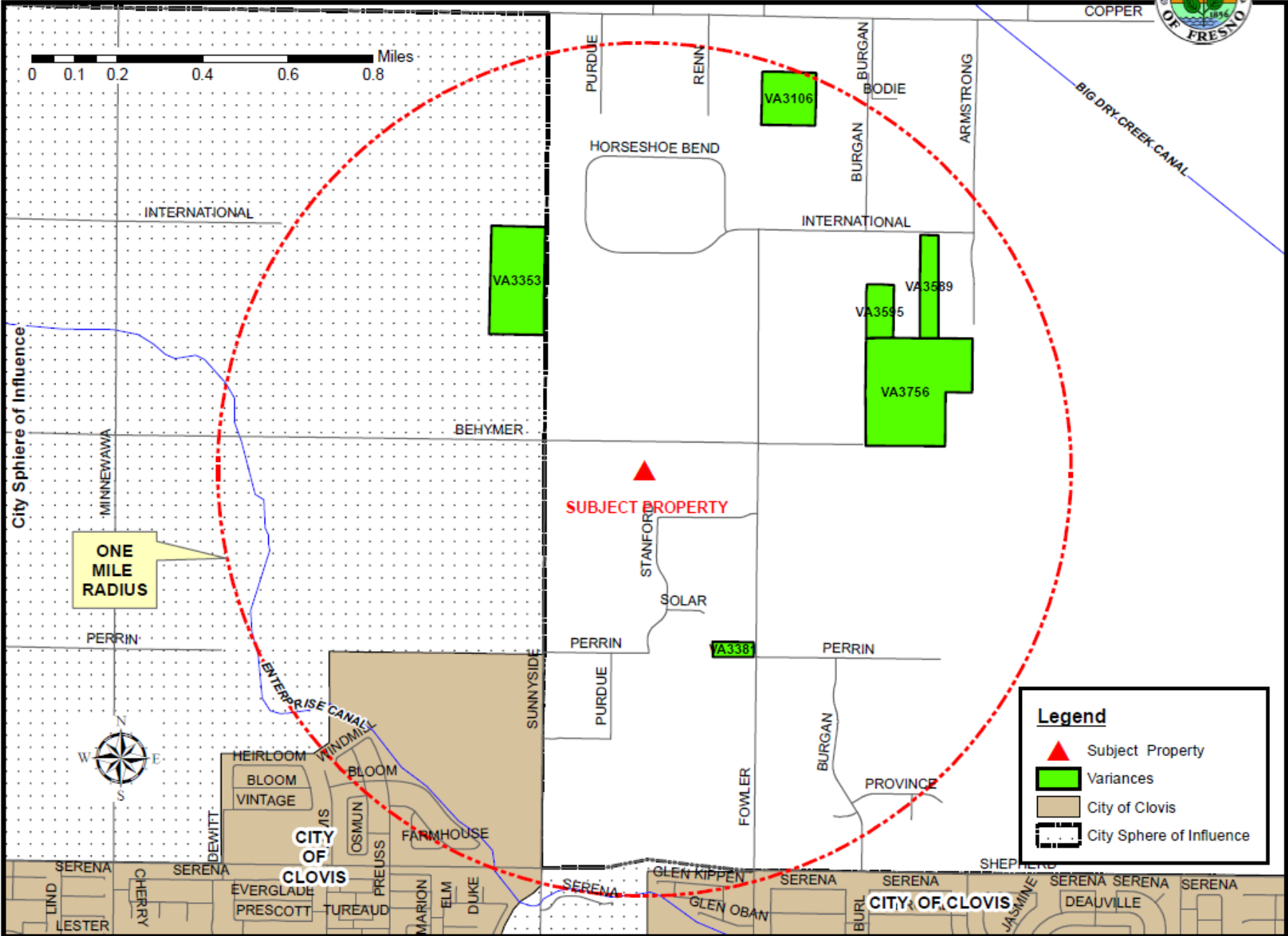
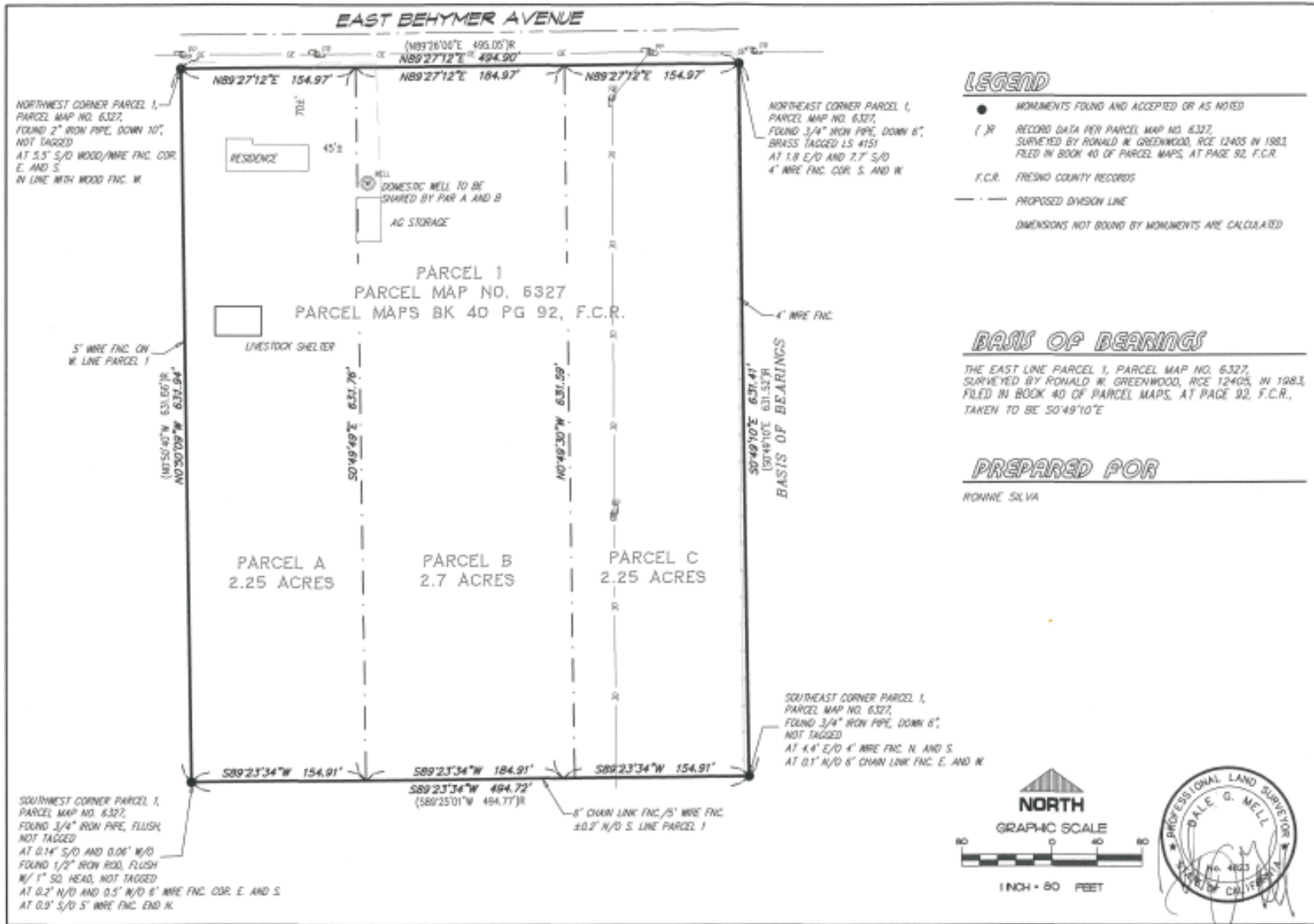


EXHIBIT 5



**TENTATIVE PARCEL MAP**

BEING A PORTION OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT SHILOH BASE & MERIDIAN

PREPARED BY: DALE G. MELL & ASSOCIATES ENGINEERING & SURVEYING SERVICES 2095 NORTH WINST AVENUE, MESA, CALIFORNIA 92929 (951) 291-4944 • FAX (951) 291-4945 • WWW.DALEG.MELL.COM

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JOB # 20-004.01  
 DRAWN BY: J. Marquez  
 CHECKED BY: DGM  
 SCALE: 1" = 80'  
 DATE: 04/18/21  
 DWG. # 20-004.01.DWG  
 FIELD BOOK: 435  
 DATE OF SURV: 01/18/20  
 REV.:  
 SHEET 1 OF 1



# Findings One & Two

- Applicant: Land inadequate for farming
- Parcels < 20-acres in vicinity
- Response: Earlier years = Different zoning standards
- There are no current limitations on property development standards



# Low Water Area

- Well Yield Test conducted= Sufficient  
-(Inquiries from neighbors)

# Finding Four

- Parcel currently zoned AL-20
- Underlying land use designation is R-R, Rural Residential (2-acre minimum parcel size) zone district (Northeast Rural-Residential East Plan)
- Project is consistent with the General Plan

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	YES

## *Government code Section 65906*

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. 4115; 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. 4115, 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