



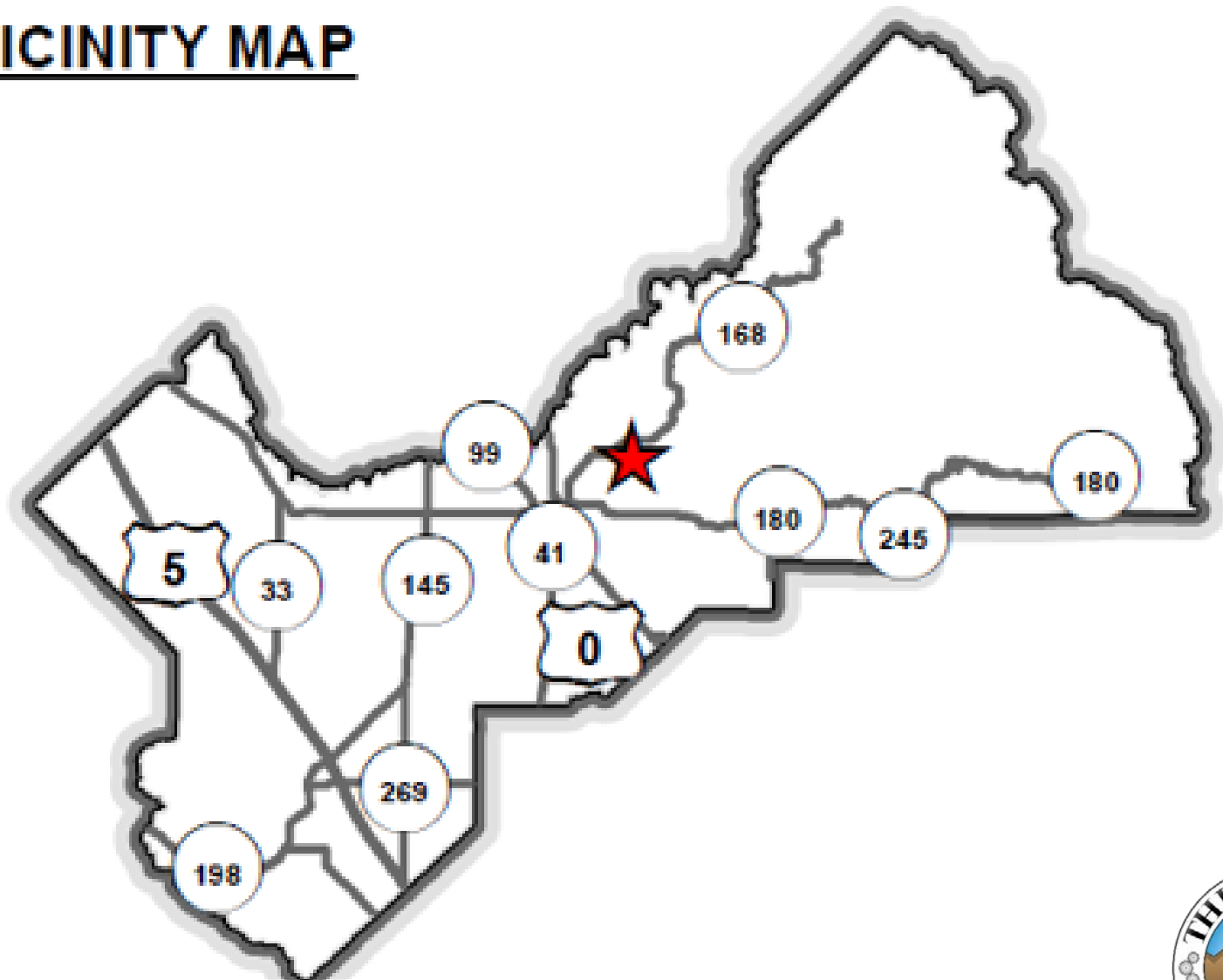
DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES DIVISION

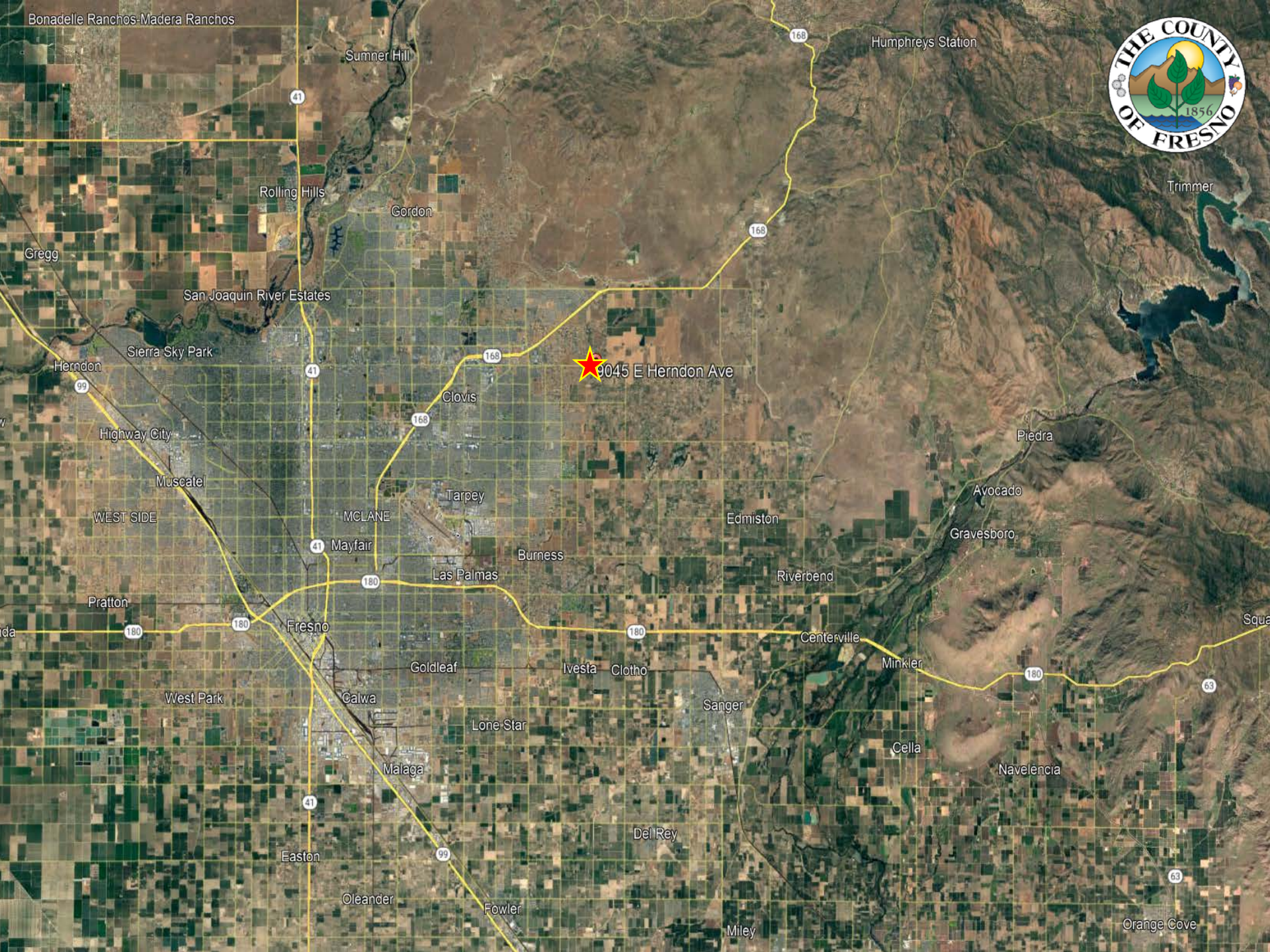
AA 3851

Amendment Application

AL-20 to R-R Zone

VICINITY MAP





9045 E Herndon Ave

Sumner Hill

Humphreys Station

Trimmer

Gregg

Rolling Hills

Gordon

San Joaquin River Estates

Sierra Sky Park

Herndon

Clovis

Highway City

Muscate

WEST SIDE

MCLANE

Tarpey

Edmiston

Piedra

Avocado

Gravesboro

Burness

Riverbend

Pratton

Fresno

Las Palmas

Centerville

Squa

Goldleaf

Ivesta

Clotho

Minkler

West Park

Galwa

Lone Star

Sanger

Cella

Navelencia

Easton

Del Rey

Oleander

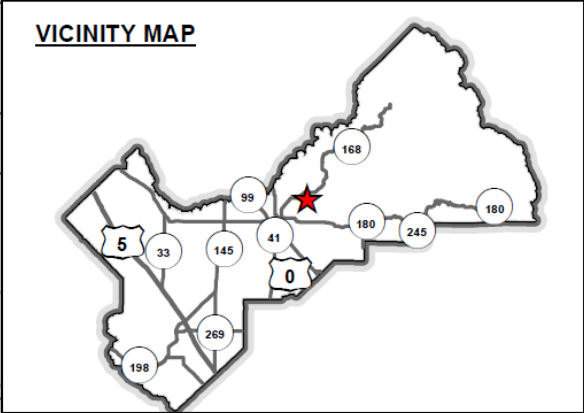
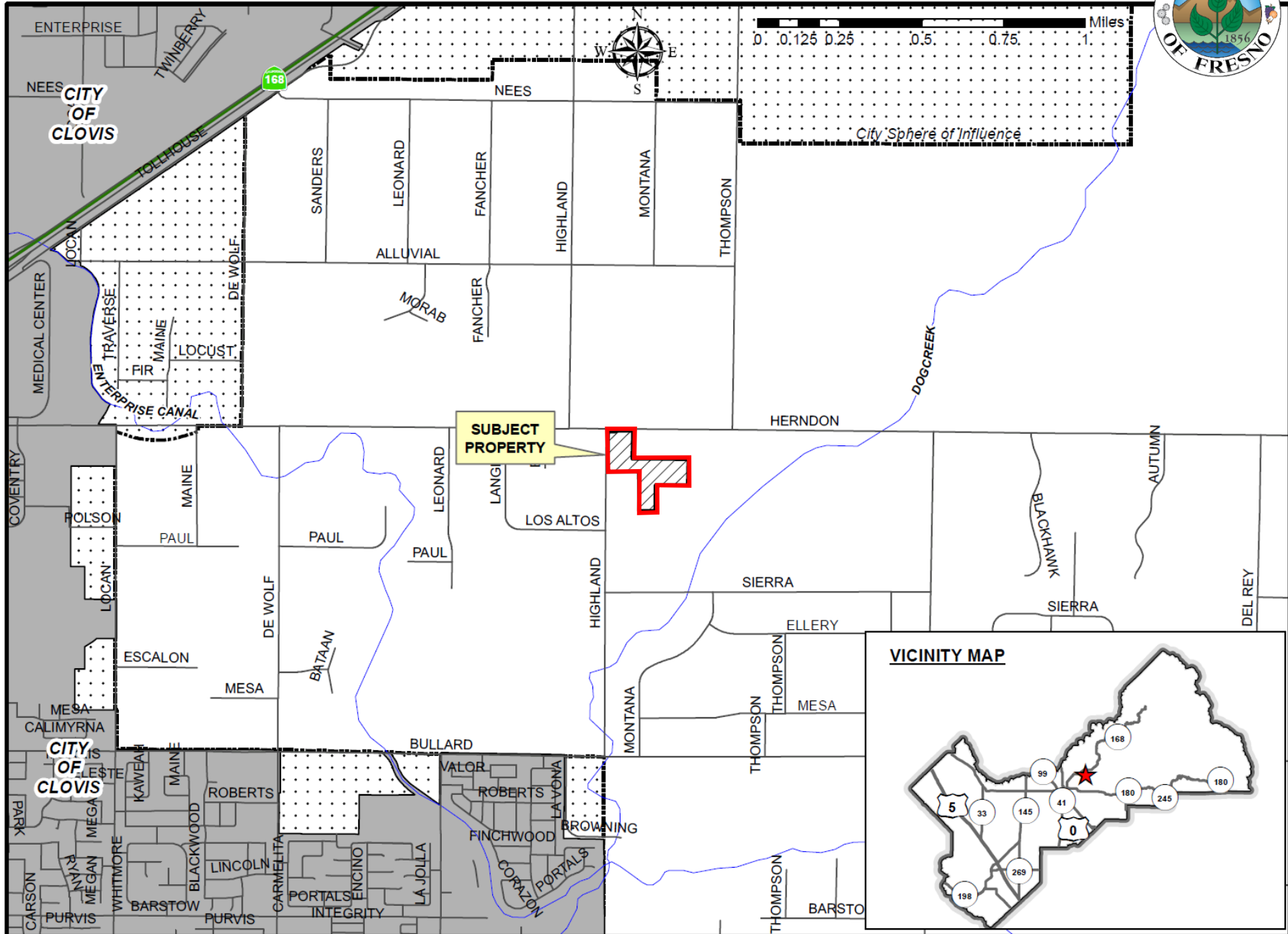
Fowler

Miley

Orange Cove

LOCATION MAP

AA 3851





RR5

RR

RR

RR5

HIGHLAND

THOMPSON

AE20

HERNDON

EMILY

AL-20

Subject parcel

RR

County of Fresno

RR5

NORTHEAST RURAL RESIDENTIAL AREA

AL20

RR

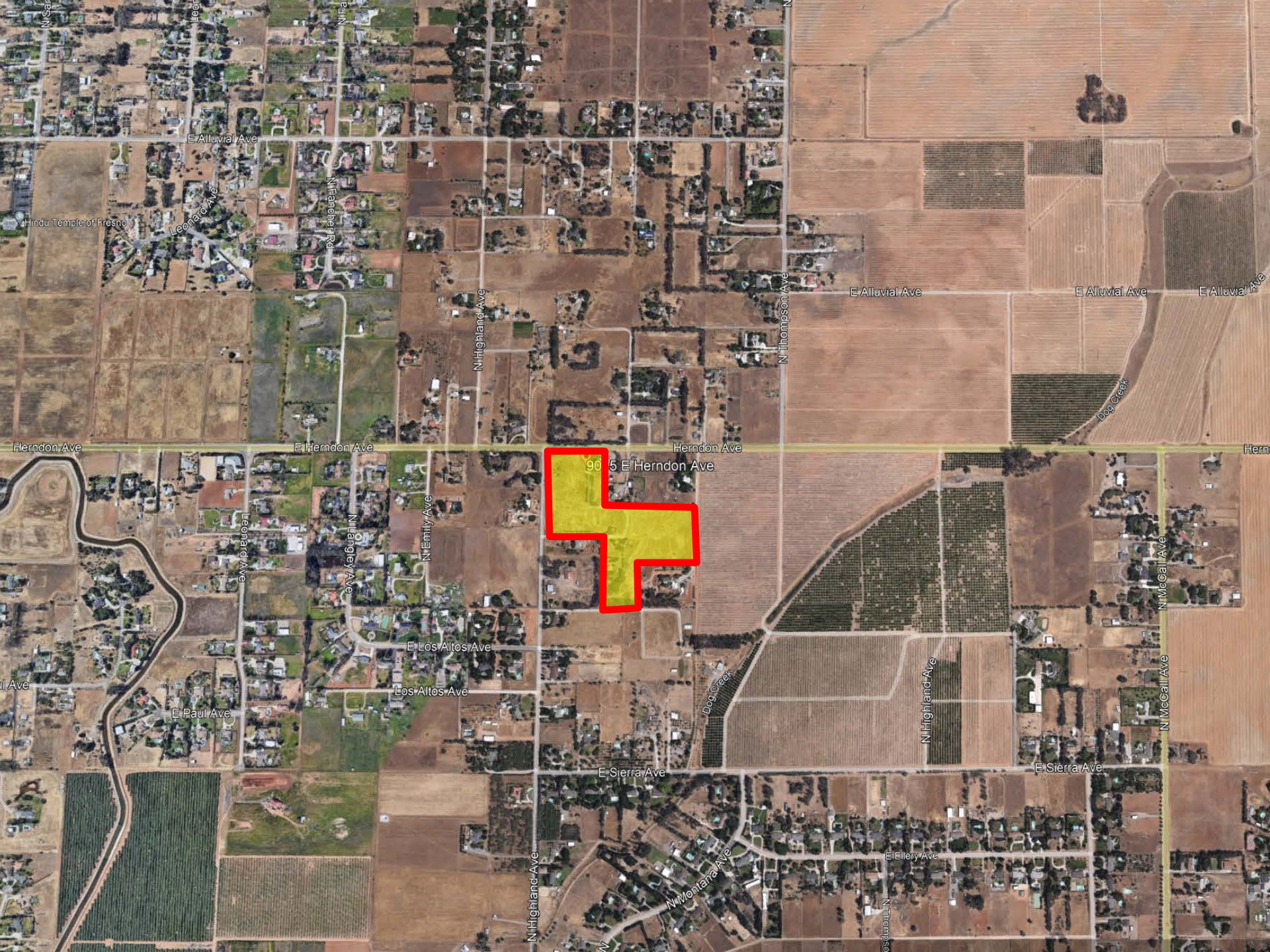
LOSALTOS

HIGHLAND

RR C



SIERRA



905 E Herndon Ave

E Alluvial Ave

Leonard Ave

N Fairbairn Rd

N Highland Ave

N Thompson Ave

E Alluvial Ave

E Alluvial Ave

E Alluvial Ave

Dog Creek

Herndon Ave

E Herndon Ave

Herndon Ave

Herndon Ave

Leonard Ave

N Langley Ave

N Emily Ave

905 E Herndon Ave

N McCall Ave

N McCall Ave

N Highland Ave

E Los Altos Ave

Los Altos Ave

E Paul Ave

E Sierra Ave

E Sierra Ave

Dog Creek

N Highland Ave

N Montana Ave

E Elroy Ave

N Thompson Ave



Pic 1



SITE PLAN

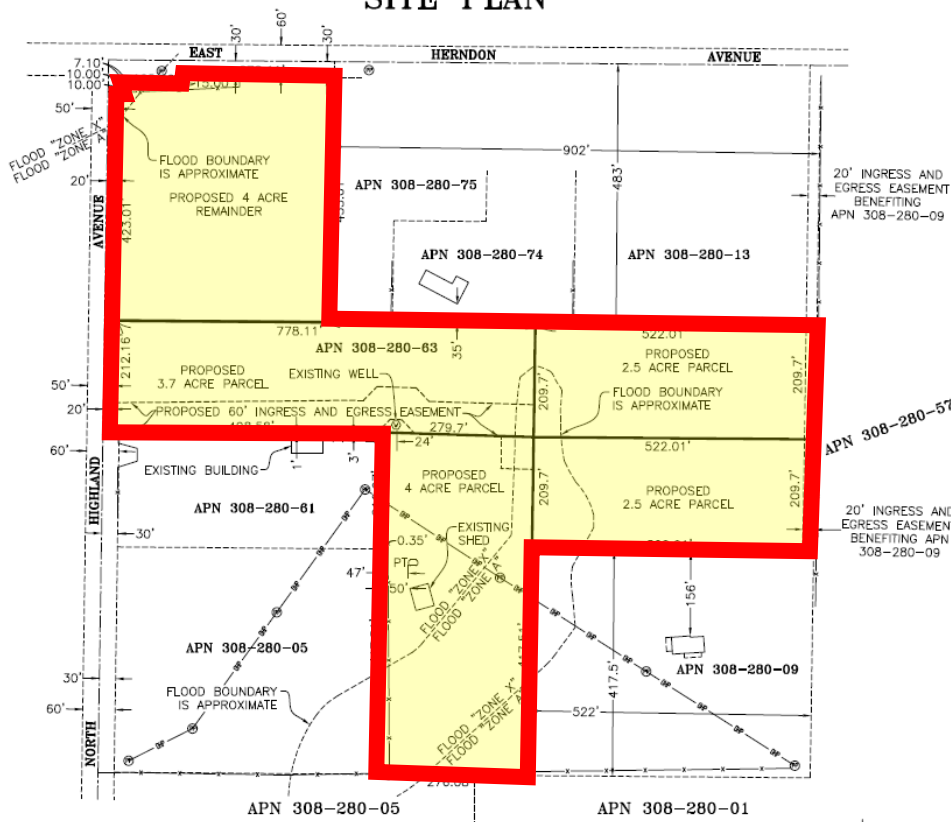


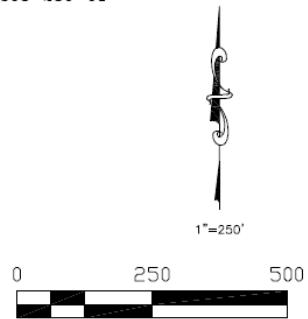
EXHIBIT 7

LEGEND

- PTD PROPANE TANK
- ⊕ POWER POLE
- ⊙ GUY WIRE
- INDICATES PROPOSED PARCEL BOUNDARY
- - - - - INDICATES PROPOSED EASEMENT
- — — — — OVERHEAD POWER LINE
- x - x - x - EXISTING FENCE

SITE DATA

APN: 308-280-63
 GROSS AREA: ±17.120 ACRES
 NET AREA: ±16.829 ACRES
 USE: VACANT
 OWNER: OWEN HUNTER, GURSAVIK BAINS, SARBJIT DEOL & JANICE HUNTER
 ADDRESS: 9045 EAST HERNDON AVENUE, CLOVIS, CA 93611
 ZONING: AL-20 - LIMITED AGRICULTURAL



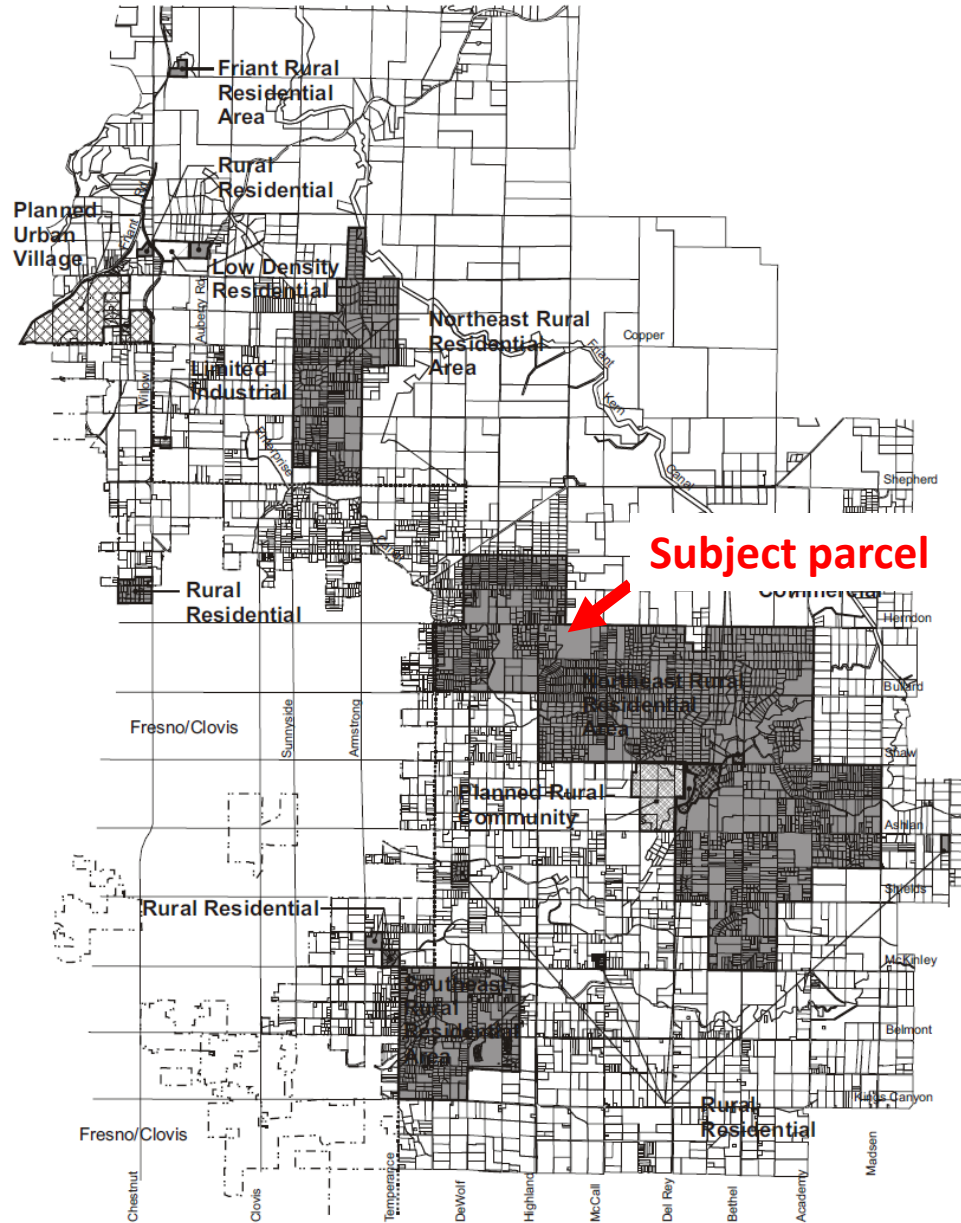
23-009
Dist. Right

DIXON & ASSOCIATES, INC.
LAND SURVEYING

620 DEWITT, #101
CLOVIS, CALIFORNIA, 93612

PH: (559)297-4200 FAX: (559)297-4272

Northeast Rural Residential Area





Rezone Proposal

- **Currently Zoned: AL-20** (Limited Agricultural, 20-acre minimum parcel size) Zone District
- **Currently General Plan Land Use Designation: Rural Residential**
- **Proposed Zone: R-R** (Rural Residential, two-acre minimum parcel size) Zone District
- **Future Parcel Map to follow** which may subdivide the existing 17.89-acre property into five parcels.

Findings	Description	Findings Met
1	<p style="text-align: center;">Consistency with the General Plan</p> <ul style="list-style-type: none"> Zoning Compatibility Matrix for the General Plan indicates that the proposed R-R Zone District is a compatible 	YES
2	<p style="text-align: center;">Consistency with the Northeast Rural Residential Area</p> <ul style="list-style-type: none"> The Policies of the General Plan indicate zoning compatibility and consistent under the Northeast Rural Residential Area 	YES





Notices & Comments

Noticed: **72 parcels** within 1,320 feet of parcel

Received: **5** Letters of **Support**

0 Letters of **Objection**

Amendment Application

(Rezone) 

(Zoning consistent with General Plan)

~~Variance~~ 

(Not Unique - Finding cannot be made)



RECOMMENDED PLANNING COMMISSION MOTION:

1. Determine that the proposed rezone from AL 20 (Limited Agriculture) to R-R (Rural Residential)

is consistent with the General Plan's, Goals, and Policies; and

Recommend the Board of Supervisors approve Amendment Application No. 3851; and
2. Direct the Secretary to prepare a Resolution documenting the Commissions' action and forwarding the above recommendation to the Board of Supervisors.



DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION

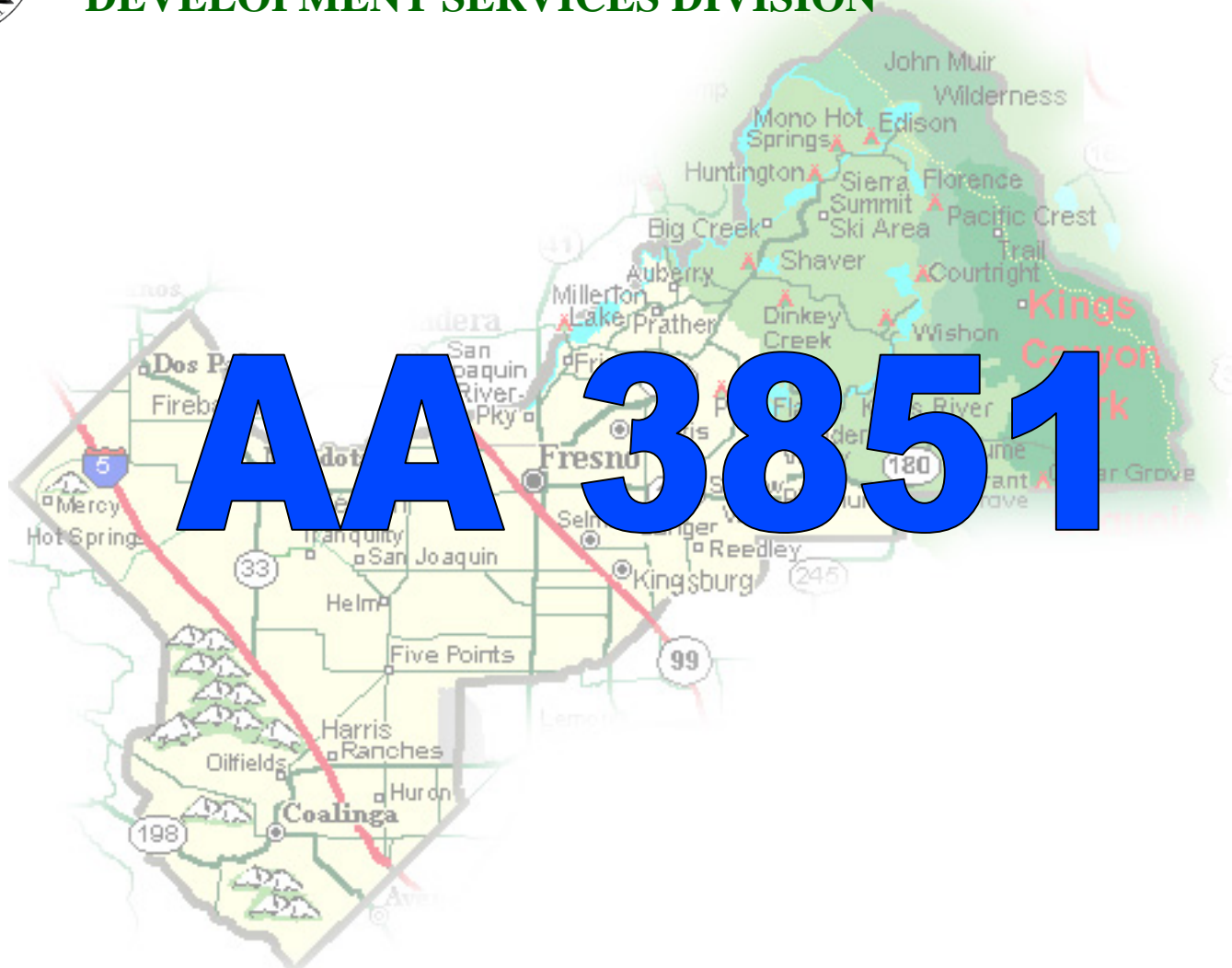


EXHIBIT 5

SECTION 817

"AL" - LIMITED AGRICULTURAL DISTRICT

The "AL" District is a limited agricultural district. It is intended to protect the general welfare of the agricultural community by limiting intensive uses in agricultural areas where such uses may be incompatible with, or injurious to, other less intensive agricultural operations. The District is also intended to reserve and hold certain lands for future urban use by permitting limited agriculture and by regulating those more intensive agricultural uses which, by their nature, may be injurious to non-agricultural uses in the vicinity or inconsistent with the express purpose of reservation for future urban use.

The "AL" District shall be accompanied by an acreage designation which establishes the minimum size lot that may be created within the District. Acreage designation of 640, 320, 160, 80, 40, and 20 are provided for this purpose. Parcel size regulation is deemed necessary to carry out the intent of this District.

(Section 817 added by Ord. 490.117 adopted 10-5-76; amended by Ord. 490.188 adopted 10-29-79)

EXHIBIT 6

SECTION 820

"R-R" - RURAL RESIDENTIAL DISTRICT

The "R-R" District is intended to create or preserve rural or very large lot residential homesites where a limited range of agricultural activities may be conducted. The "R-R" District is intended to be applied to areas designated as Rural Residential by the General Plan. The minimum lot size that may be created within the "R-R" District without a special acreage designation shall be two (2) acres. The "R-R" District accompanied by the acreage designation of five (5) establishes that the minimum lot size that may be created within the District shall be five (5) acres.

(Added by Ord. 490.128 adopted 1-11-77; amended by Ord. 490.133 adopted 6-7-77)

Pic 1



Pic 2



Pic 3



Pic 4



Pic 5





Pic 6