

RECEIVED
COUNTY OF FRESNO

NOV 09 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

November 6, 2017

Fresno County Board of Supervisors
2281 Tulare Street, #301
Fresno, CA 93721

Re: Variance Application No. 4025

Dear Supervisors:

We, the neighbors of Subject property, recommend that the Board of Supervisors deny Variance Application No. 4025.

All of us spent countless hours searching where in Fresno County to build or buy our homes. We all concluded that this neighborhood, with lots ranging from approximately 20-acres to approximately 5-acres was the best location to be. We have made huge investments in our homes, relying on the existing zoning and CC and R's. We do not want development of 2 + acres lots on Reno Road. We are requesting that our neighborhood be allowed to stay as originally developed decades ago.

We have no ill will against this applicant/developer. We have and will continue to oppose all requests to subdivide any properties in our neighborhood to lots smaller than approximately 5-acres.

No, 2 + acre parcels currently exist on Reno Road. Much to the neighbors' dismay, the Board of Supervisors approved the splitting of a 10 acres parcel, into 3 lots, with conditions, last December. The developer had one year to complete all conditions required by the County. To date, all of these conditions have not been met, and it remains to be seen if they can be completed within the one-year deadline that expires next month. We believe it is unlikely and would be relieved if the subdivision does not occur.

Within a short drive of this location 2-acre parcels are readily available for purchase. 5 + acre parcels in this area are not.

Each lot in this area is allowed to build 2 homes per lot. At this time, it is not common. We are aware that one-10-acre lot has two homes, one 5-acre lot has a home plus a guest cottage and the subject property has two homes. One owner occupied plus one as a rental.

Although it is allowed, it is not a common occurrence, and a very low percentage of lots do this. In this case, we believe that subdivision approval should have been achieved before building the second home. The intent to subdivide was there before construction of the second home. This is demonstrated by all efforts made to make these two homes appear to be on separate lots.

We have enclosed a few pictures of the current conditions of Reno Road. We currently have approximately \$55,000 in a County managed maintenance fund. This is far short of funds needed to fix and maintain Reno Road.

If this request is approved, where does it stop? You can imagine if each of us subdivided our lots, how that would change the character of the neighborhood, yet alone add stress to already taxed water table, plus the deteriorating Reno Road.

In conclusion, we respectfully request denial of this Variance Applicant. There needs to be a compelling reason to allow this subdivision to happen. We the neighbors do not see one. In fact, to the contrary, if this is approved, where does it stop? 1-parcel, 2-parcels, 20-parcels, 30-parcels. We urge you to not allow this to happen in our neighborhood.

P.S. The Fresno County Planning Commission denied this application ON 8/10/17.

3542 Reno Ave

Robert K. Pedersen
12667 Auberry Rd.

Barbara Leary
3542 Reno Ave.
Barbara Auker

Charlotte Guidikion
12669 Auberry Rd.
12545 AUBERRY RD
12545 Auberry Rd.

David R. Auker
12657 Auberry Rd. & on Reno Rd.

Shawn Shiraian

Carolyn
12669 Auberry Rd.

James Burk
12675 Auberry Road
(on Reno Rd.)

Ray Bohner
Alan Blankenship
12623 Auberry

Wanda V. Pung
3546 E. Reno
3175 RENO

Ali Bon Akday
3692 ERENO

ROGER BONAKOJA
3692 Reno
on wendy blankenship



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COUNTY OF FRESNO

NOV 09 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION
V4 4625

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COUNTY OF FRESNO

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DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT & CONSTRUCTION

V4 4025

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U.S. ARMY

NOV 09 2017

U.S. ARMY
VA 4025

VA 4025

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VI 4025



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AUG 21 2017

CLERK, BOARD OF SUPERVISORS

For Office Use Only

Date received: 8-21-17
Copied to: William Kettler Chris Motta
Date copy sent: 8-21-17 Art Wille
Hearing set for: 11/14/17 cc: Janet Morrison

NOTICE OF APPEAL OF PLANNING COMMISSION DECISION

Date: 8-21-17

Appeal Fee: \$508 – Due when filing appeal

APPELLANT FILL IN BELOW THIS LINE, THIS SIDE ONLY – PLEASE PRINT OR TYPE

Project Site Address

3825 E Reno Rd. Clovis 93619 580-010-255
Number Street City Zip Assessor's Parcel Number

Appellant's Information

Name: Matthew Ratzlaff
Mailing Address: 3825 Reno Ave
Clovis CA 93619
Telephone: 559 978-4540

Applicant's Information ☒ check if same as Appellant

Name: _____
Mailing Address: _____
Telephone: _____

Subject of Appeal

I wish to appeal the Planning Commission's decision to ☐ Approve ☒ Deny

Variance Application No.* 41025
Conditional Use Permit No. _____
Director Review and Approval Application No. _____
Tentative Tract Application No. _____
Amendment Application No. _____
Amendment to Text Application No. _____
Other: _____

Date of Planning Commission Action 08/10/17

Reason(s) for Appeal (Attach additional sheets if necessary)

We feel the planning commission's decision and ruling was wrong and inconsistent with other variances granted in that area.

Appellant's Signature

* Fresno County Zoning Ordinance 877(c) requires that any appellant, other than the applicant, County Department Director, or Board of Supervisors member, must be a property owner within a certain distance from the Variance Application property. The Department of Public Works and Planning will verify that the ordinance requirements are met. If the requirements are not met, the appeal fee will be returned and no date for appeal hearing before the Board of Supervisors will be set.

Please return completed form to Clerk to the Board, 2281 Tulare Street, Room 301, Fresno, CA 93721.



County of Fresno

BOARD OF SUPERVISORS

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District Two

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District Five

Bernice E. Seidel
Clerk

Notice of hearing before the Board of Supervisors of the County of Fresno on **VARIANCE APPLICATION NO. 4025** filed by **MATT RATZLAFF**. Note: On August 10, 2017, the Fresno County Planning Commission denied this application, and on August 21, 2017, an appeal was filed by Matthew Ratzlaff to the Fresno County Board of Supervisors for consideration.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for **Tuesday**, the **14th day of November, 2017**, at the hour of **9:00 A.M. (or as soon thereafter as possible)**, in the **Board of Supervisors Chambers**, Room 301, Hall of Records, 2281 Tulare St., Fresno, California, as the time and place for holding a public hearing on the following matter:

Allow the creation of a 2.3-acre parcel and a 2.55-acre parcel from an existing 4.85-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southwestern corner of E. Reno Road and Auberry Road, approximately one mile northeast of the nearest city limits of the City of Fresno (3825 E. Reno Road) (SUP. DIST. 5) (APN 580-010-25S). Staff has determined that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) - Review for Exemption.

Please see map on reverse side

For more information contact **Chrissy Monfette**, Department of Public Works and Planning, 2220 Tulare Street (corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, telephone **(559) 600-4245**, email **cmonfette@co.fresno.ca.us**.

The Agenda and Staff Reports will be on the Fresno County web site <https://fresnocounty.legistar.com/Calendar.aspx> by Wednesday, November 8, 2017 by 6:00 p.m.

NOTES:

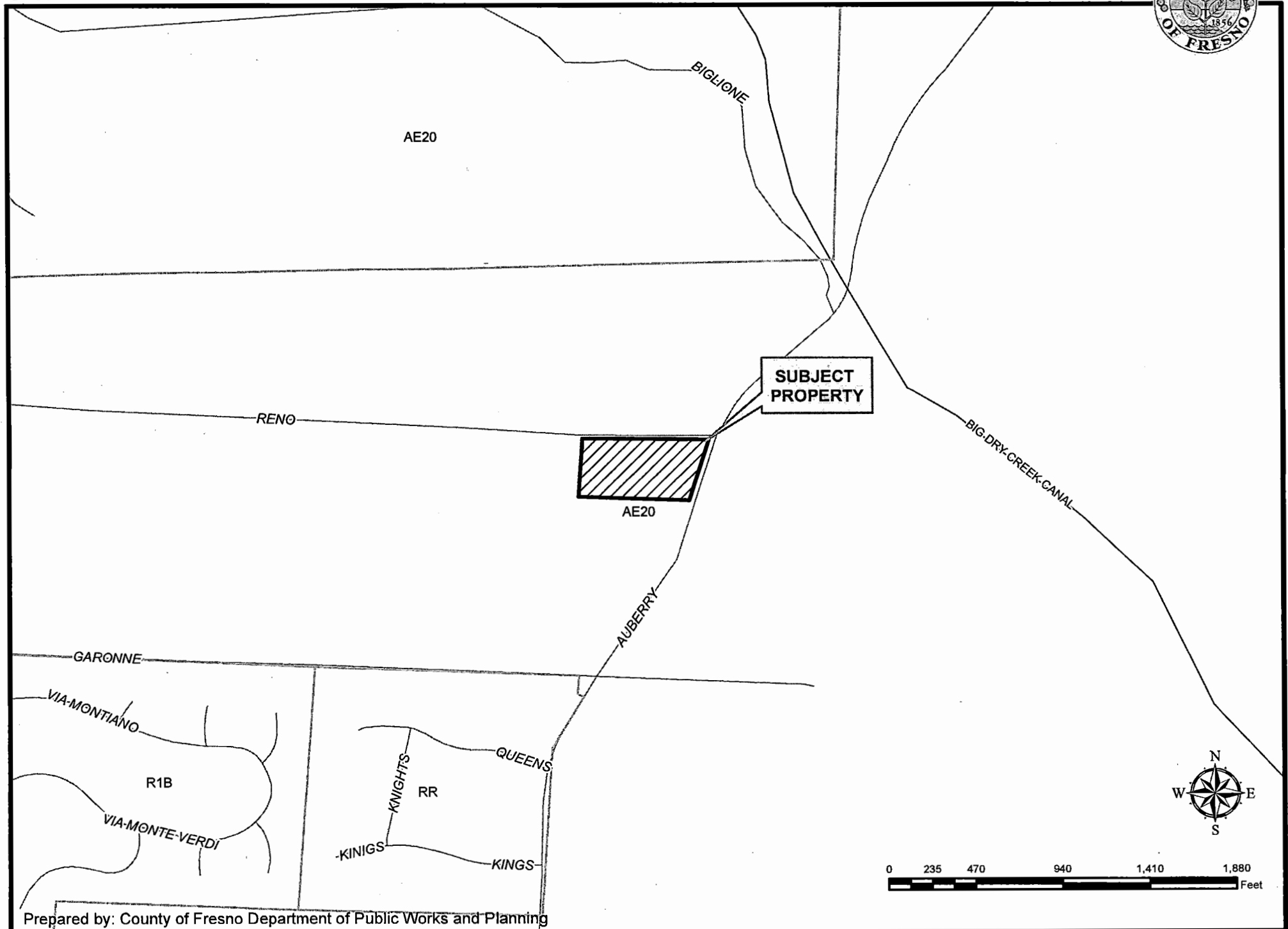
- Anyone may testify, please share this notice with your neighbors or anyone you feel may be interested.
- The Board of Supervisors will also accept written testimony such as letters, petitions, and statements. In order to provide adequate review time for the Board of Supervisors, please submit these documents to the Clerk to Board prior to the hearing date.
- If at some later date you challenge the final action on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

DATED: October 25, 2017

BERNICE E. SEIDEL
Board of Supervisors

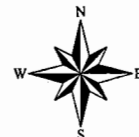
By *Risa Cough*, Deputy

EXISTING ZONING MAP





VA4025



APN LIKE '58001025S%' Buffer: 1320 Feet



0 345 690 1,380 Feet

Date: 7/31/2017



County of Fresno

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District Five

Bernice E. Seidel
Clerk

AFFIDAVIT OF MAILING

I declare that on **October 25, 2017**, at the request of the Fresno County Board of Supervisors, I mailed a notice like the one hereto attached with reference to:

Notice of hearing before the Board of Supervisors of the County of on **VARIANCE APPLICATION NO. 4025** filed by **MATT RATZLAFF**, pursuant to Board of Supervisors direction.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for Tuesday, November 14, 2017, at 9:00 a.m. or as soon thereafter at the Board of Supervisors Chambers, Room 301, Hall of Records, 2281 Tulare St., Fresno, California as the time and place for holding a public hearing on the following matters:

Allow the creation of a 2.3-acre parcel and a 2.55-acre parcel from an existing 4.85-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southwestern corner of E. Reno Road and Auberry Road, approximately one mile northeast of the nearest city limits of the City of Fresno (3825 E. Reno Road) (SUP. DIST. 5) (APN 580-010-25S). Staff has determined that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) - Review for Exemption.

by depositing in the United States Post Office at Fresno, California, a copy of said notice enclosed in an envelope with postage prepaid, addressed to each of the owners at their addresses, all as shown on the current Fresno County Assessment Roll and shown on the property list compiled from said rolls and in the file of the case.

This declaration is made under penalty of perjury.

By *Luisi Cruz*
Deputy

Finding 1.

Whereas the zoning for the subject property is AE-20, all of the properties in the immediate area are less than the 20 Acre minimum. The extraordinary circumstances and condition is that the subject property has 330' of frontage on Auberry Road and 700' of frontage on Reno Road. Additionally, there is a PG&E, Pac Telephone and Cable easement that dissects through the property at midpoint from North to South. This easement divides the property into 2 parcels that are roughly 350 X 300.

Finding 2.

The subject property faces Auberry Road where the zoning is AE-20. Along the East side of Auberry there are 9 parcels within 1200 feet that are less than 2.5 acres. Within a half mile of the subject property there are 25 parcels smaller than 2.5 acres. The subject property currently has 2 single family dwellings and each of these dwellings has a tested well of greater than 30 GPM and a certified septic system. Approval of the variance would grant rights to the property owners equal to their neighbors that have less than 20 acres. No parcel in the half mile radius has 20 acres. The largest is 18 +/- acres with the majority being 2 to 5 acres.

Finding 3.

Applicant agrees with the staff report.

Finding 4.

The subject property was zoned A-1 from 1960 to 1977 when it became AE-20 under the General Plan that was adopted in 1977. The A-1 agriculture zoning allowed a residence on a one-acre parcel. Since that time the Planning Commission and Board of Supervisors have approved a number of Variances in recognition of the area not being conducive to agricultural purposes. There is no farming operation along Auberry Road or Reno Road closer than one-half mile to the subject property. The staff has recognized this area will never be used for farming and has suggested in the staff report that the Board begin the process of changing the zoning that reflects its current size and use.

THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126
Fresno, CA 93707
Telephone (559) 490-3400

(Space Below for use of County Clerk only)

RECEIVED
NOV 08 2017

CLERK. BOARD OF SUPERVISORS

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION NO. 4025

DATE AND TIME OF PUBLIC
HEARING:
NOVEMBER 14, 2017 AT 9:00 AM

DECLARATION OF PUBLICATION (2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

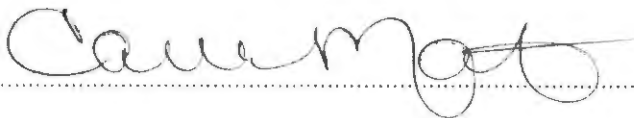
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No. 14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

NOVEMBER 1, 2017

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

NOVEMBER 1, 2017

ON



Notice of Public Hearing
Notice of hearing before the Board of Supervisors of the County of Fresno on **VARIANCE APPLICATION NO. 4025** filed by **MATT RATZLAFF**. Note: On August 10, 2017, the Fresno County Planning Commission denied this application, and on August 21, 2017, an appeal was filed by Matthew Ratzlaff, to the Fresno County Board of Supervisors for consideration. Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for Tuesday, November 14, 2017, 9:00 a.m. (or as soon thereafter as possible) at the Board of Supervisors Chambers, Room 301, Hall of Records, 2281 Tulare St., Fresno, California as the day and place for holding a public hearing on the following matters:
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ATTEST:
BERNICE E. SEIDEL
Clerk, Board of Supervisors
11/01/2017