



DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

VA 4076





**PROPOSED PARCEL
2.0 ACRES**

**SUBJECT PARCEL
32.2 ACRES**

746 S Rainbow Route








S Rainbow Route

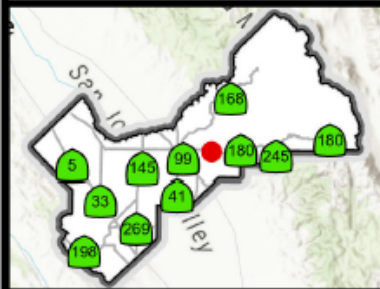
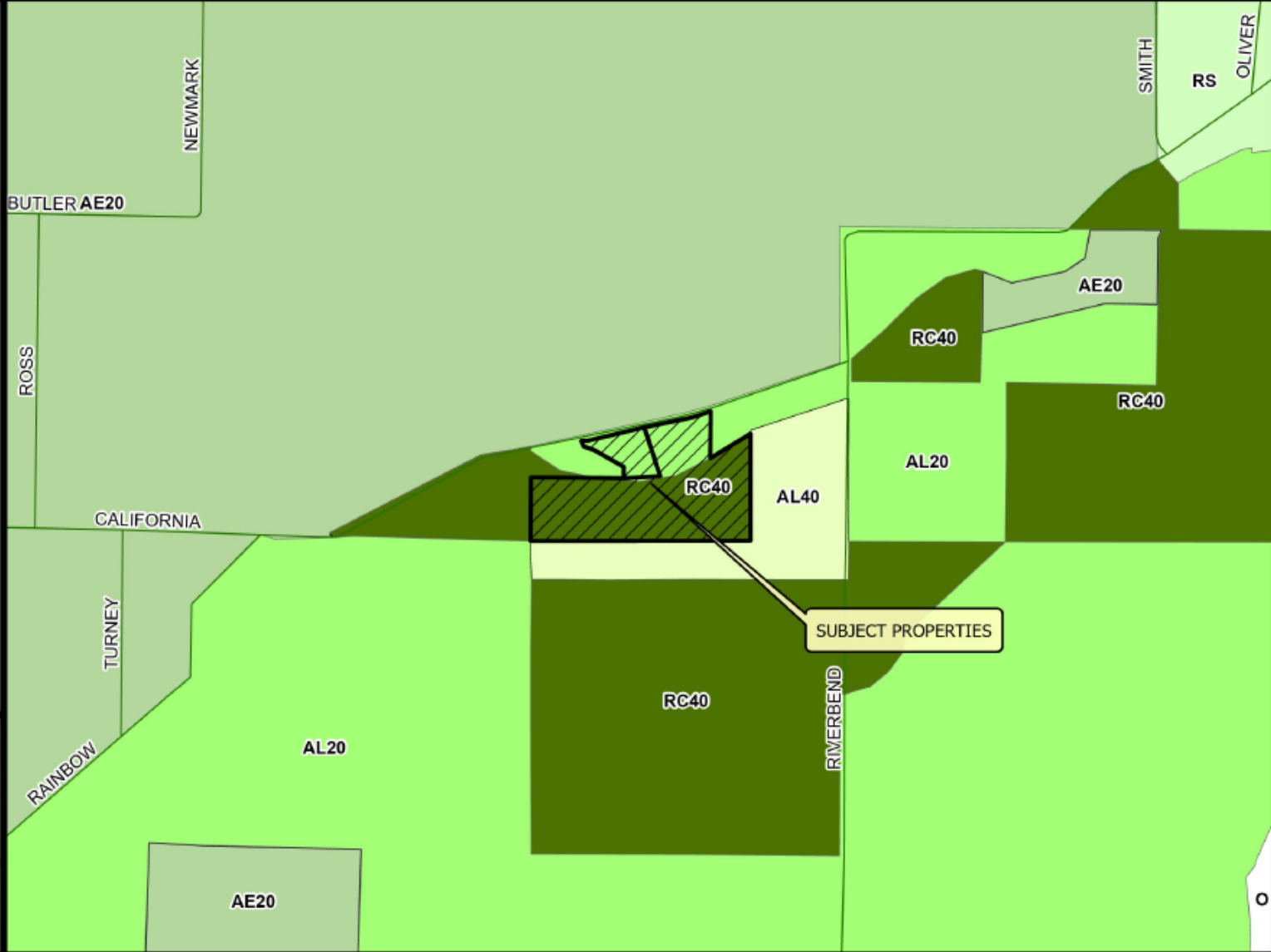
S Rainbow Route

S Rainbow Route

S Rainbow Route

Legend

-  Subject Properties
-  O
-  AE20
-  AL20
-  AL40
-  RC40
-  RS

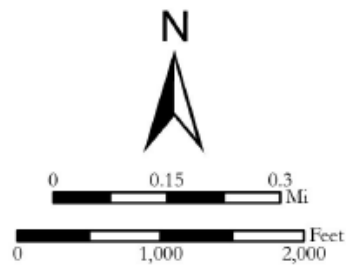


Existing Zoning Map

VA 4076
STR 7 - 14S / 23E

2024

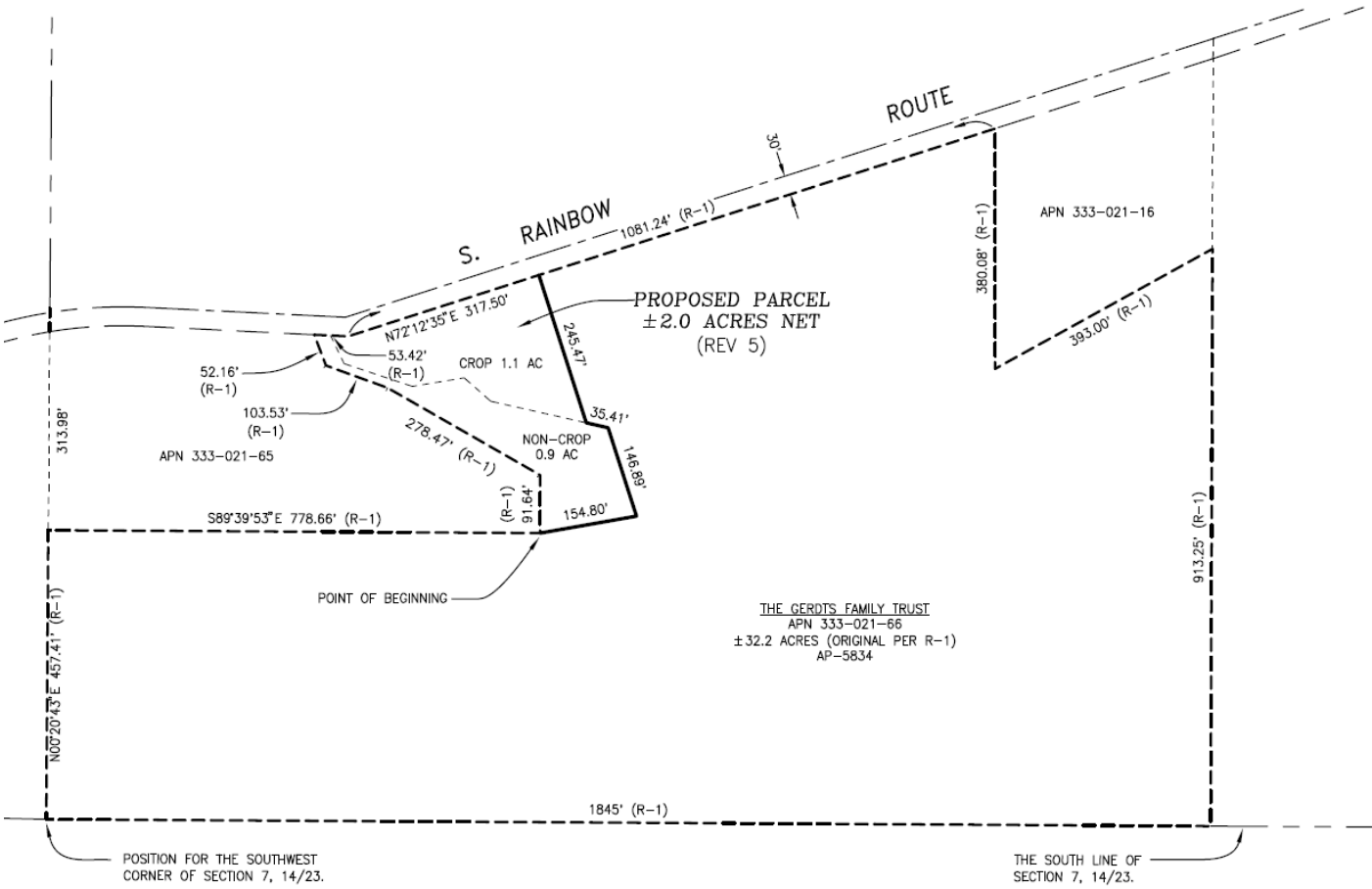
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 10/2/2024



SITE PLAN VARIANCE APP. No. 4076

PRE-APPLICATION REVIEW No. 39698
AGRICULTURAL PRESERVE-5834

BEING A PORTION OF THE SOUTHWEST 1/4 OF
SECTION 7, T. 14 S., R. 23 E., MDBM.
IN THE COUNTY OF FRESNO,
STATE OF CALIFORNIA



LEGEND:

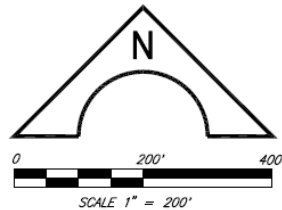
- SECTION LINE.
- - - RIGHT OF WAY.
- EXIST. PROPERTY LINE.
- NEW PROPERTY LINE.

NOTE: THERE ARE NO STRUCTURES, WELLS, OR SEPTIC SYSTEMS ON THE SUBJECT PARCEL.

(R-1) RECORD DATA PER DOCUMENT No. 2008-0156863, RECORDED ON NOV. 10, 2008, OFFICIAL FRESNO COUNTY RECORDS.

RECORD OWNERS:

THE GERDTS FAMILY TRUST
MARVIN H. GERDTS & JANICE B. GERDTS (TRUSTEES)
APN 333-021-66



PROJECT INFORMATION

NAME: GERDTS SITE PLAN CLIENT: KERRY GERDTS
TWP, RNG, SEC: 142307 MDB&M COUNTY OF: FRESNO STATE OF: CALIFORNIA



ESP SURVEYING
2598 N. MIAMI AVE.
FRESNO, CA

Tel. 559.442.0883
Fax 559.442.0884

www.eepis.com

DATE OF SURVEY	N/A
ESP JOB No.	19049
DRAWN BY	6335
DRAWN DATE	6/28/2019
REV. 1	7/11/2019
REV. 2	10/19/2020
REV. 4	06/23/2021
REV. 5	08/02/2022

Existing Farm Service Road



Existing Bluff Slope



Existing Entry Site Visibility

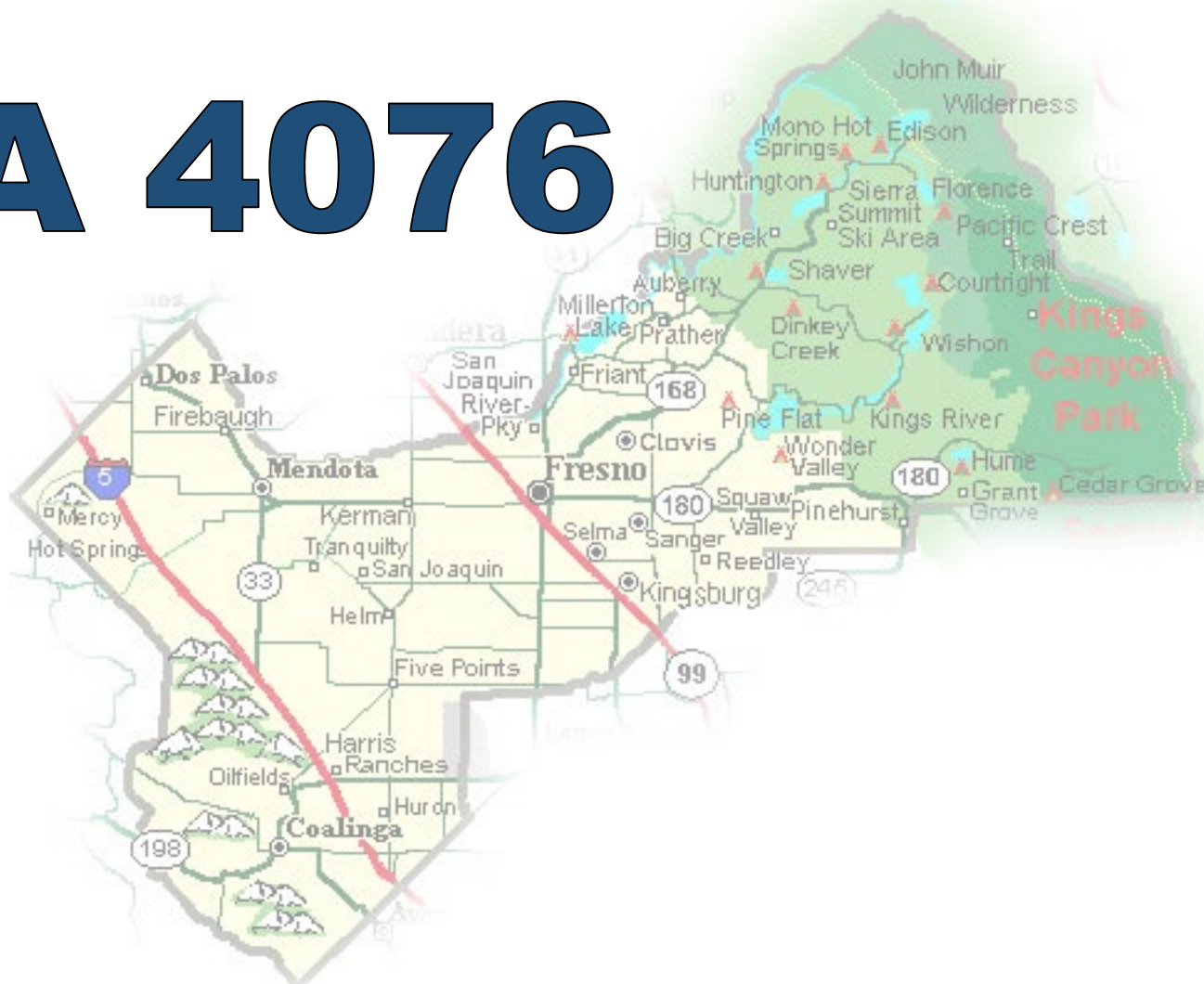


Findings	Description	Findings Met
1	Exceptional or extraordinary circumstances	NO
2	Preserves property right possessed by others	NO
3	No adverse effect on neighborhood	YES
4	General Plan consistency	YES



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

VA 4076





S Rainbow Route

Sanger Cemetery

ranch worked friday 6rh

S Rainbow Route

Carol LaGue Photography

746 S Rainbow Route

S Rainbow Route

S Rainbow Route

bow Route

S Rainbow Route

Collins