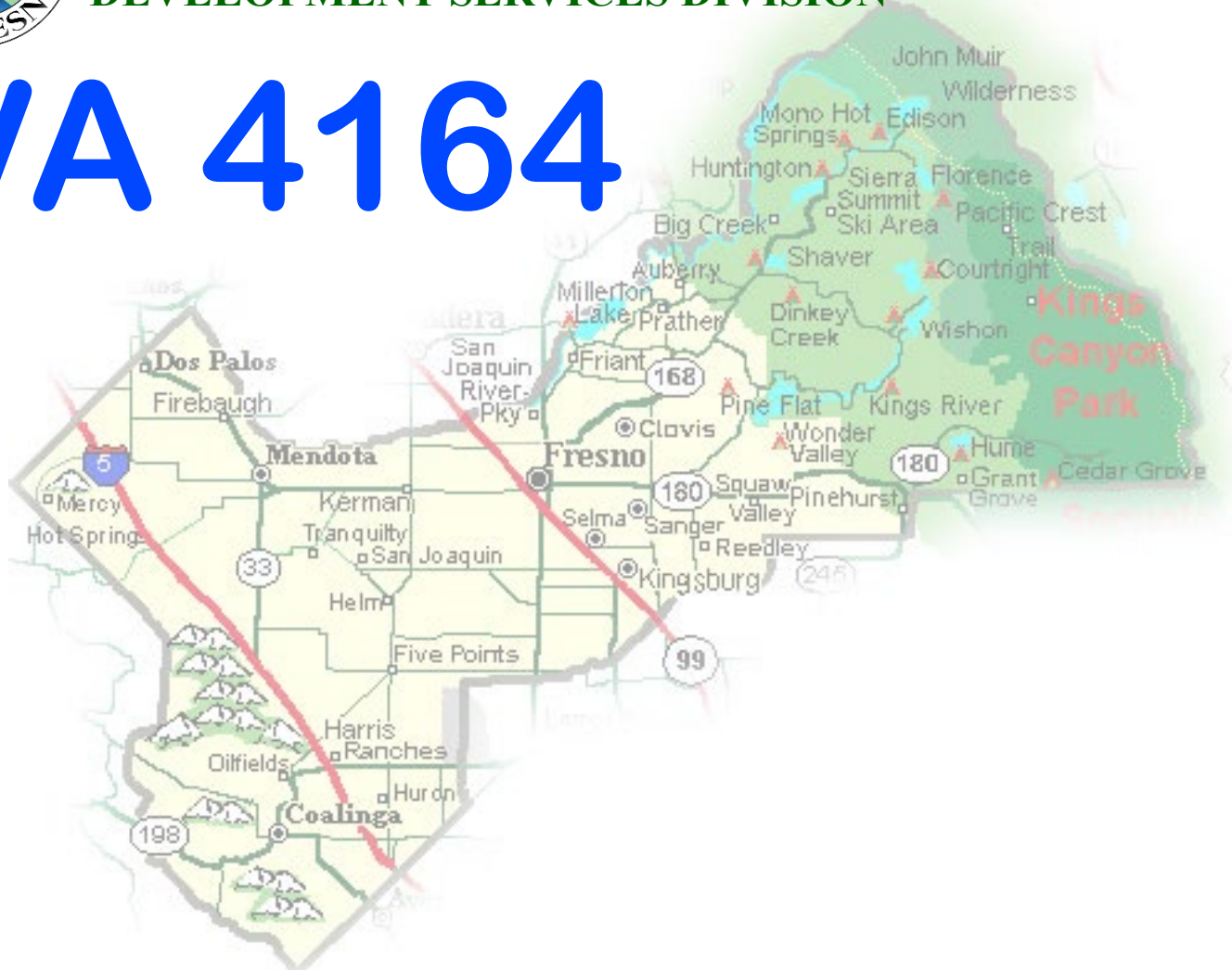
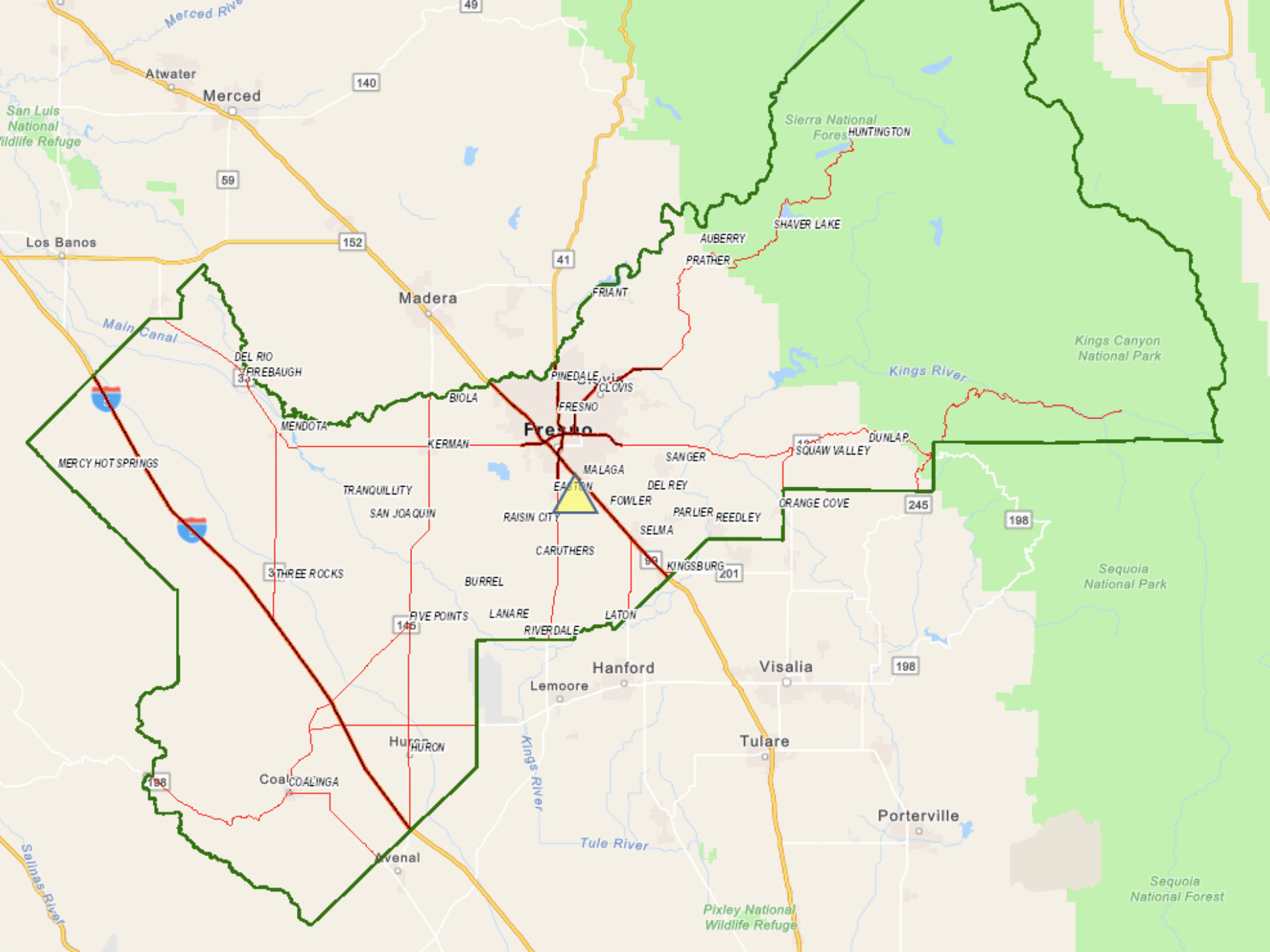


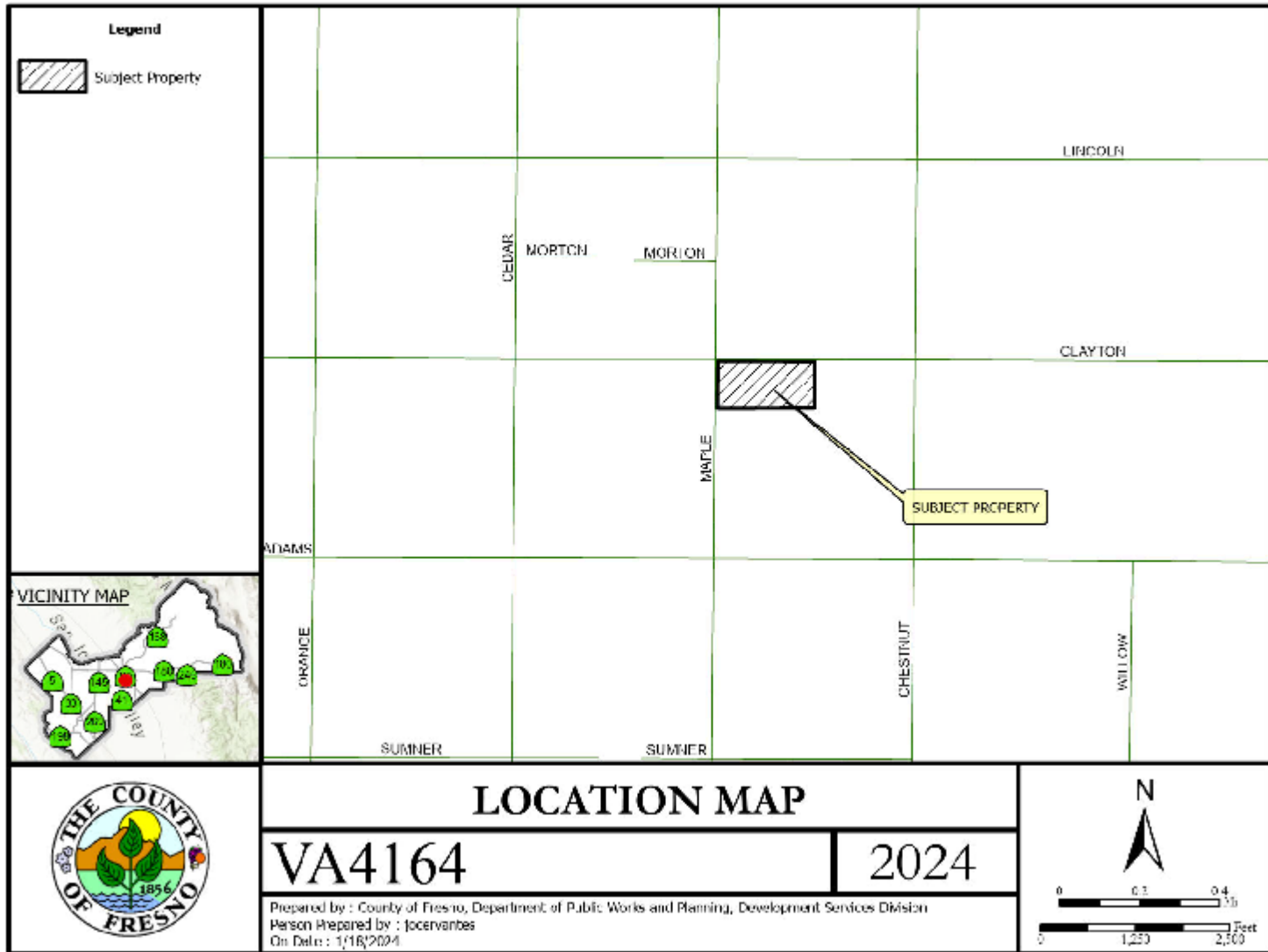


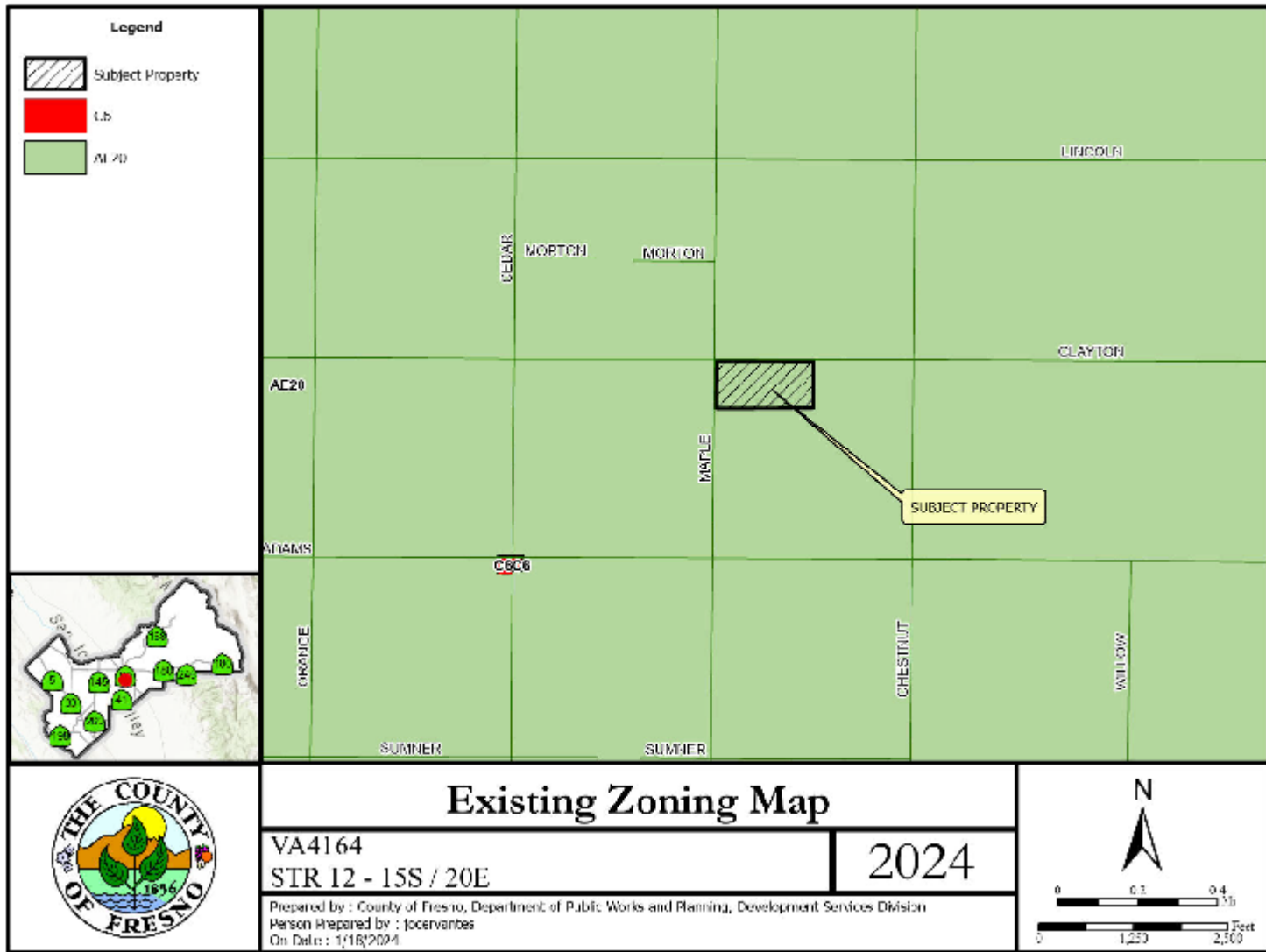
# DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION

# VA 4164







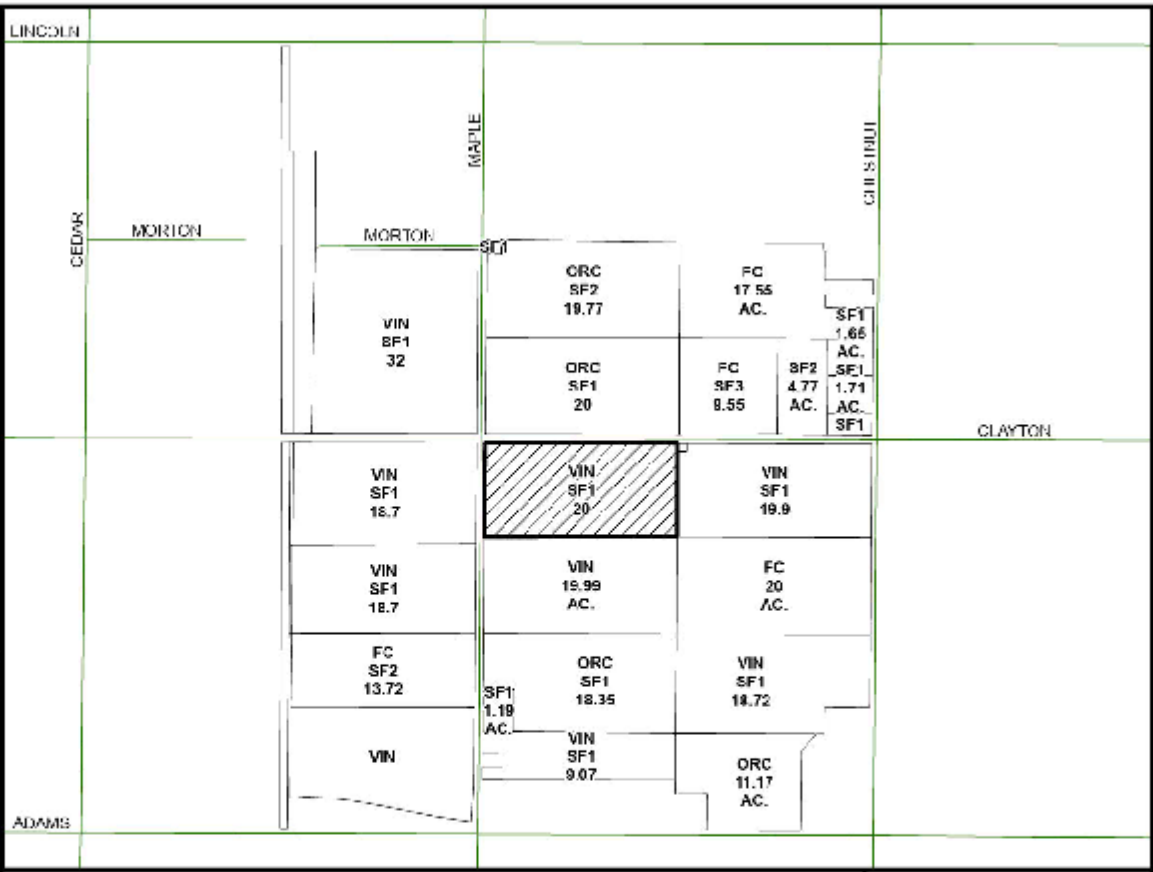
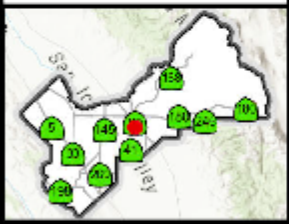


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**LEGEND:**

 Subject Property

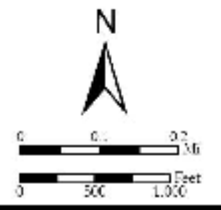
LEGEND
IL - IRRIGATED
ORC - ORCHARD
SF4 - SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

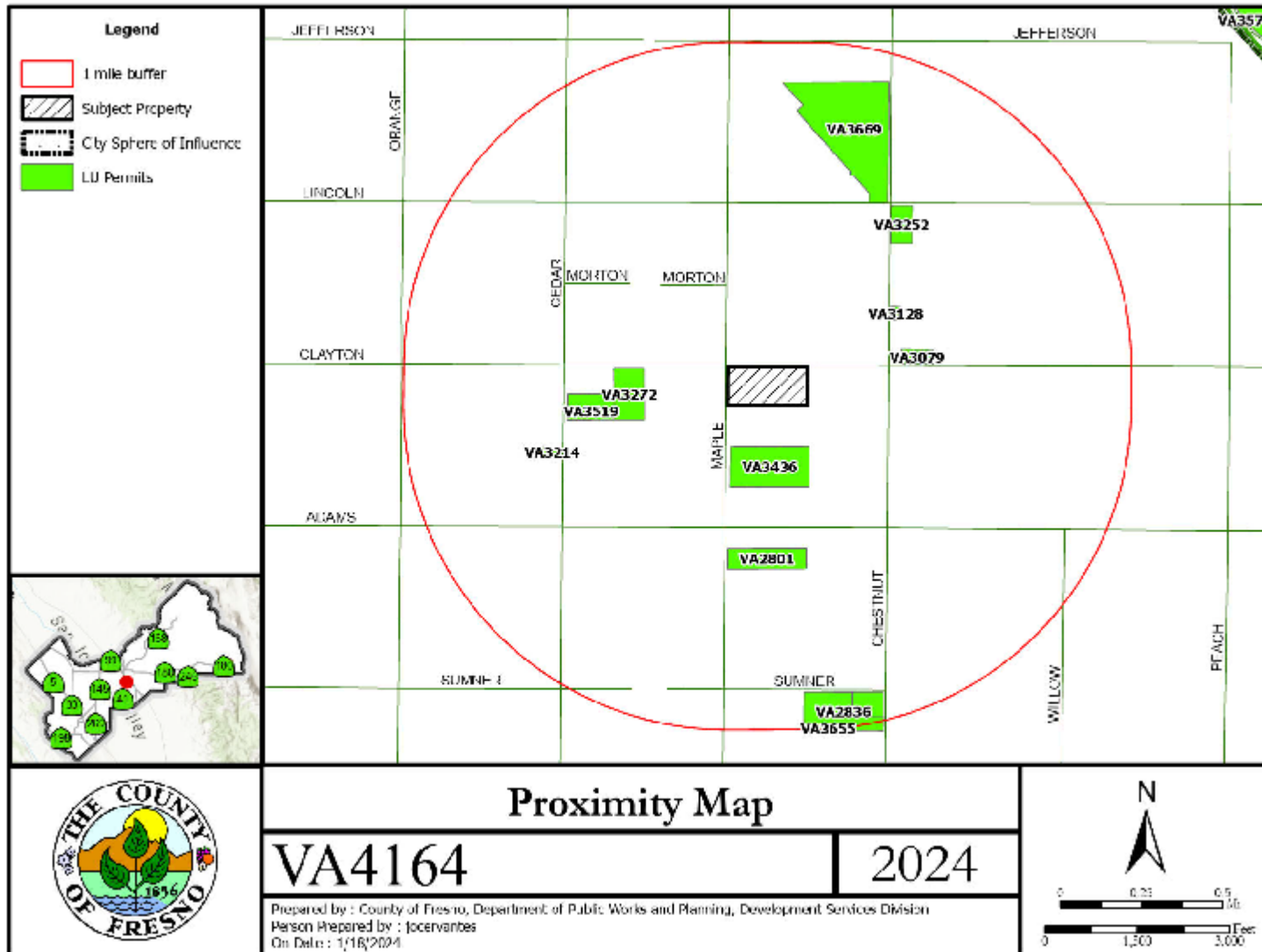


# Existing Land Use Map

## VA4164 | 2024

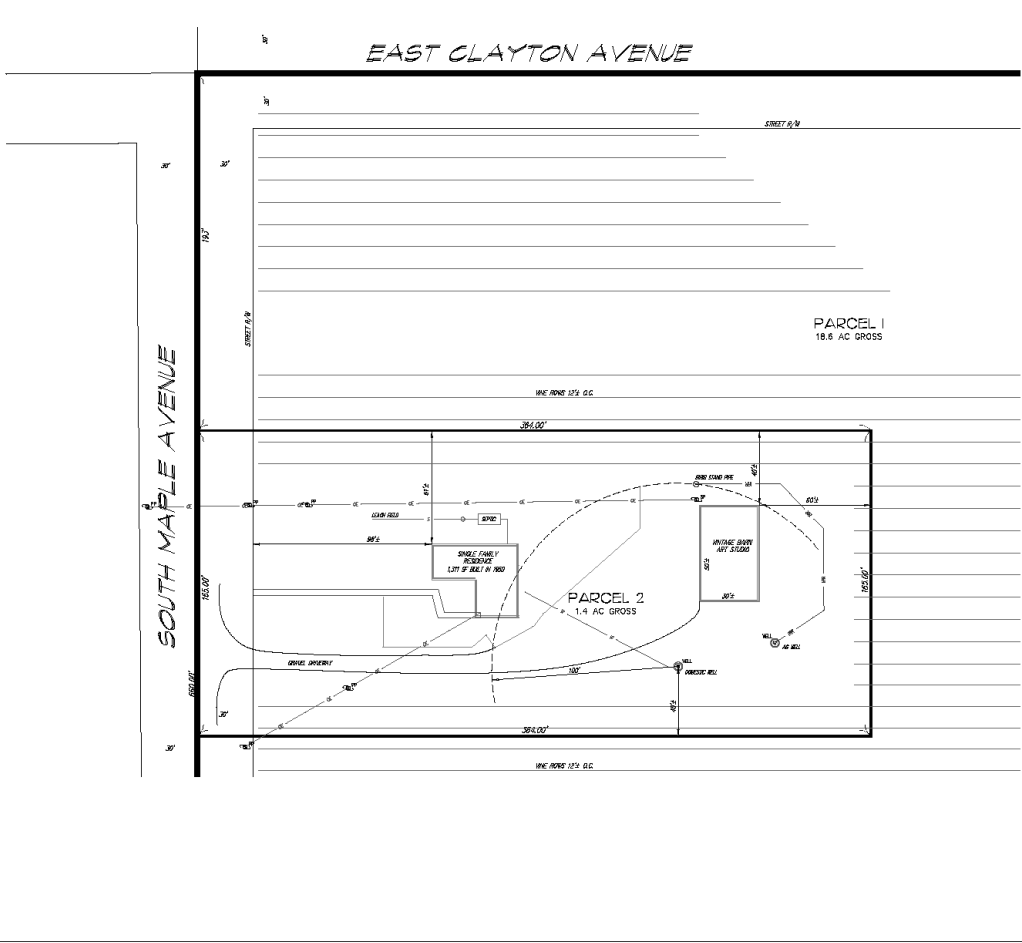
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : jocervantes  
 On Date : 1/18/2024





Path: G:\4360Devs&Pin\GIS\Completed GIS Maps\anduse\va4164\va4164.aprx

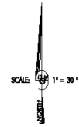
DATE: 21/01/2024 11:58:56 AM PLT: 11/3/2024 11:58:56 AM WGS: 2011/11/15 12:00:00.000000000000000000



**LOCATION MAP**  
NOT TO SCALE

**NOTES**

- 1 SITE ADDRESS: 8652 SOUTH MAPLE AVENUE
- 2 ASSESSOR'S PARCEL NO. 124-170-05
- 3 EXISTING ZONING: AG-20
- 4 EXISTING LAND USE: AG AND RESIDENTIAL
- 5 PROPOSED ZONING: AG-20
- 6 PROPOSED LAND USE: RESIDENTIAL & AG TO REMAIN
- 7 PREPARED FROM RECORD DATA & FIELD SURVEYS
- 8 EXISTING STRUCTURES ON SITE AS NOTED
- 9 EXISTING STREET IMPROVEMENTS AS SHOWN
- 10 THERE ARE (2) EXISTING WELLS (1) SEPTIC TANK WITH EXISTING PILE
- 11 PARCEL DESIGN PROVIDES FOR OPTIONAL 20.5 AF FEEDBACK WITH NORTH-SOUTH ORIENTATION OVERLINE APPROXIMATE DESIGN TO INCORPORATE
- 12 SUBSTANDARD LAND USE: AG & RESIDENTIAL
- 13 (S) STREET IDENTIFIERS FOR PLATS ARE: 1 PG 42 FOR (S) SURFACE OF WATER PRIVATE QUOTE WELL
- 14 THE DESIGN & PREPARED METERS BY SEWER DEFENSE: EXISTING SEPTIC SYSTEM
- 15 THE FOLLOWING UTILITIES ARE EXISTING: (S) SEWER, ELECTRIC, TELEPHONE & CABLE (T.V.)
- 17 THE SITE ADDRESS IS 8652 GROSS ACRES. THE SITE IS 2 PARCELS IN THIS SHEET WITH A GROSS SIZE OF 1.4 AC



**TENTATIVE PARCEL MAP NO. —**

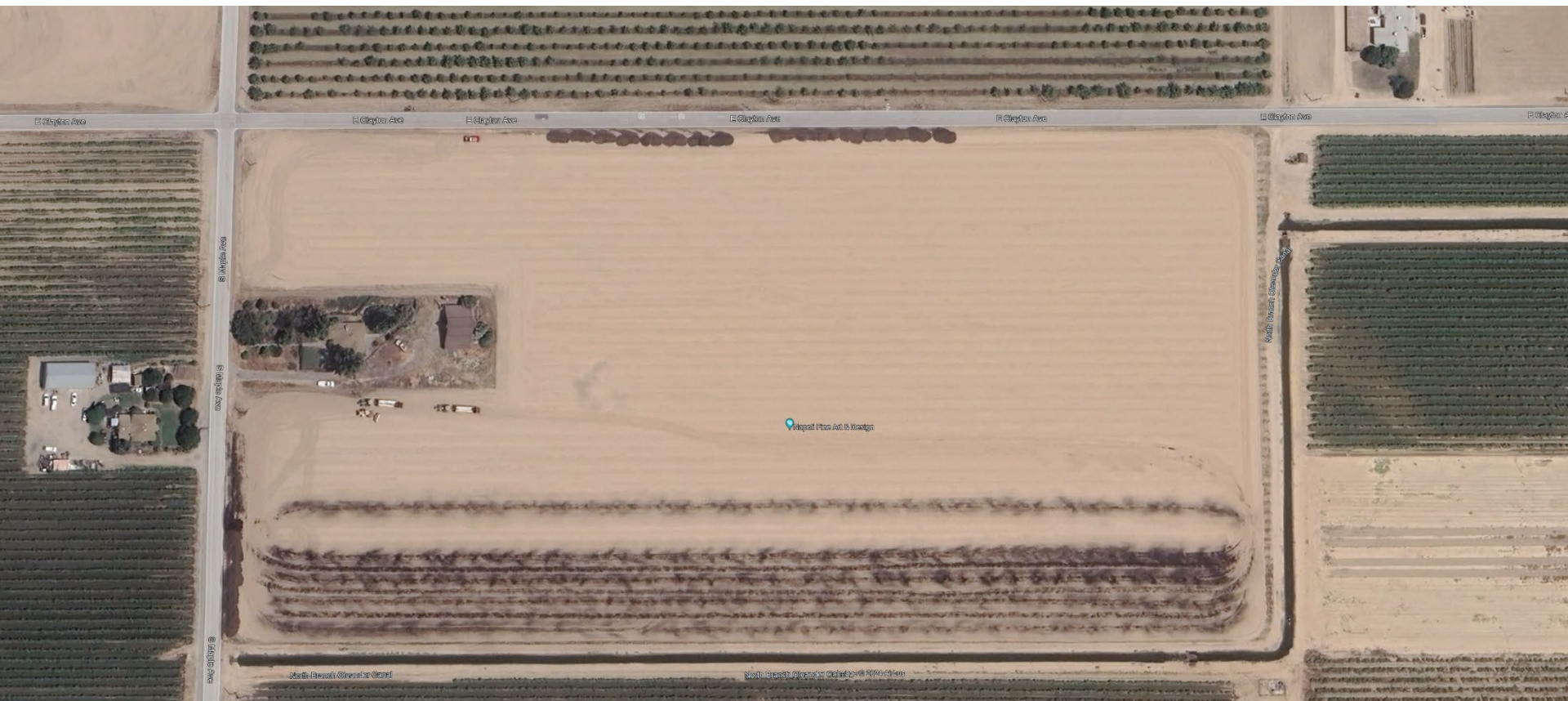
BEING A PORTION OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 12 WEST, MOUNT Diablo BASE & METROMAN ASSESSOR'S PARCEL MAP NO. 124-170-05

PREPARED FOR:  
WINMONT & L'NEW MAPLE  
8652 SOUTH MAPLE AVENUE  
FREMONT CA 94555

PREPARED BY:  
**DALE C. MUELLER & ASSOCIATES**  
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2024 # 24-024  
DRAWN BY: K. LAM  
CHECKED BY: DCM  
SCALE: 1" = 30'  
DATE: 01/21/24  
TIME: 4:51 PM  
PROJECT: 24-024  
JOB: 24-024  
SHEET NO.: 1 OF 2







North West



North



Street View from Maple Looking East

# Variations:

- **Are a request to deviate from the current zoning requirements.**
- **If granted, it permits the owner to use the land in a manner not otherwise permitted by the zoning ordinance.**
- **Granting of a variance is not a change in zoning law; instead, it is a specific waiver of requirements of the zoning ordinance.**

Property is:

- **Not a unique circumstance**

# Property is:

- Not a unique circumstance
- **Not deprived of property right enjoyed by others**

# Property is:

- Not a unique circumstance
- Not deprived of property right enjoyed by others
- **Adverse Effects on surrounding neighborhood**

# Property is:

- Not a unique circumstance
- Not deprived of property right enjoyed by others
- Adverse Effects on surrounding neighborhood
- **Contrary to the General Plan**



Findings	Description	Findings Met
1	<b>Exceptional or extraordinary circumstances or conditions</b>	NO
2	<b>Necessary for the preservation and enjoyment of a substantial property right of the applicant</b>	NO
3	<b>No adverse effect on surrounding neighborhood</b>	YES
4	<b>Not contrary to the objectives of the General Plan</b>	NO