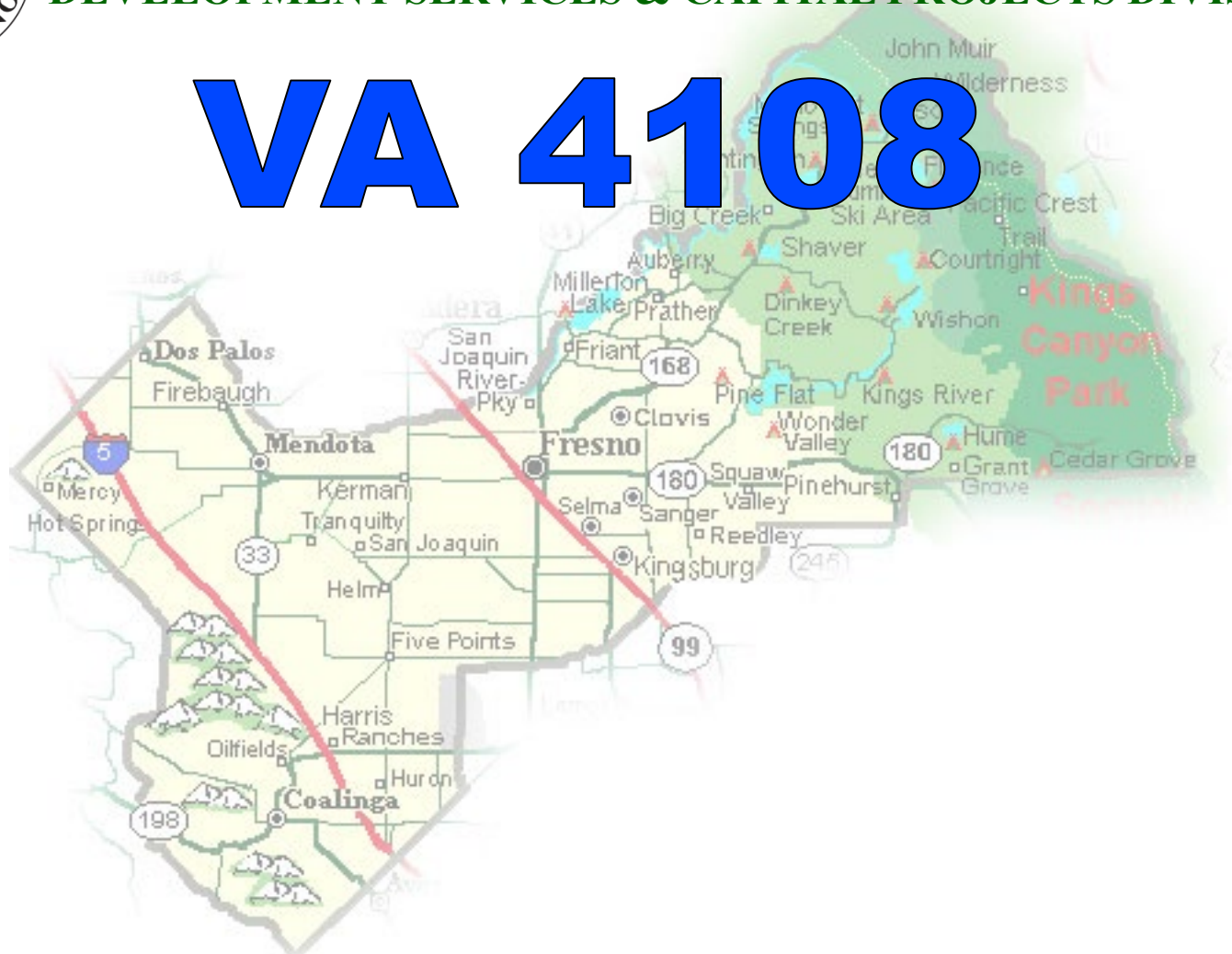


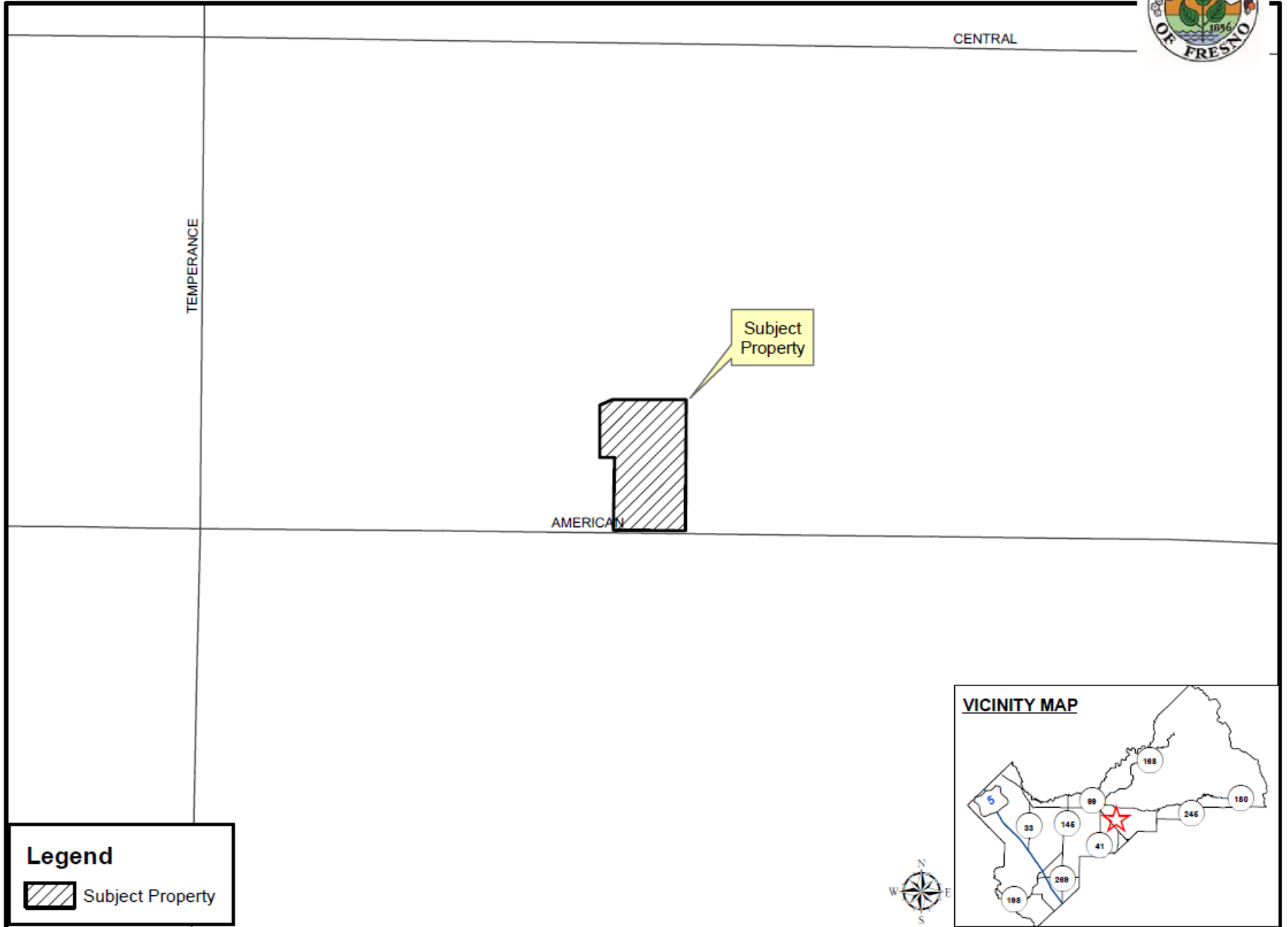


**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION**


**VA 4108**



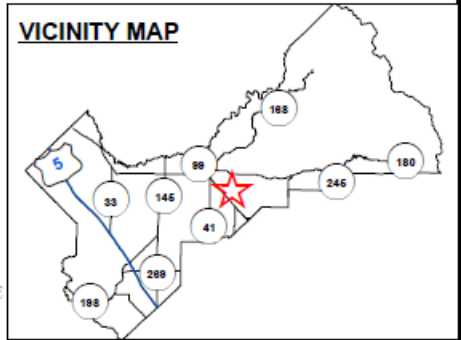
# LOCATION MAP



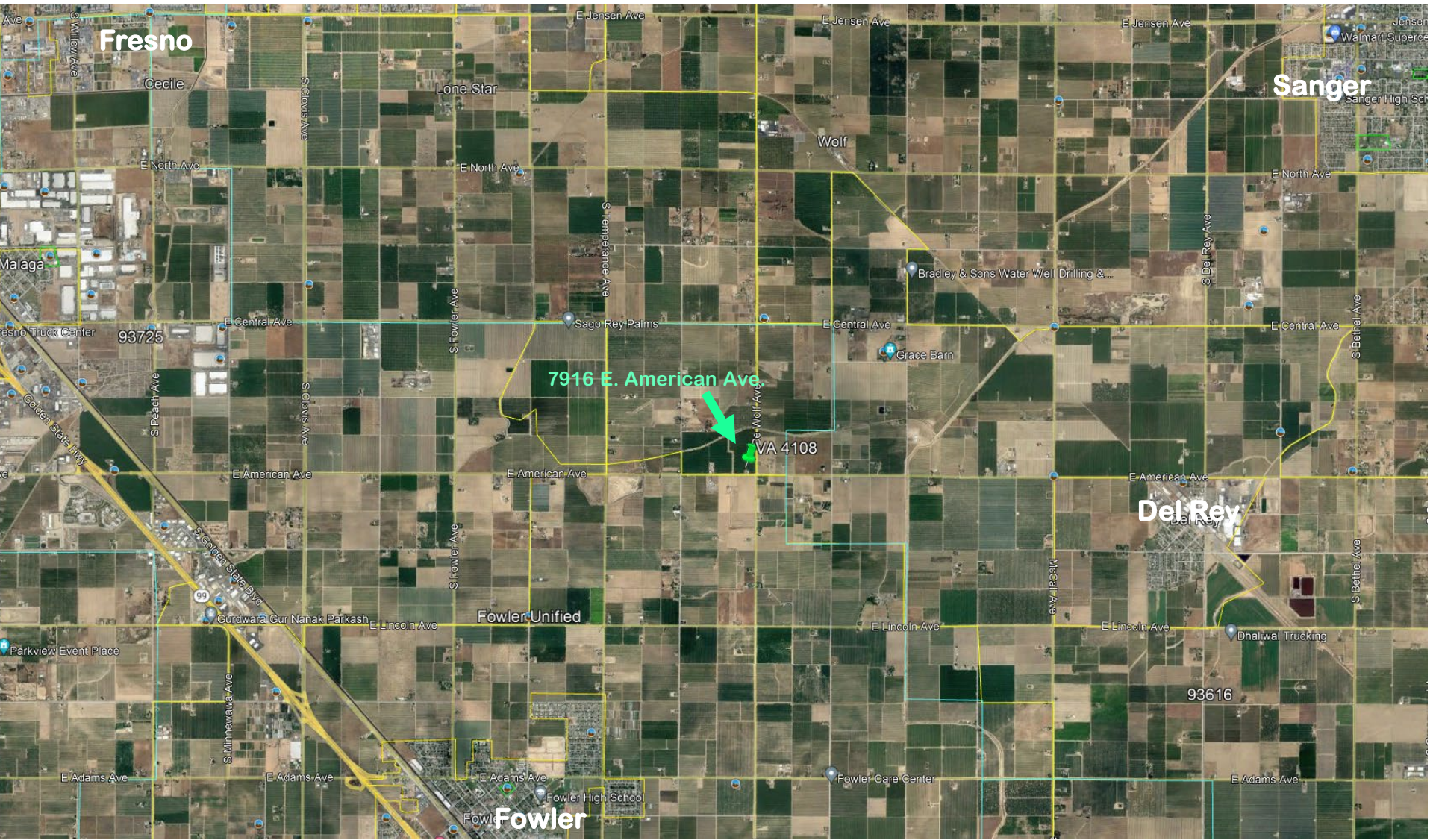
### Legend

 Subject Property

### VICINITY MAP







Fresno

Sanger

Del Rey

Fowler Unified

Fowler

7916 E. American Ave

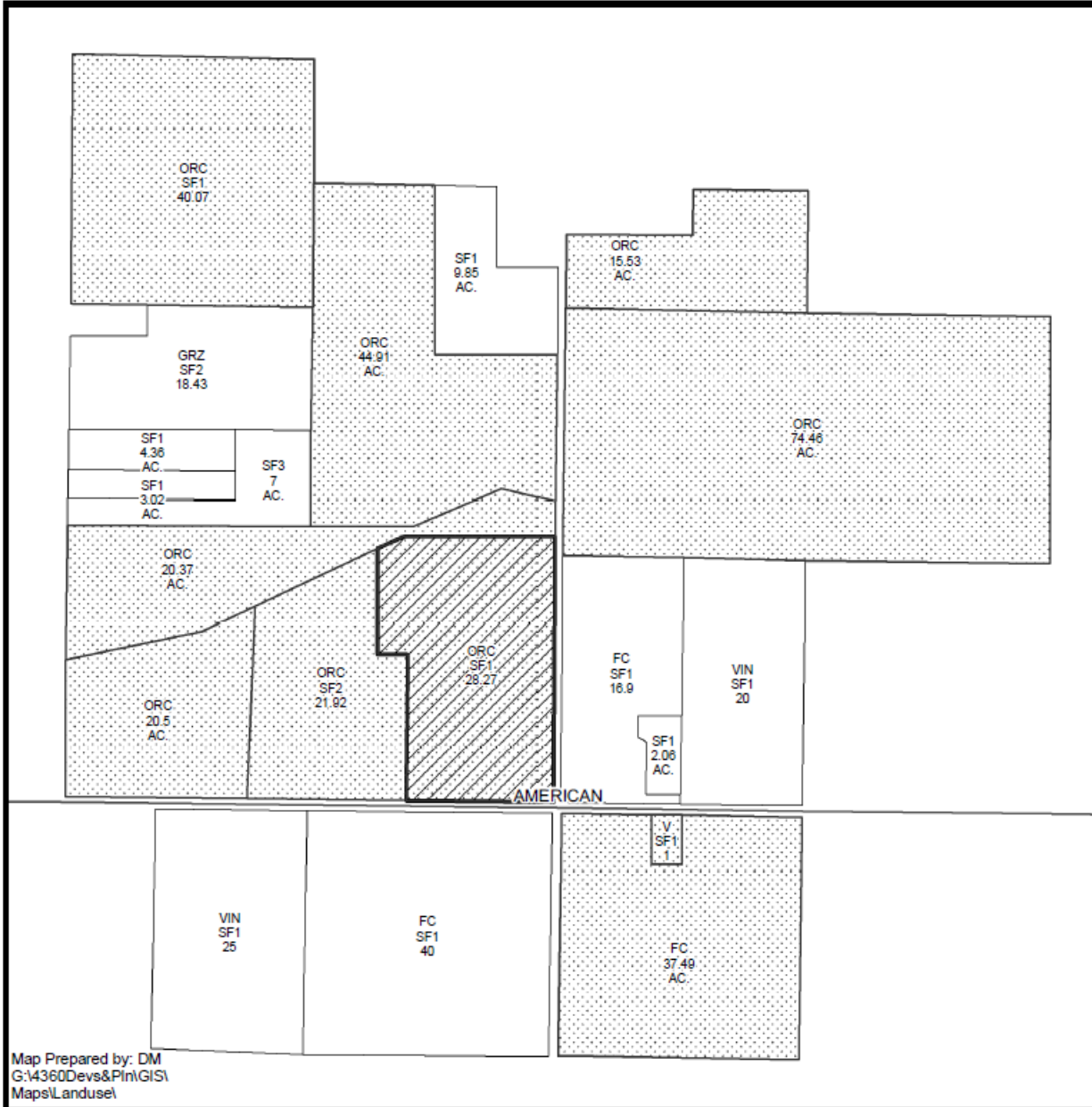
VA 4108

93725

93616



# EXISTING LAND USE MAP

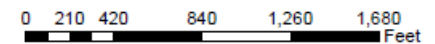


### LEGEND

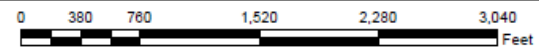
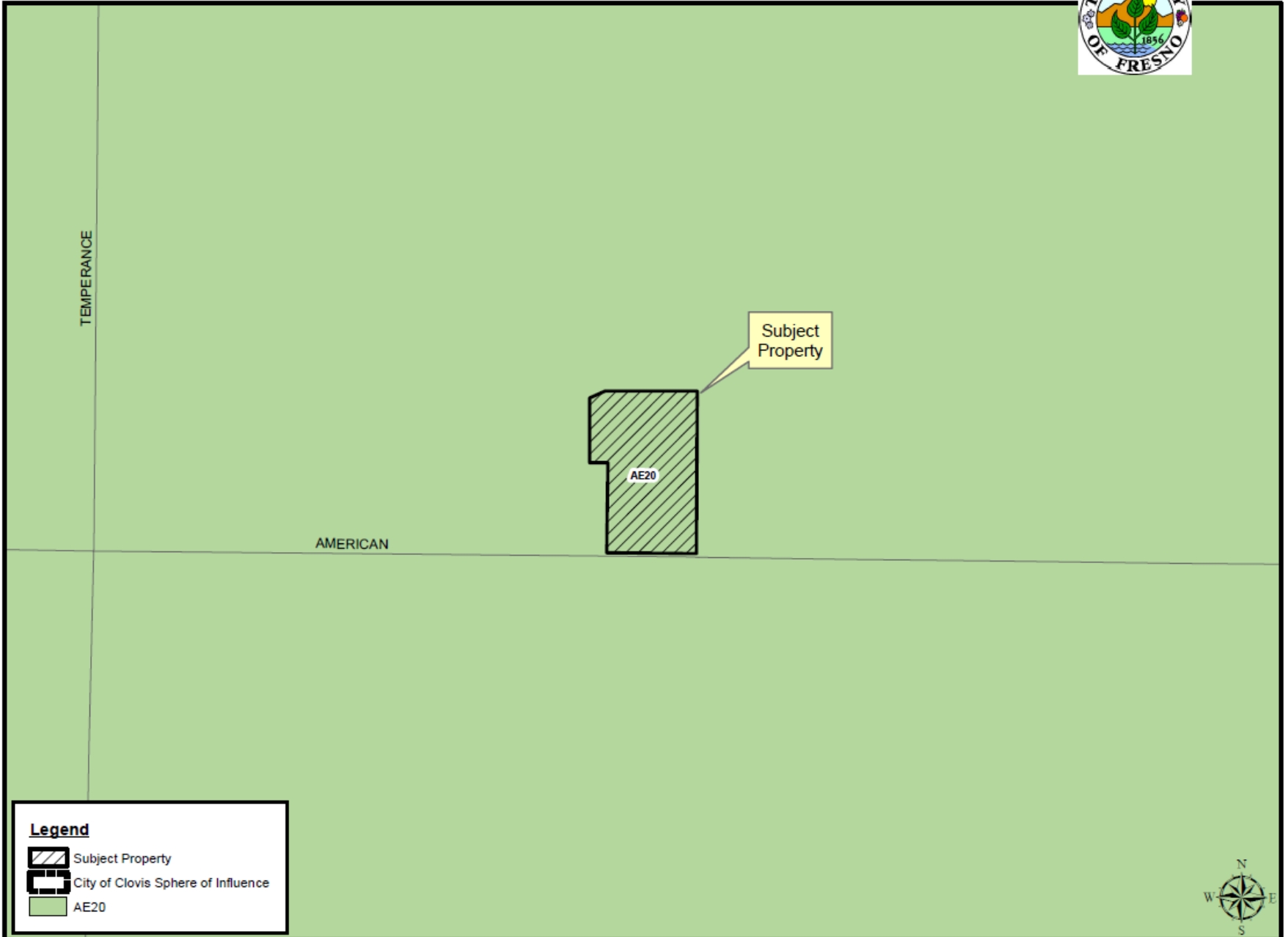
- FC - FIELD CROP
- GRZ - GRAZING
- ORC - ORCHARD
- SF# - SINGLE FAMILY RESIDENCE
- V - VACANT
- VIN - VINEYARD

### LEGEND:

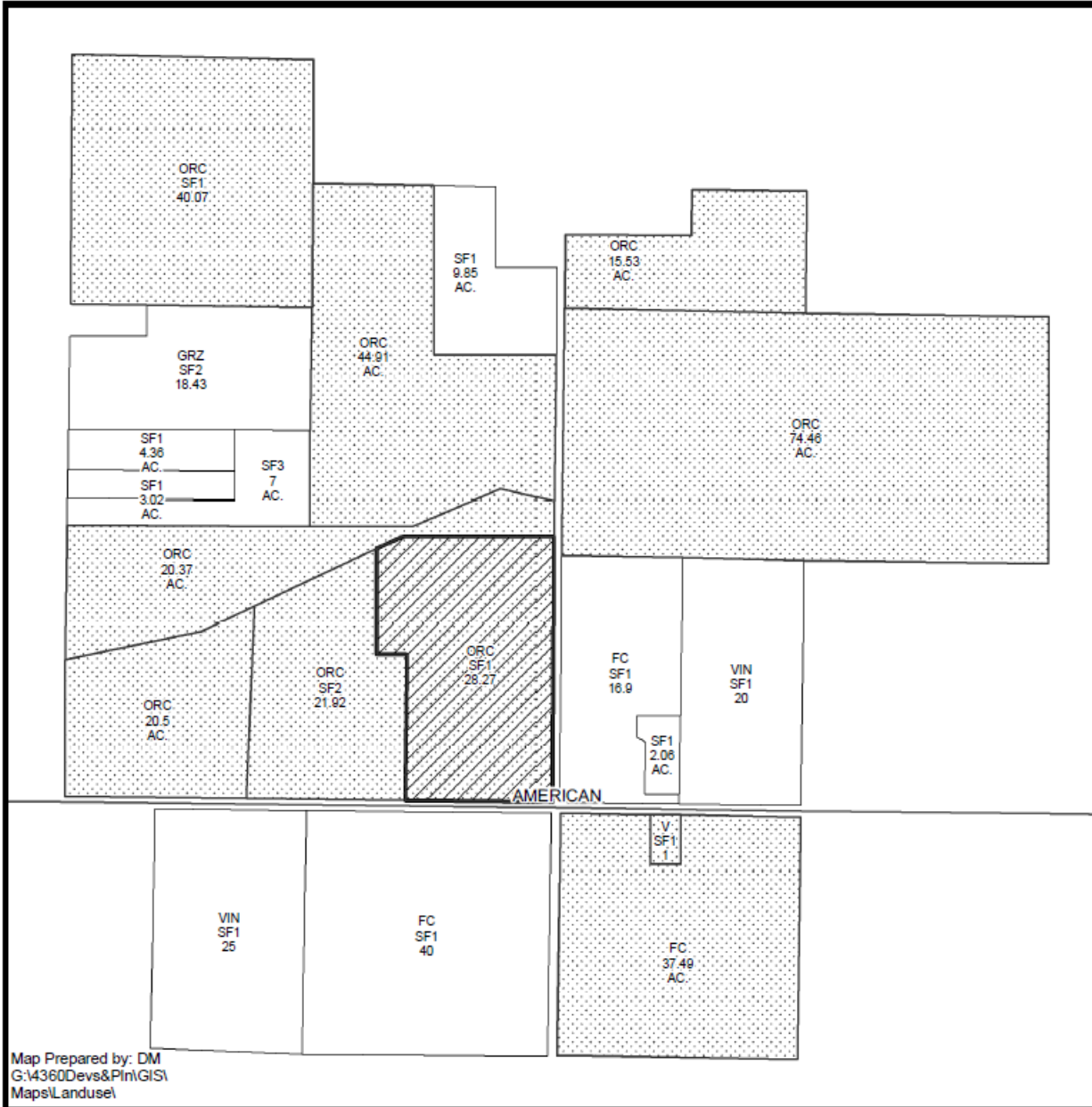
- Subject Property
- Ag Contract Land



# EXISTING ZONING MAP

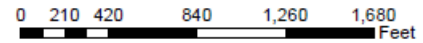


# EXISTING LAND USE MAP



- LEGEND**
- FC - FIELD CROP
  - GRZ - GRAZING
  - ORC - ORCHARD
  - SF# - SINGLE FAMILY RESIDENCE
  - V - VACANT
  - VIN - VINEYARD

- LEGEND:**
- Subject Property
  - Ag Contract Land



Map Prepared by: DM  
 G:\4360Devs&PIn\GIS\Maps\Landuse\

Department of Public Works and Planning  
 Development Sevices Division

# Exhibit Map

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA. JANUARY 19, 2023

Section 35, Township 14 South, Range 21 East, Mount Diablo Base and Meridian,  
Fresno County, California

Map Prepared by:



Owner and Applicant:

separat farms, a Louisiana general partnership  
7516 East American Avenue  
Furber, LA 93825

Source of Data:

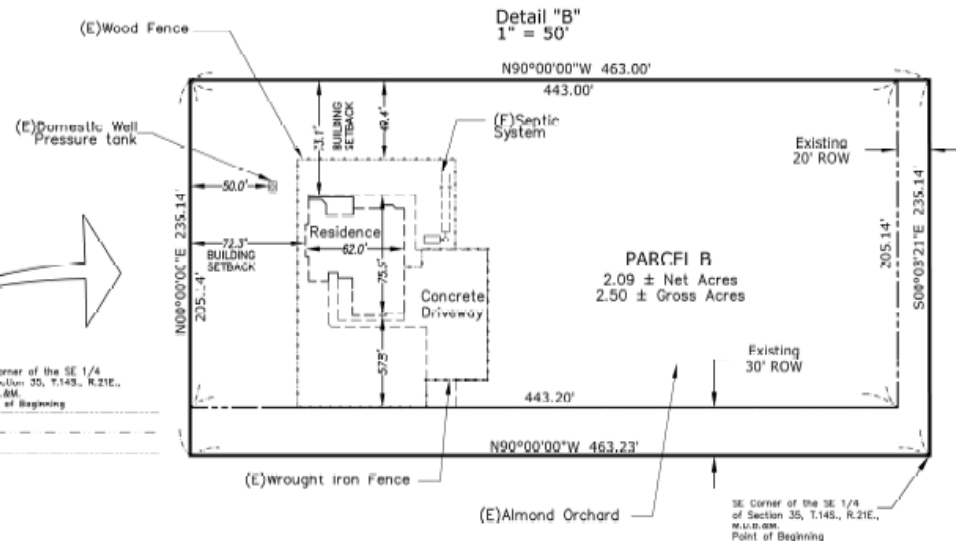
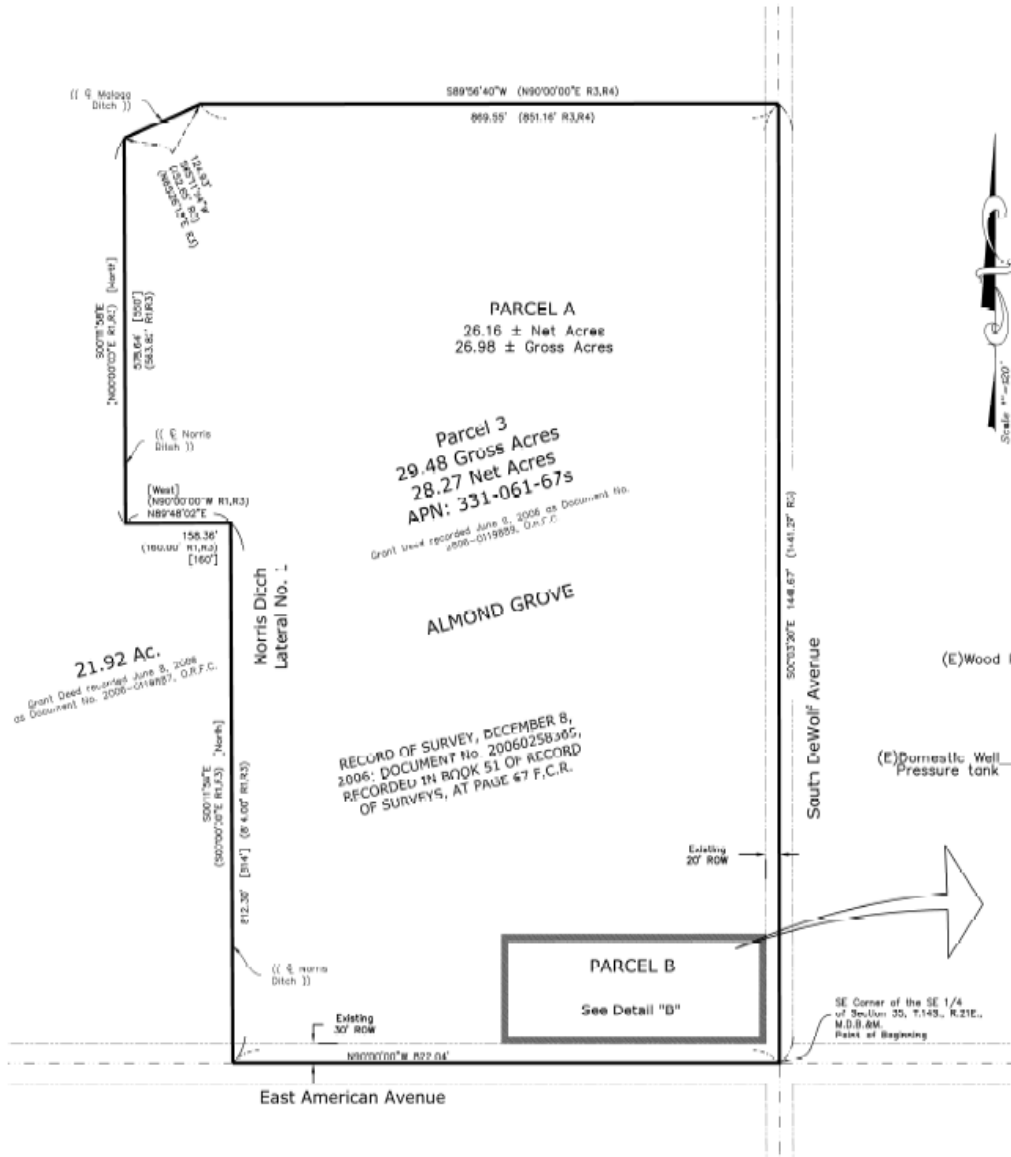
Record of Survey Recorded December 8th, 2006  
in Book 51 of Record of Surveys at Page 67, F.C.R.  
Total Parcel Area: Calculated per Record of Survey  
map

Site Information:

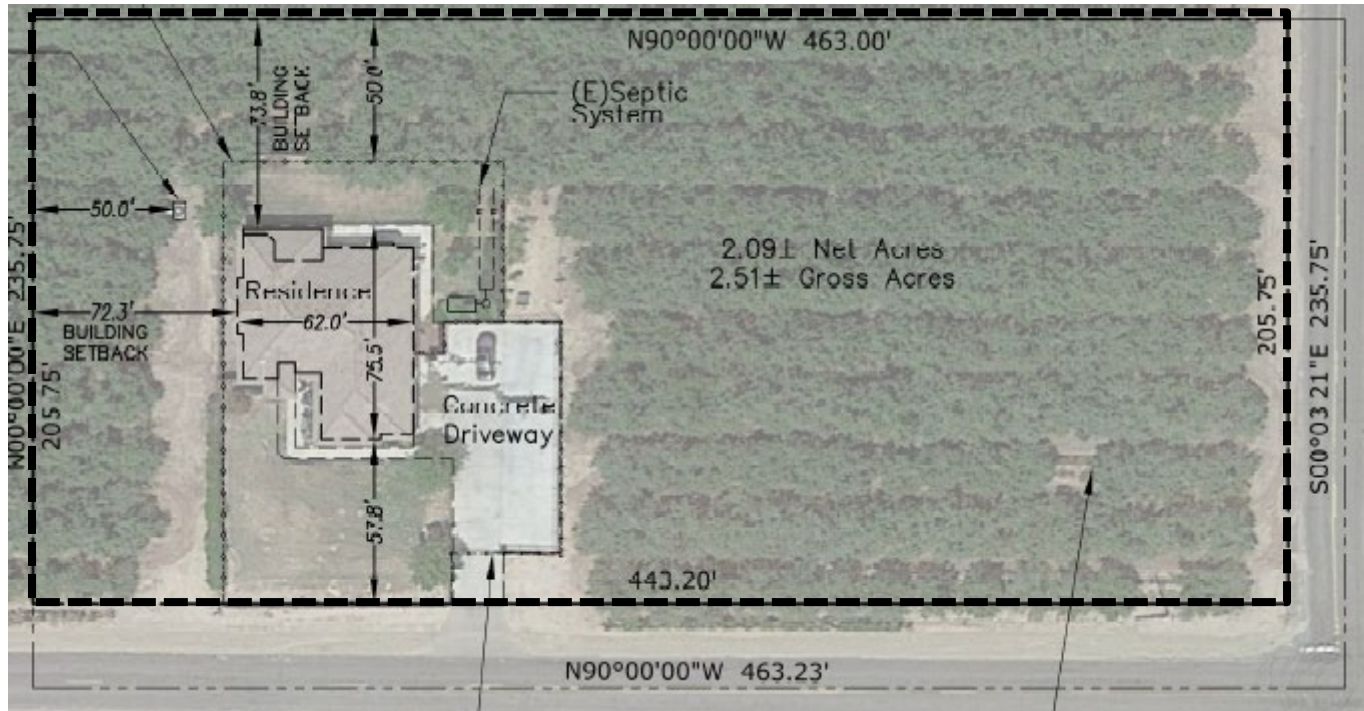
Feeling/Proposed Use: Agricultural

Existing Zoning: AE-20

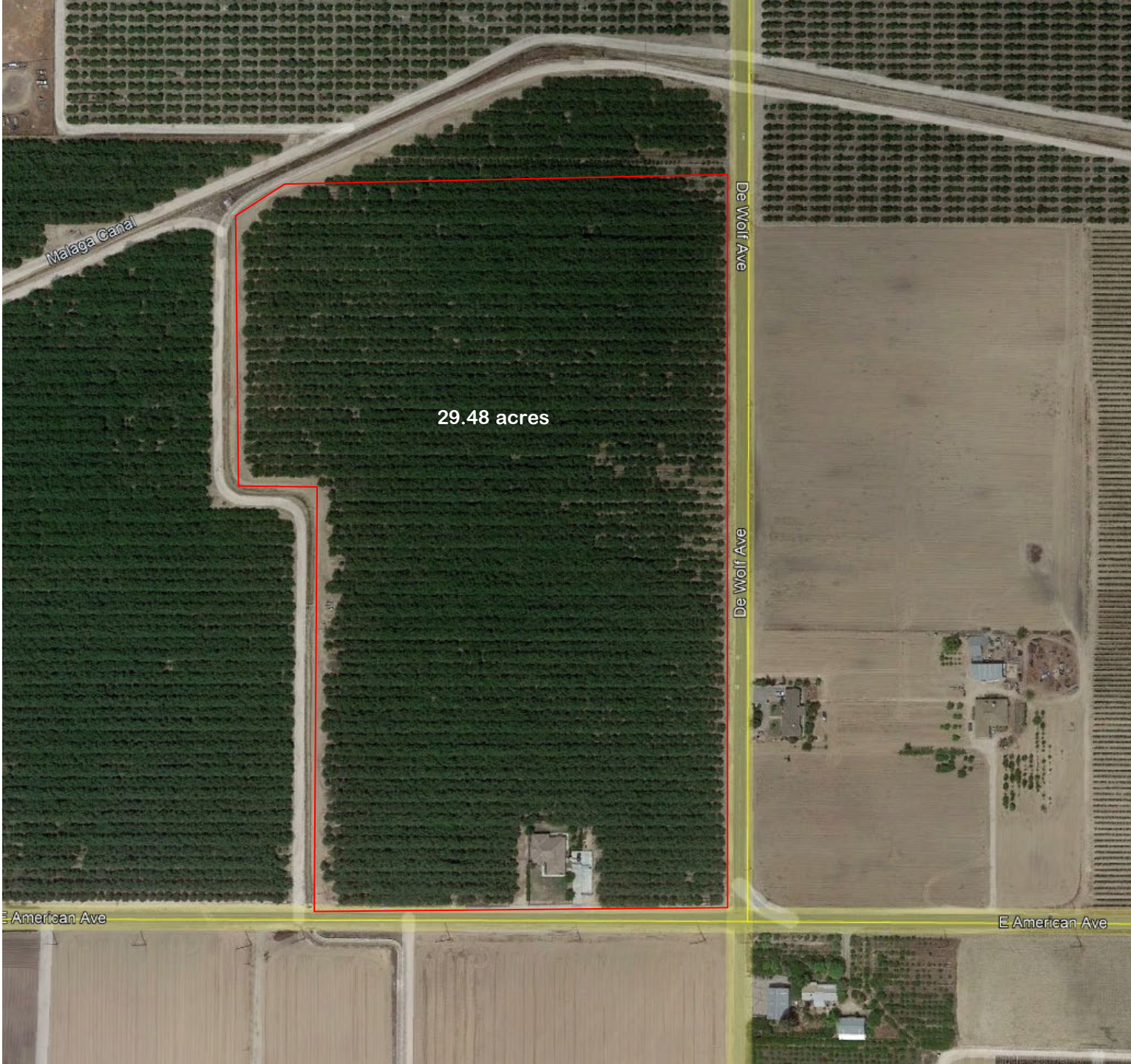
APN: 331-061-67s



Proposed 2.5 acre parcel (aerial)







Malaga Canal

29.48 acres

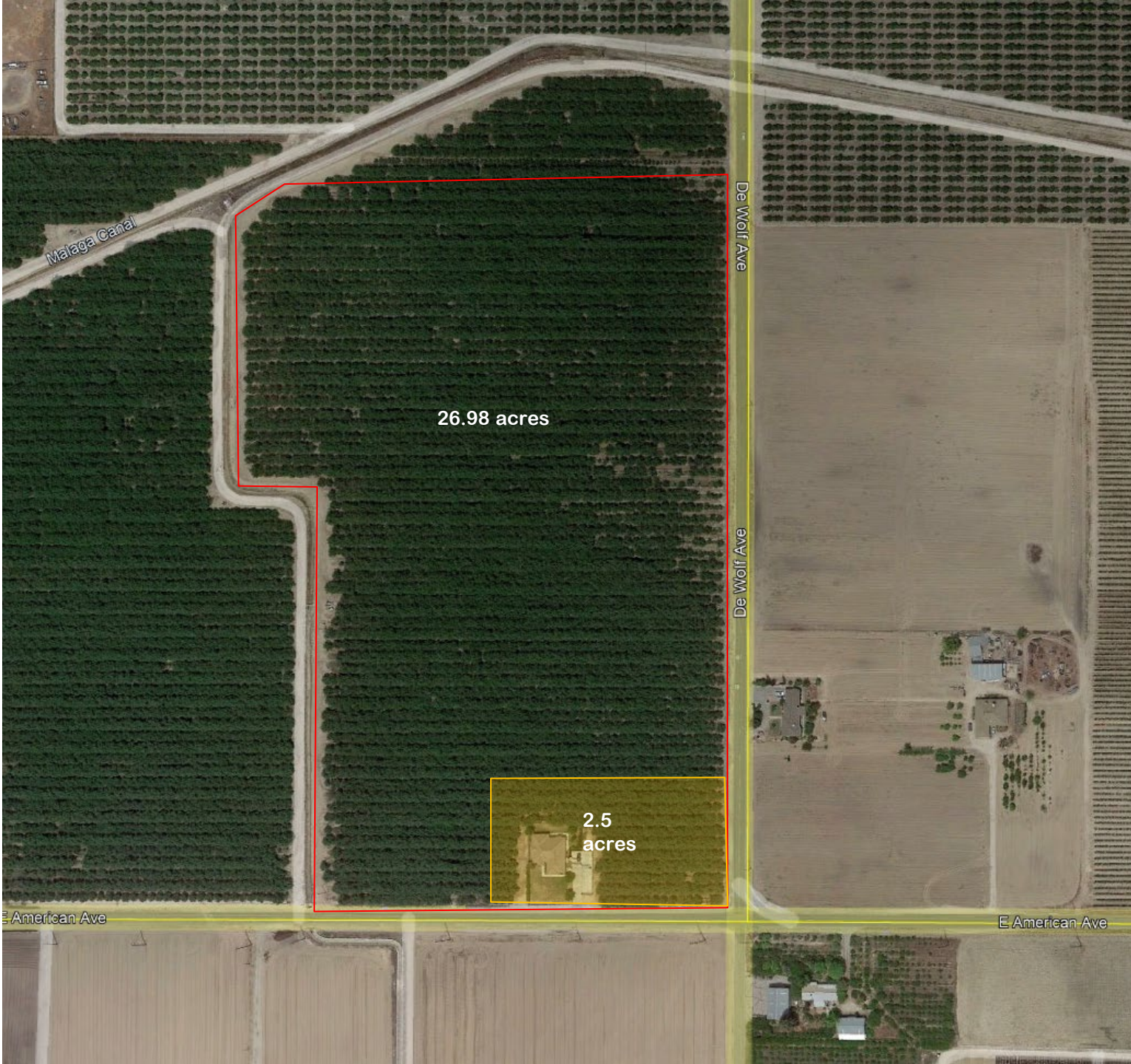
De Wolf Ave

De Wolf Ave

E American Ave

E American Ave





Malaga Canal

26.98 acres

2.5 acres

De Wolf Ave

De Wolf Ave

E American Ave

E American Ave

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



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

# VA 4108

