



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

DATE: September 2, 2022

TO: Development Services and Capital Projects, Attn: Chris Motta, Principal Planner  
Development Services and Capital Projects, Current Planning, Attn: David A. Randall, Senior Planner  
Development Services and Capital Projects, Policy Planning, ALCC,  
Attn: Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check, CASp,  
Attn: Dan Mather  
Resources Division, Solid Waste, Attn: Amina Flores-Becker  
Development Engineering, Attn: Kevin Nehring, Senior Engineer  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Nadia Lopez/Martin Querin/Wendy Nakagawa  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Brian Spaunhurst/Gloria Hensley  
Water and Natural Resources Division, Attn: Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes  
Sheriff's Office, Attn: Captain Mark Padilla, Captain Ryan Hushaw, Lt. Brent Stalker, Lt. Ron Hayes, Lt. Robert Salazar, Lt. Kathy Curtice  
North Central Fire Protection District, Attn: [George.mavrikis@northcentralfire.org](mailto:George.mavrikis@northcentralfire.org)  
North Kings GSA, Attn: [KChauhan@fresnoirrigation.com](mailto:KChauhan@fresnoirrigation.com)  
County Counsel, Attn: Alison Samarin, Deputy County Counsel  
Fresno County Agricultural Commissioner, Attn: Melissa Cregan  
[mcregan@fresnocountyca.gov](mailto:mcregan@fresnocountyca.gov)

FROM: Ricky Vang, Planner  
Development Services and Capital Projects Division

SUBJECT: **Variance Application No. 4138 to allow the creation of two substandard sized parcels in the AE-20 Zone District.**

APPLICANT: Melissa Holtermann

DUE DATE: **September 19, 2022**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a substandard sized two-acre parcel and an eighteen-acre parcel from an existing 20 acres within the AE-20 (Exclusive Agricultural, 20-acre parcel minimum) Zone District. If the Variance is approved a mapping procedure is required for the creation of both parcels.

The subject parcel is located on the east side of N. Biola Ave., approximately 2,000 feet south of W. Ashlan Ave., which is approximately 4 miles North of the City of Kerman. (APN: 016-110-07) (3488 N. Biola Ave.) (Sup. Dist. 1).

We must have your comments by **September 19, 2022**. Any comments received after this date may not be used.

**If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).**

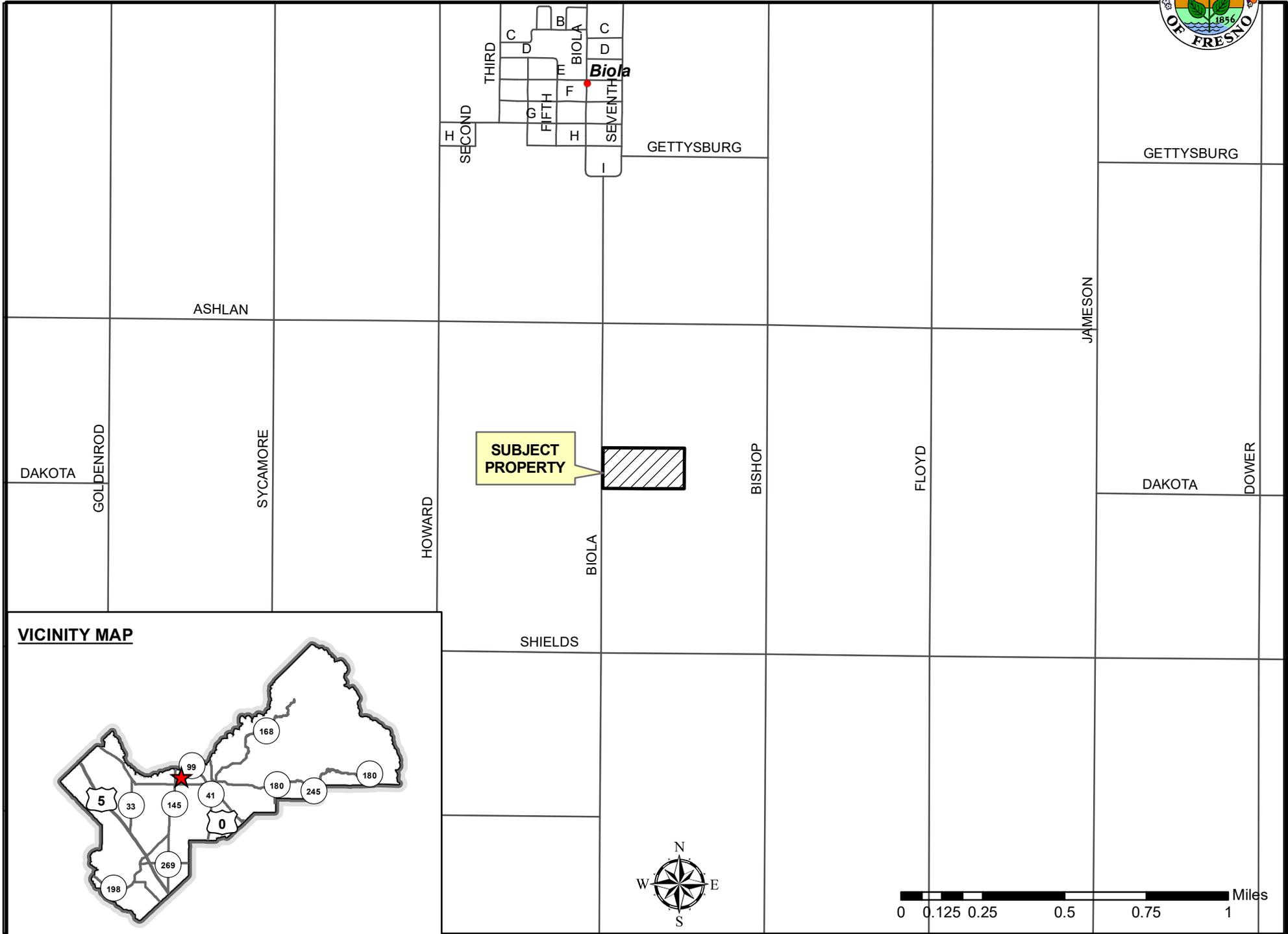
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ricky Vang, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4224 or ricvang@fresnocountyca.gov via email.

G:\4360Devs&Pin\PROJSEC\PROJDOCS\VA\4100-4199\4138\Routing\VA 4138 Routing Letter.docx

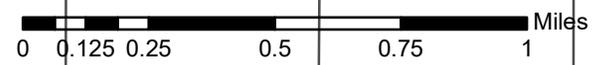
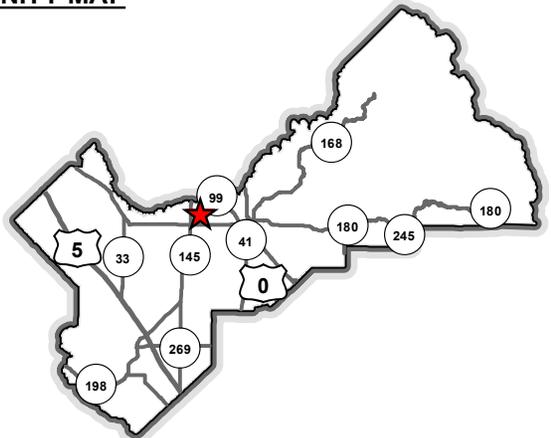
*Activity Code (Internal Review): 2377*

Enclosures

# LOCATION MAP



## VICINITY MAP





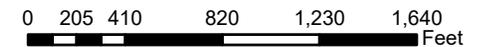
# EXISTING LAND USE MAP



LEGEND	
FC	FIELD CROP
ORC	ORCHARD
SF#	SINGLE FAMILY RESIDENCE
VIN	VINEYARD
V	VACANT

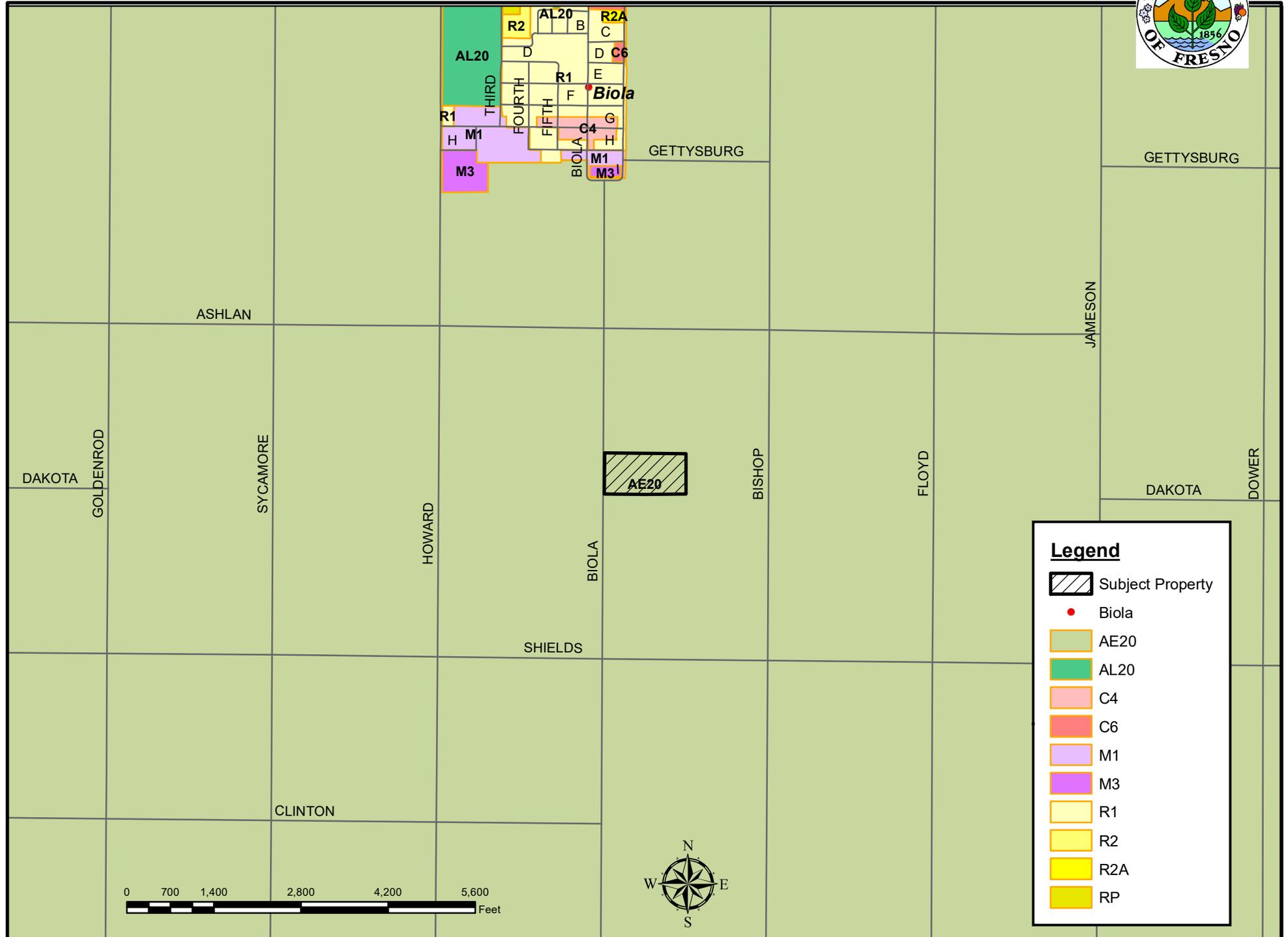
## LEGEND:

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning  
Development Services Division

# EXISTING ZONING MAP

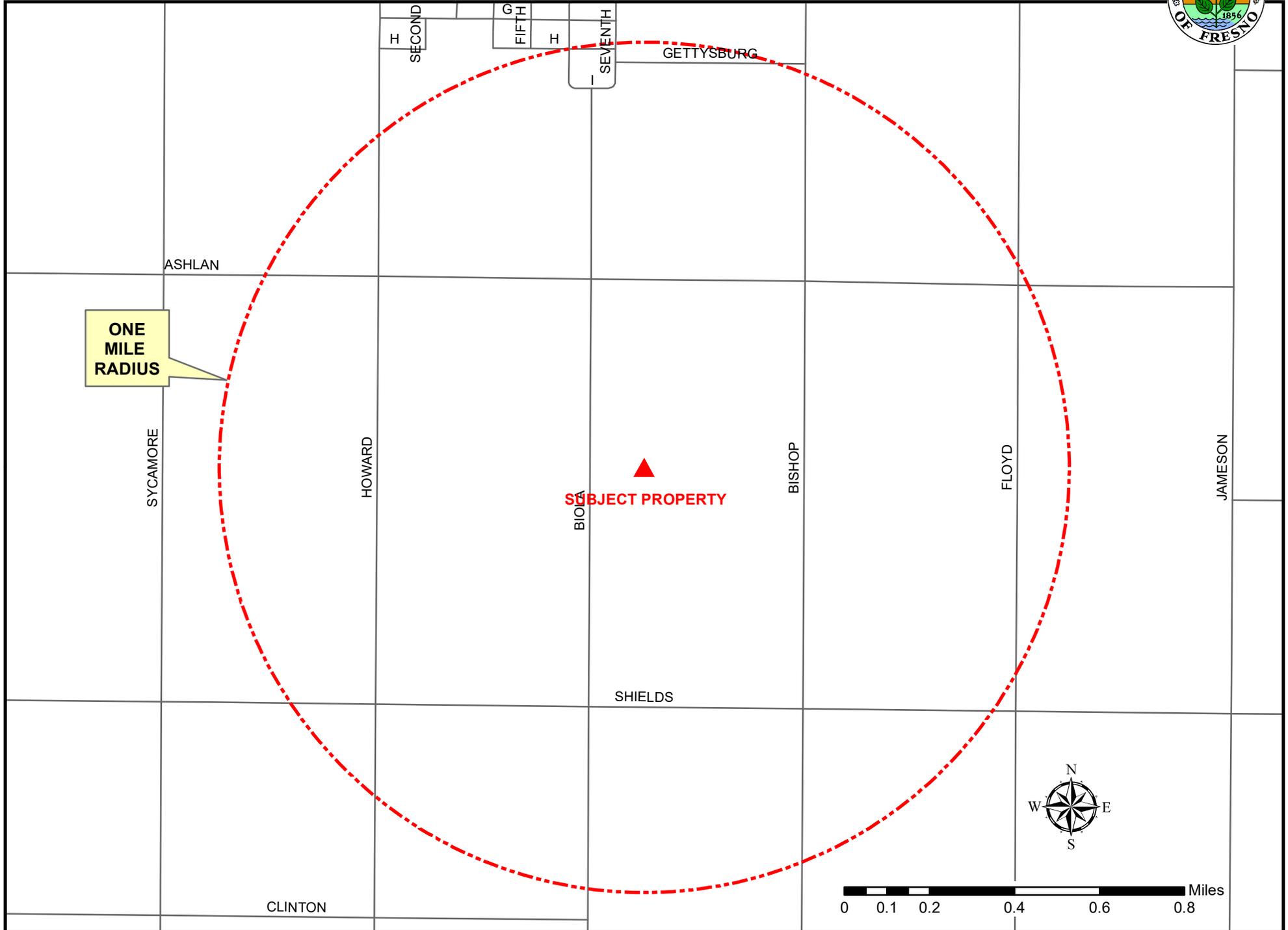


**Legend**

- Subject Property
- Biola
- AE20
- AL20
- C4
- C6
- M1
- M3
- R1
- R2
- R2A
- RP



# APPROVED VARIANCES WITHIN A ONE MILE RADIUS





Fresno County Department of Public Works and Planning

Date Received: 7-19-22

22-004388 (Application No.)

MAILING ADDRESS: Department of Public Works and Planning Development Services and Capital Projects Division 2220 Tulare St., 6th Floor Fresno, Ca. 93721

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A Street Level Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class )/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

create A two acre Parcel out of a existing 20 acre.

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: South side of Ashlan between Biola and Bishop Street address: 3488 N. Biola Avenue, Kerman, CA 93630

APN: 016-110-07 Parcel size: 20ac Section(s)-Twp/Rg: S 21 - T 13R S/R 18 E

ADDITIONAL APN(s):

I, Gunner White (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows for Owner, Applicant, and Representative.

CONTACT EMAIL: gunner@trinityfruit.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: Invoice No.: TOTAL: \$

UTILITIES AVAILABLE:

WATER: Yes [ ] / No [ ]
Agency:
SEWER: Yes [ ] / No [ ]
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T S/R E

Related Application(s):

APN # - -

APN # - -

APN # - -

APN # - -

Zone District:

Parcel Size:

over.....

**VARIANCE APPLICATION FINDINGS  
AND OPERATIONAL STATEMENT**

**3488 N. Biola Avenue  
Kerman, CA 93630**

**APN 016-110-07**

**July 11, 2022**

**Applicant/Owner:**

Gunner J. White,  
Member  
GSW Farms, LLC  
7571 North Remington,  
Suite 104  
Fresno, CA 93711

**Representative:**

Melissa L. Holtermann, Esq.  
Valley Harvest Properties, LLC.  
1436 East Brandywine Avenue  
Fresno, CA 93720  
559-779-7132

**Property Location:**

3488 North Biola  
Kerman, CA 93630

**APN:**

APN 016-110-07

**Existing Zone Designation:**

AE-20

**Existing General Plan Land Use Designation:**

Agricultural

**Community Plan Area:**

Valley Floor

**Request:**

Authorization to allow a variance for creation of a 2.0-acre parcel, (20 acre required- 2.0 acre proposed).

**Background:**

The GSW Farms on January 19, 2022, purchased parcel APN 061-110-07 20 acres. The APN 061-110-07, purchased, a 20-acre equivalent sized parcel having 18 net farmable acres that includes the former owner of the two-parcel home site. The GSW Farms desires to retain 18 acres net of the undeveloped land for their farming operation and sell the former owners home site as a separate parcel. GSW Farming is a farming operation and does not deal with housing or home sales.

**Finding 1:**

There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.

The home site is located in the Southeast quarter of Section 21, Township 13 South, Range 18 East, in an AE-20 zone district of Sycamore Ranch Tract in the County of Fresno. This proposed division is consistent with lot sizes of many of the surrounding parcels in the area, specifically APNs 301-320-19 and 3010-320-17, to the immediate east and west of this proposed division. Although the property is zoned AE-20, the County has approved other lot divisions already divided smaller than the 20-acres minimum and are too small to farm. GSW Farms is a farming operation and has no need for this home. The property is already in a condition where farming is not possible, this parcel will allow for it to be sold to someone for living space. The existing physical cartelistic of this part of the property only lend itself to residential purposes. With the housing shortage, this will be the best and highest use for this property. The westerly and southerly adjoining parcels also in the AE 20 zone district are similarly situated properties with 2-acre parcels to the north,

south, east and west of the applicants. Immediately east of the subject home site on the east side of North Biola Avenue is 20 acres with smaller parcels. There are an additional numerous non-conforming parcels located within said Section 21, ranging in size from 1.25 acres to 9.8 acres.

For the reasons stated above, the property has exceptional and extraordinary circumstances that support the requested variance.

**Finding 2:**

Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.

The applicant has the right to be granted the same ability to use the property as others have in the vicinity of the subject home site.

Over time the county has granted numerous variances to allow lots smaller than the required 20-acre lot size for owners to develop home sites.

**Finding 3:**

The granting of a Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.

Granting the proposed variance will not be detrimental to surrounding properties for various reasons. The home site has a domestic well separate from the agricultural operation that services the residence. The proposed project will not be injurious or detrimental to the public welfare. The proposed parcels are similar in size to existing parcels in the vicinity. The proposed parcels would have direct access to Public Street on the north side of the property. Therefore, the creation of these parcels will not have adverse effects on surrounding parcels.

The residence portion of the existing parcels home site contains roughly 2 acres and not used for agricultural purposes.

**Finding 4:**

The granting of such a Variance will not be contrary to the objectives of the General Plan.

If approved, the variance would not be in conflict with fanning practices in the area based on that all the portions of the existing and proposed parcels are currently utilizing will

continue to utilize the parcels for agricultural purposes. The parcel's land use designation is agriculture under AE 20 Zoning ordinance. The proposal is to allow creation of 1 parcel that are similar to what exists on adjacent properties (single family residence, vacant and less than 20 acres in size.)

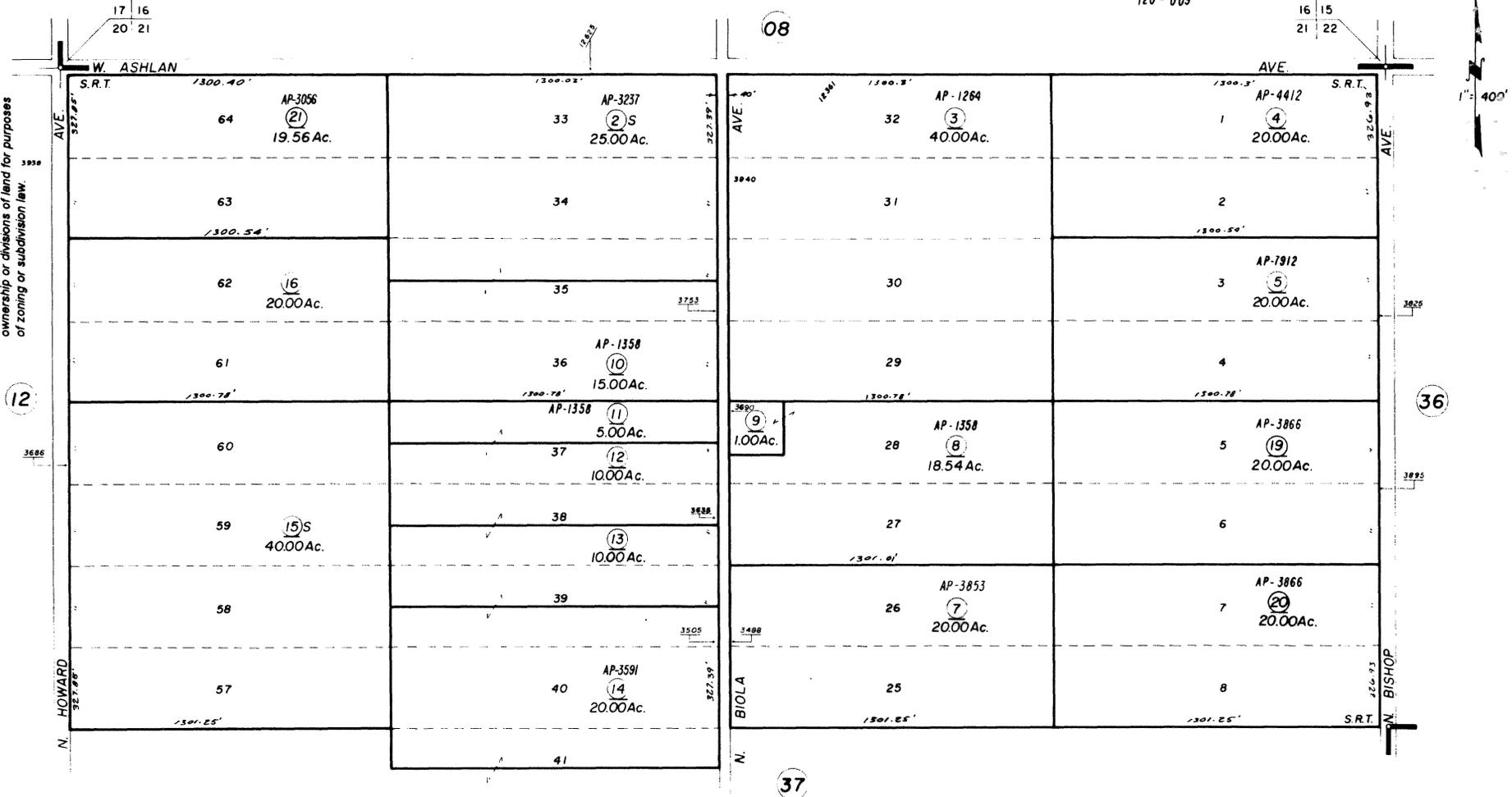
No general plan policies apply to this variance.

SUBDIVIDED LAND IN POR. SEC. 21, T.13 S., R.18 E., M.D.B.&M.

Tax Area  
62 - 001  
120 - 009

16-11

NOTE —  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.



Agricultural Preserve  
Sycamore Ranch Tract R.S. Bk. 8, Pg. 7 & 8

Assessor's Map Bk. 16 - Pg. 11  
County of Fresno, Calif.

1963

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.



Fresno County Recorder  
Paul Dictos, CPA

**2022-0018555**

Recorded at the request of:  
SIMPLIFILE, PROVO

02/10/2022 03:05 49

Titles: 1 Pages: 3

Fees: \$17.00

CA SB2 Fees:\$0.00

Taxes: \$1100.00

Total: \$1117.00

**RECORDING REQUESTED BY:**

Chicago Title Company

**When Recorded Mail Document  
and Tax Statement To:**

Nico P. Gentile  
GSW Farms, LLC, a California Limited Liability  
Company  
695 W. Cromwell Ave, #102  
Fresno, CA 93711

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** FWF-4502108637

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to  
the imposition of documentary transfer tax.

**Property Address:** 3488 North Biola Avenue,  
Kerman, CA 93630

**APN/Parcel ID(s):** 016-110-07

**GRANT DEED**

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.  
 **The documentary transfer tax is \$1,100.00** and is computed on:  
 the full value of the interest or property conveyed.  
 the full value less the liens or encumbrances remaining thereon at the time of sale.  
The property is located in  an Unincorporated area.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Lynn D. Cervelli, as Trustee of The  
Lynn D. Cervelli Revocable Separate Property Trust under Trust Agreement dated March 4, 2014

**hereby GRANT(S) to** GSW Farms, LLC, a California Limited Liability Company

**the following described real property in the** Unincorporated Area of the County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**PROPERTY COMMONLY KNOWN AS:** 3488 North Biola Avenue, Kerman, CA 93630

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 016-110-07

Dated: January 13, 2022

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Lynn D. Cervelli Revocable Separate Property Trust under Trust

BY: *Lynn D. Cervelli*  
Lynn D. Cervelli  
Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Fresno

On 1/14/2022 before me, Roysla P. Castro, Notary Public,  
(here insert name and title of the officer)

personally appeared Lynn D. Cervelli,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
*Roysla P. Castro*  
Signature



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 016-110-07**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 25 AND 26 IN SECTION 21, TOWNSHIP 13 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN OF SYCAMORE RANCH TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 7 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

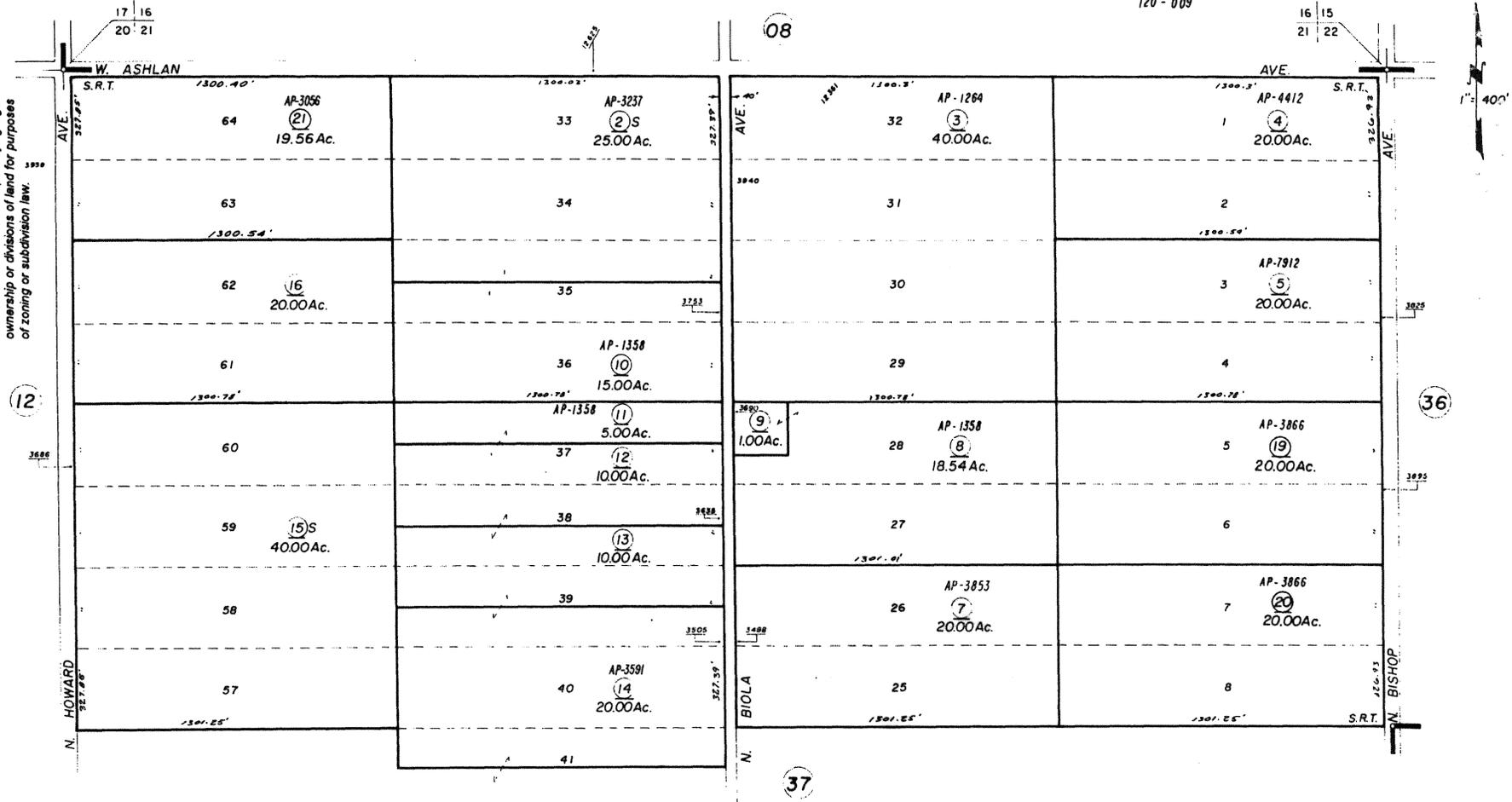


SUBDIVIDED LAND IN POR. SEC. 21, T.13 S., R.18 E., M.D.B.&M.

Tax Area  
62 - 001  
120 - 009

16-11

NOTE - This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



Agricultural Preserve  
Sycamore Ranch Tract R.S. Bk. 8, Pg. 7 & 8

Assessor's Map Bk. 16 - Pg. 11  
County of Fresno, Calif.

1963

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.





**Development Services  
and  
Capital Projects  
Division**

*email to:  
melissa@  
valley harvest  
.com*

**Pre-Application Review**

**Department of Public Works and Planning**

NUMBER: 22-004388  
 APPLICANT: CERVELLI LYNN D TRUSTEE  
 PHONE: (559) 930-7134

PROPERTY LOCATION: 3488 N. BIOLA AVE  
 APN(s): 016-110-07 ALCC: No      Yes # AP-3853 VIOLATION NO. NO  
 CNEL: No X Yes      (level) LOW WATER: No X Yes      WITHIN 1/2 MILE OF CITY: No X Yes       
 ZONE DISTRICT: AE-20; SRA: No X Yes      HOMESITE DECLARATION REQ'D.: No      Yes X  
 LOT STATUS:

Zoning:  (X) Conforms;  ( ) Legal Non-Conforming lot;  ( ) Deed Review Req'd (see Form #236)  
 Merger: May be subject to merger: No X Yes      ZM#      Initiated      In process       
 Map Act:  (X) Lot of Rec. Map;  (X) On '72 rolls;  ( ) Other     ;  ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No X Yes      DISTRICT: CENTRAL UNIFIED PERMIT JACKET: No      Yes X  
 FMFCD FEE AREA:  (X) Outside  ( ) District No.:      FLOOD PRONE: No X Yes     

PROPOSAL VARIANCE TO ALLOW A TWO (2) ACRE PARCEL FROM AN EXISTING 20 ACRES WITHIN THE AE-20  
ZONE DISTRICT. MINIMUM 165'FT LOT WIDTH WITH PUBLIC ROAD FRONTAGE REQUIRED, MINIMUM 170'FT LOT  
DEPTH AND MINIMUM 20 ACRES IN LAND SIZE REQUIRED IN THE AE-20 ZONE DISTRICT. IF VARIANCE IS  
APPROVED A MAPPING PROCEDURE IN THE CREATION OF BOTH PARCELS.

COMMENTS:       
 ORD. SECTION(S): 816.5A BY: ALBERT AGUILAR DATE: 3/31/22

**GENERAL PLAN POLICIES:**

LAND USE DESIGNATION: Agricultural  ( ) GPA:       ( ) MINOR VA:       
 COMMUNITY PLAN:       ( ) AA:       ( ) HD: 365  
 REGIONAL PLAN:       ( ) CUP:       ( ) AG COMM: 34  
 SPECIFIC PLAN:       ( ) JRA:       ( ) ALCC:       
 SPECIAL POLICIES:       ( ) VA: 6049  ( ) IS/PER\*: 259  
 SPHERE OF INFLUENCE:       ( ) AT:       ( ) Viol. (35%):       
 ANNEX REFERRAL (LU-G17/MOU):       ( ) TT:       ( ) Other:     

COMMENTS:     

Filing Fee: \$       
 Pre-Application Fee:      - \$247.00  
 Total County Filing Fee: 6,046.00

**FILING REQUIREMENTS:**

- ( ) Land Use Applications and Fees
- ( ) This Pre-Application Review form
- ( ) Copy of Deed / Legal Description
- ( ) Photographs
- ( ) Letter Verifying Deed Review
- ( ) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
- ( ) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- ( ) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- ( ) Project Description / Operational Statement (Typed)
- ( ) Statement of Variance Findings
- ( ) Statement of Intended Use (ALCC)
- ( ) Dependency Relationship Statement
- ( ) Resolution/Letter of Release from City of
- ( ) Nitrogen Loading Analysis or RWQCB supplemental treatment

**OTHER FILING FEES:**

- ( ) Archaeological Inventory Fee: \$75 at time of filing  
(Separate check to Southern San Joaquin Valley Info. Center)
- ( ) CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,480.25)  
(Separate check to Fresno County Clerk for pass-thru to CDFW.  
Must be paid prior to IS closure and prior to setting hearing date.)

BY: Marissa Parker DATE: 6/9/22  
 PHONE NUMBER: (559) 600-9669

**NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:**

- ( ) COVENANT
- ( ) MAP CERTIFICATE
- ( ) PARCEL MAP
- ( ) FINAL MAP
- ( ) FMFCD FEES
- ( ) ALUC or ALCC
- ( ) SITE PLAN REVIEW
- ( ) BUILDING PLANS
- ( ) BUILDING PERMITS
- ( ) WASTE FACILITIES PERMIT
- ( ) SCHOOL FEES
- ( ) OTHER (see reverse side)

PLU # 113 Fee: \$247.00  
 Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

Fresno County

REG-RECEIPT: 12308-21903391  
CASHIER ID: SBUNDROS 04-04-2022  
Date Printed: Apr 04, 2022 13:17:43  
22 004388 LU 247.00

**Invoice**  
County of Fresno  
Department of Public Works & Planning  
Mailing Address: 2220 Tulare Street, 6th Floor Fresno, CA 93721  
24-HR REQUEST LINE: 600-4131 LOCAL: 600-4560  
TOLL FREE: 800742-1011 FAX: 600-4201



Sub Total 247.00  
GST 0.00  
PST 0.00  
TOTAL DUE 247.00

INVOICE TO: CERVELLI LYNN D TRUSTEE

INVOICE NO: 232477  
INVOICE DATE: April 01, 2022  
PERMIT #: Folder LU  
REFERENCE #: TPM

RECEIVED FROM :  
CERVELLI LYNN D TRUSTEE  
Check 247.00  
TOTAL TENDERED 247.00  
CHANGE DUE 0.00

PROJECT LOCATION: 3488 BIOLA KERMAN CA

PROJECT DESCRIPTION: VARIANCE TO ALLOW A TWO (2) ACRE PARCEL FROM AN EXISTING 20 ACRES WITHIN THE AE-20 ZONE DISTRICT. MINIMUM 165'FT LOT WIDTH WITH PUBLIC ROAD FRONTAGE REQUIRED, MINIMUM 170'FT LOT DEPTH AND MINIMUM 20 ACRES IN LAND SIZE REQUIRED IN THE AE-20 ZONE DISTRICT. IF VARIANCE IS APPROVED A MAPPING PROCEDURE IN THE CREATION OF BOTH PARCELS.

FEE DESCRIPTION	AMOUNT	COMMENT
Pre-Application Review (Conf Checklist)	\$247.00	
<b>TOTAL</b>	<b>\$247.00</b>	

SUMMARY	AMOUNT
OTHER	\$247.00
<b>TOTAL</b>	<b>\$247.00</b>

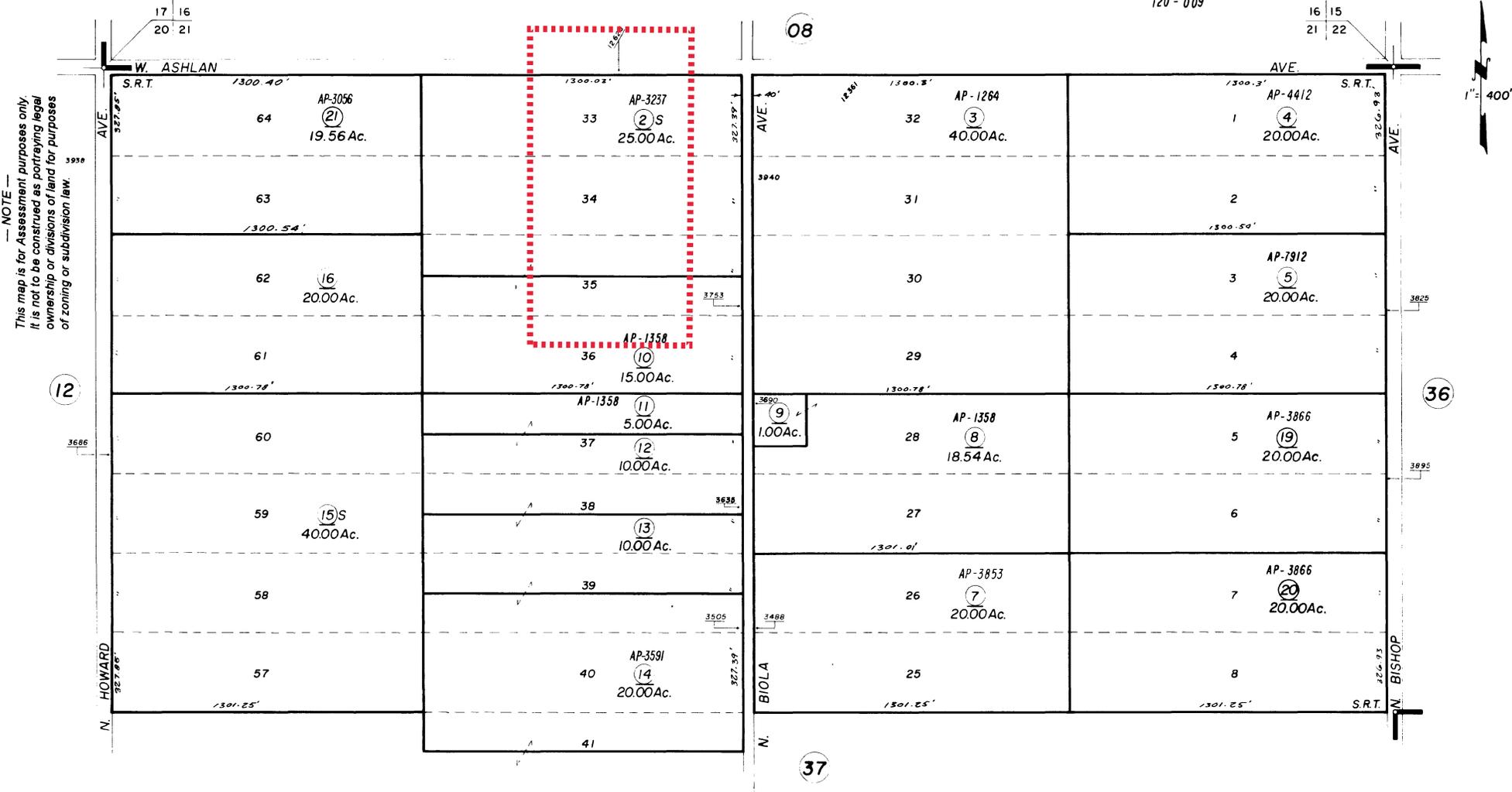
<b>Total Billed:</b>	\$247.00
<b>Payment Received:</b>	\$0.00
<b>Balance Due:</b>	<b>\$247.00</b>

FORM OF PAYMENT:

- Check
- Credit Card
- Cash
- DrawDown-Acct#

Roads Charge-Use Acct# \_\_\_\_\_

Submitted by: \_\_\_\_\_ Ext: \_\_\_\_\_



Agricultural Preserve  
Sycamore Ranch Tract R.S. Bk. 8, Pg. 7 & 8

Assessor's Map Bk. 16 -Pg. 11  
County of Fresno, Calif.

**2022-0018554**

Recorded at the request of:  
SIMPLIFILE, PROVO

02/10/2022 03:05 49  
Titles: 1 Pages: 4  
Fees: \$40.00  
CA SB2 Fees:\$0.00  
Taxes: \$0.00  
Total: \$40.00

**RECORDING REQUESTED BY:**

Chicago Title Company

**When Recorded Mail Document  
and Tax Statement To:**

Nico P. Gentile  
GSW Farms, LLC, a California Limited Liability  
Company  
695 W. Cromwell Ave, #102  
Fresno, CA 93711

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** FWFM-4502108637

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject  
to the imposition of documentary transfer tax.

**Property Address:** 3488 North Biola Avenue,  
Kerman, CA 93630

**APN/Parcel ID(s):** 016-110-07

**QUITCLAIM DEED**

**The undersigned grantor(s) declare(s)**

This transfer is exempt from the documentary transfer tax.

**No consideration R & T 11911.**

The documentary transfer tax is \$ NONE and is computed on:

the full value of the interest or property conveyed.

the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  an Unincorporated area.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** GSW Farms, LLC, a California  
Limited Liability Company

**hereby remises, releases and quitclaims to** Lynn D. Cervelli, as Trustee of The Lynn D. Cervelli Revocable Separate  
Property Trust under Trust Agreement dated March 4, 2014

This Quitclaim Deed is given to terminate the Right of First Refusal given in that certain Memorandum of Lease and rights  
of First Refusal recorded 2017-0051522 of Official Records.

**the following described real property in the** Unincorporated Area of the County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**QUITCLAIM DEED**

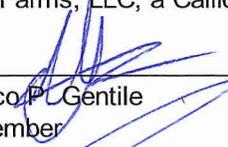
(continued)

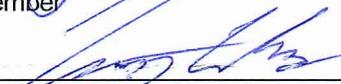
APN/Parcel ID(s): 016-110-07

Dated: January 19, 2022

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GSW Farms, LLC, a California Limited Liability Company

BY:   
\_\_\_\_\_  
Nico P. Gentile  
Member

BY:   
\_\_\_\_\_  
Gunner J. White  
Member

BY:   
\_\_\_\_\_  
Brayton E. Shebelut  
Member

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**QUITCLAIM DEED**  
(continued)

APN/Parcel ID(s): 016-110-07

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

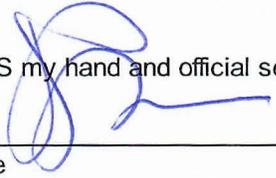
State of CA

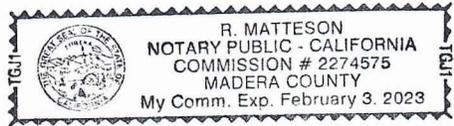
County of Fresno

On 1-19-22 before me, R. Matteson, Notary Public,  
(here insert name and title of the officer)

personally appeared Nico P. Gentile, Gunner J. White, Brayton E. Shebelut, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
  
Signature \_\_\_\_\_



**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 016-110-07**

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 25 AND 26 IN SECTION 21, TOWNSHIP 13 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN OF SYCAMORE RANCH TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 7 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## AGENT AUTHORIZATION

### AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

**The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.**

Melissa White Holtermann GSW Farms LLC  
Agent Name (Print or Type) Company Name (Print or Type)

7571 W. Remington Suite 104 Fresno CA 93711  
Mailing Address City / State / Zip Code

559-779-7132 melissaw@trinityfruit.com  
Phone Number Email Address

016-110-07 3488 N. Biola, Kernaw, California  
Project APN Project Street Address

A list consisting of \_\_\_ additional properties is attached (include the APN for each property).

Project Description (Print or Type):

**The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.**

[Signature]  
Owner Signature

8/16/22  
Date

Gunner White 5598320409 Gunner@trinityfruit.com  
Owner Name (Print or Type) Phone Number Email Address

\* If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.

G:\4360Devs&Pln\FORMS\F410 Agent Authorization 8-14-19.doc







