



County of Fresno

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

DATE: November 1, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
Development Services and Capital Projects, Attn: William M. Kettler,
Deputy Director
Development Services and Capital Projects, Attn: Chris Motta, Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Attn: Attn: James Anders,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner; Dominique Navarette, Planner
Development Services and Capital Projects, Zoning & Permit Review,
Attn: Daniel Gutierrez, Senior Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner/Darren Findley, Senior Engineering
Technician/Brody Hines, Planner
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst,
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,
Supervising Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist;
Agricultural Commissioner, Attn: Melissa Cregan
Sheriff's Office, Attn: Captain Ryan Hushaw, Kevin Lolkus, Lt. Brandon
Purcell, Kathy Curtice, Adam Maldonado
CA Highway Patrol (CHP), Attn: Captain Austin Matulonis
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
CALTRANS, Attn: David Padilla, Division Chief/Nicholas Isla, Transportation Planner
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson

Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
Fresno County Fire Protection, Attn: FKU.Prevention-Planning@fire.ca.gov
State Water Resources Control Board, Division of Drinking Water, Fresno District,
Attn: Cinthia Reyes
CA Regional Water Quality Control Board, Attn:
centralvalleyfresno@waterboards.ca.gov
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn:
Michael Corder, Senior Air Quality Specialist, Patia Siong, Air Quality Specialist
Kings River Conservation District, Attn: Charlotte Gallock, Director of Water
Resources, Chief Engineer
Kings River East GSA, Attn: Chad Wegley, General Manager, cw@altaid.org
North Kings GSA, Attn: Kassy D. Chauhan, P.E, KChauhan@fresnoirrigation.com
Sierra Resource Conservation District, Attn: Kelly Kucharski, District Manager
admin@sierrarcd.com kkucharski@sierrarcd.com

FROM: Alyce Alvarez, Planner
Development Services and Capital Projects Division

SUBJECT: Unclassified Conditional Use Permit No. 3812 Initial Study No.8631

APPLICANT: Montana Paxton

DUE DATE: **November 18, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a special event facility within the RC-40 (Resource Conservation, 40-acre minimum parcel size) zone district.

The subject parcel is located on the northeast corner of E. Trimmer Springs Rd. and N. Rio Vista Ave., approximately 4.30-miles northeast from the City of Sanger. (APN: 333-031-30) (17423 E. Trimmer Springs Rd. (Sup. Dist. 5).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

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).

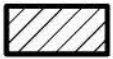
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Alyce Alvarez, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-9669, or email alyalvarez@fresnocountyca.gov

AA

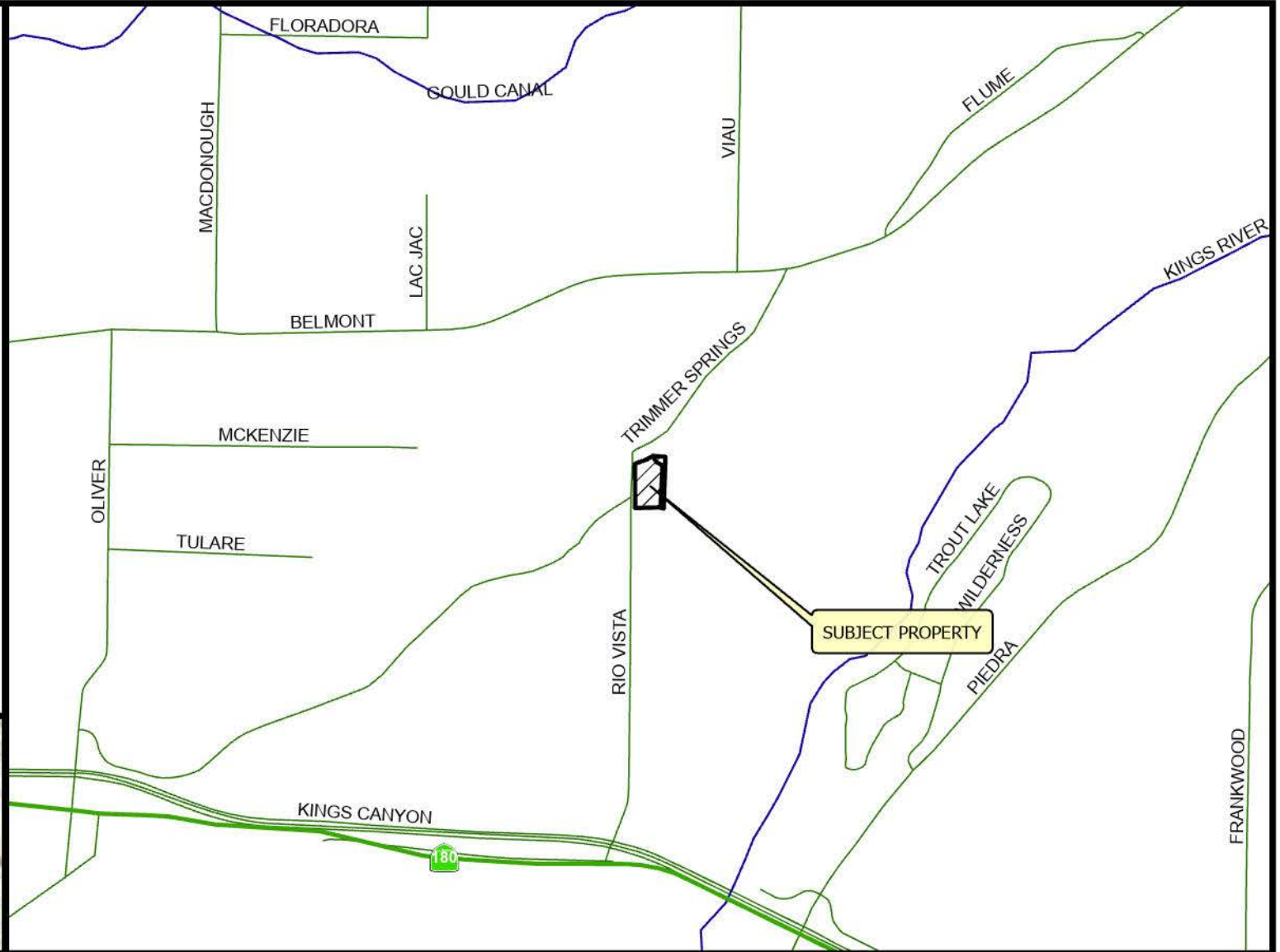
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Activity Code (Internal Review): 2383

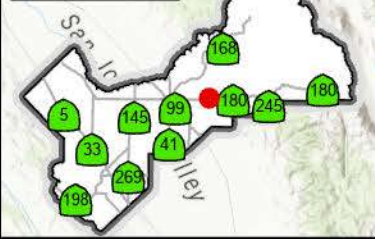
Legend



Subject Property



VICINITY MAP

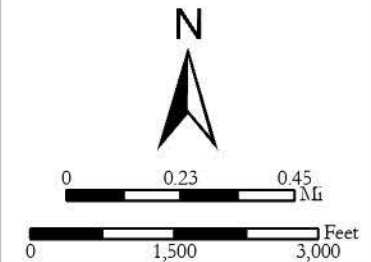


LOCATION MAP










CUP3812

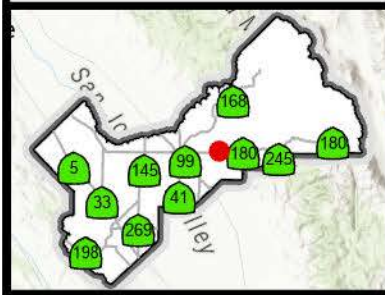
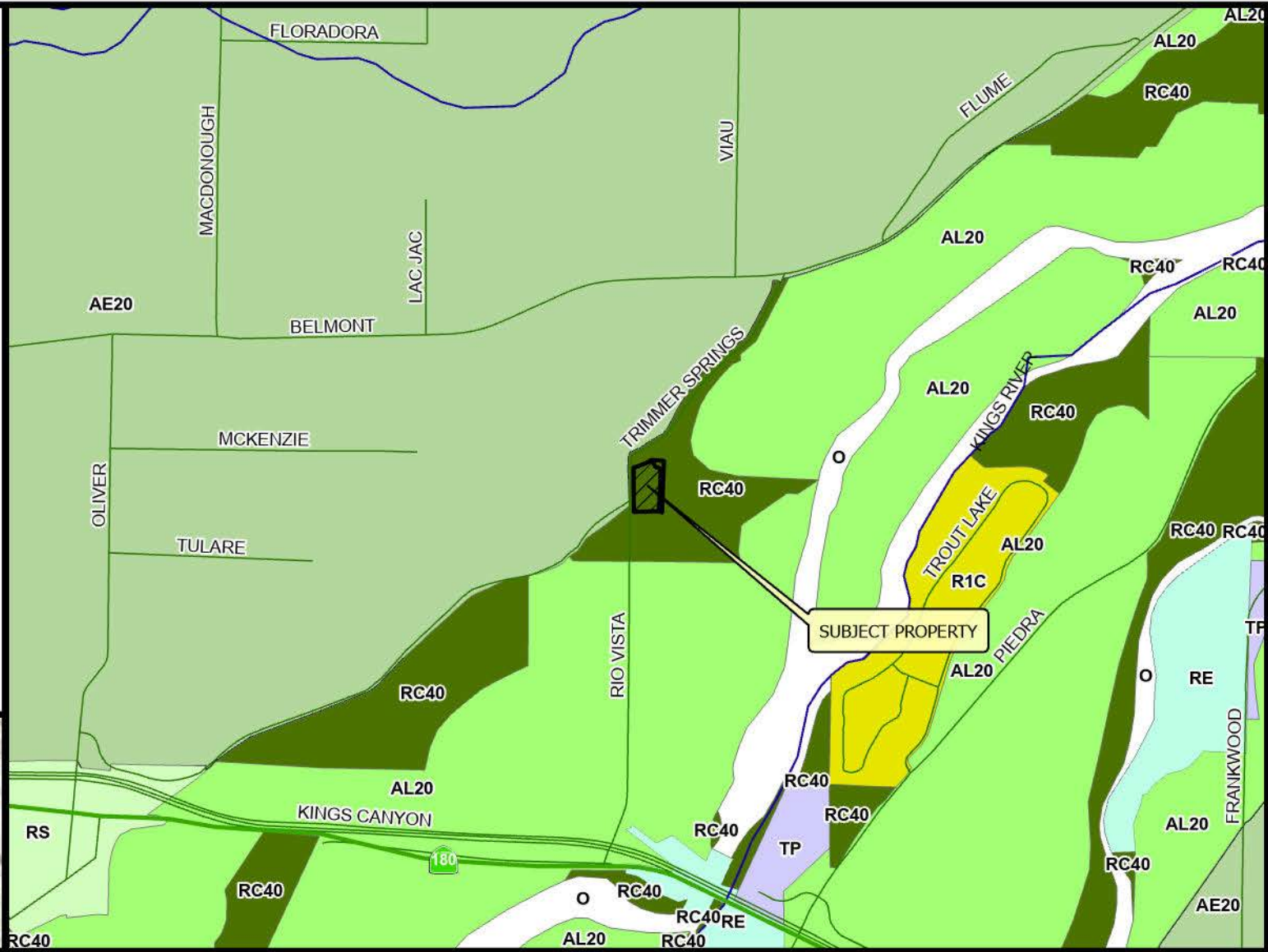
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 11/1/2024



Legend

-  Subject Property
-  O
-  AE20
-  AL20
-  R1C
-  RC40
-  RE
-  RS
-  TP

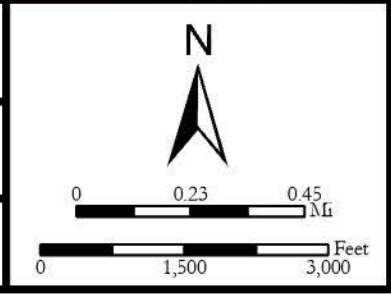


Existing Zoning Map



CUP3812
STR 4 - 14S / 23E

2024

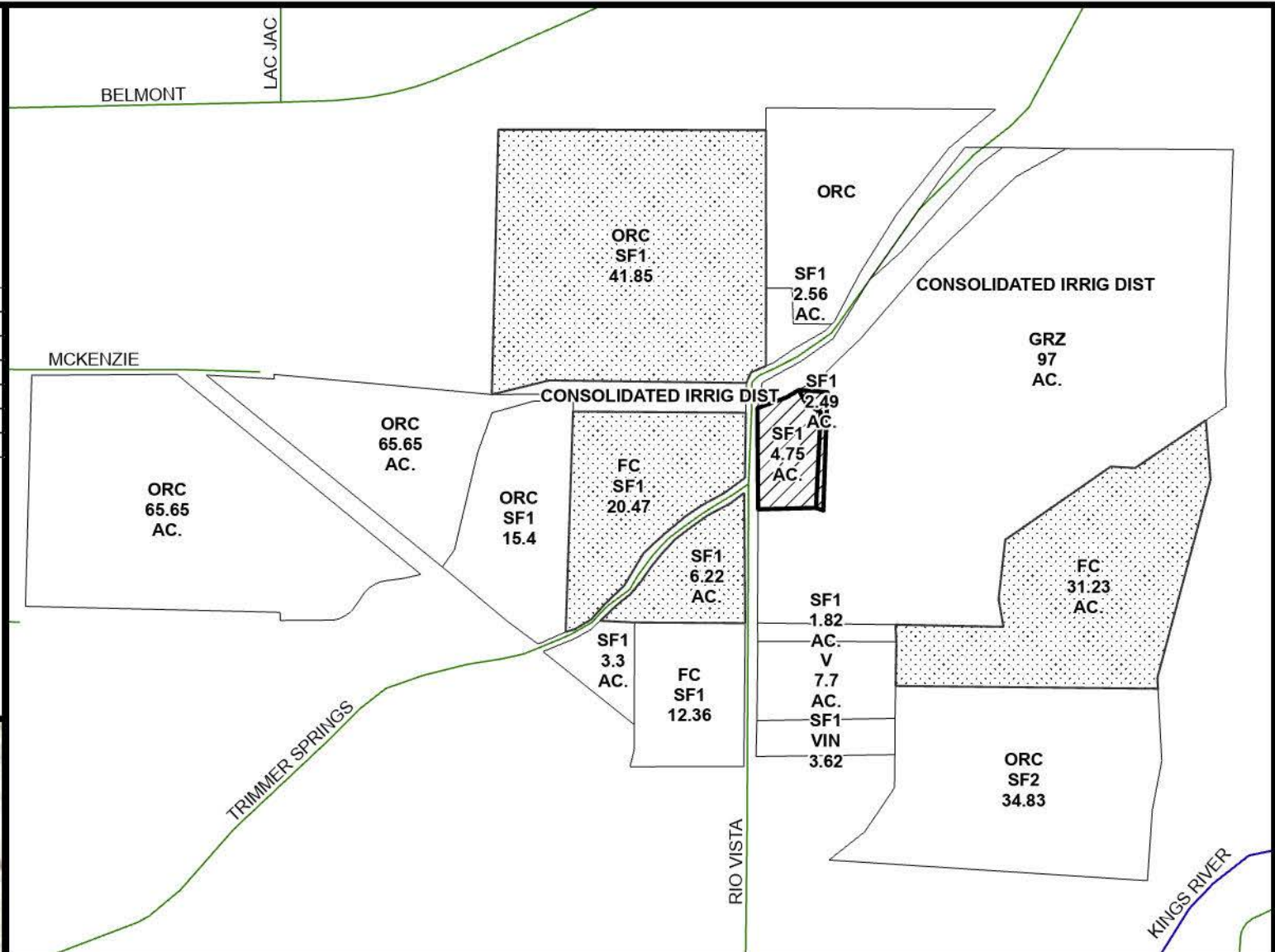
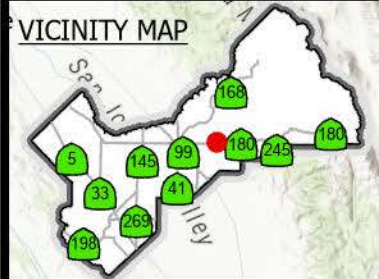
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 11/1/2024



LEGEND:

-  Subject Property
-  Ag Contract Land

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

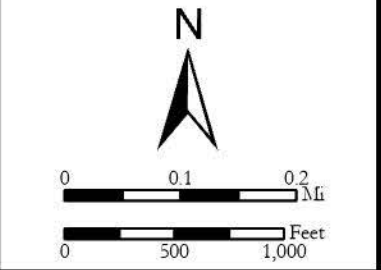


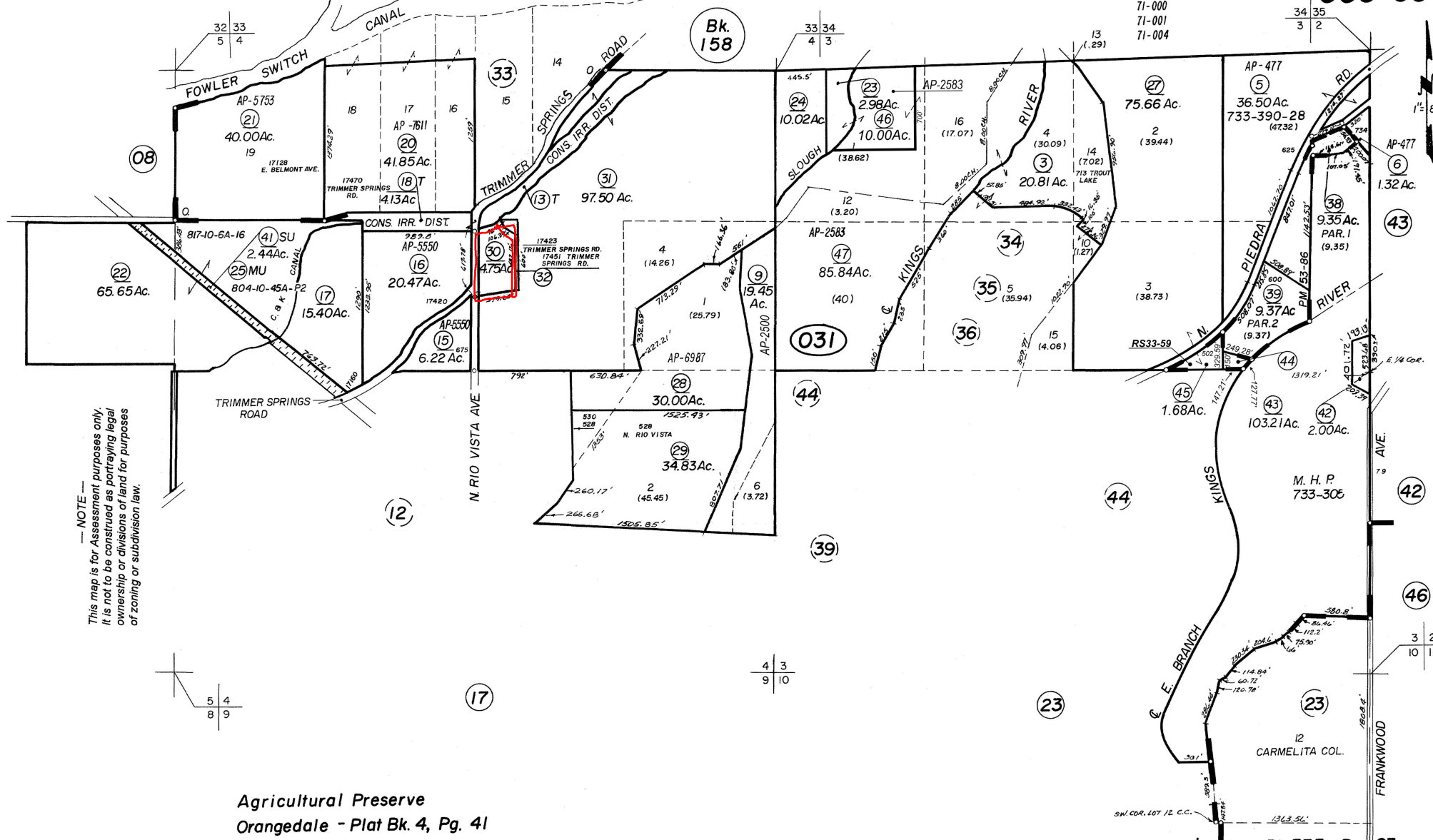
Existing Land Use Map

CUP3812

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 11/1/2024





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
Orangedale - Plat Bk. 4, Pg. 41
Record of Survey-Bk.33, Pg.59
Parcel Map No. 7516- Bk.53, Pg.86

H 01-04-2019 SAL 19R

Assessor's Map Bk.333-Pg. 03
County of Fresno, Calif.

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



PROVOST & PRITCHARD <small>www.provostandpritchard.com</small>	LAND USE ENTITLEMENT WEDDING VENUE THE RIVER BOTTOM RANCH FRESNO COUNTY SITE PLAN	
	DESIGN ENGINEER: JOSH GILLANDER	DATE: 08/14/2024
	JOB NO: 04375-24-001	1 OF 1

**River Bottom Ranch
Outdoor Event Venue
Operational Statement**

August 16, 2024

Property Owner

Mary Ann Paxton Trustee
17423 E. Trimmer Springs Rd.
Sanger, CA 93657

Applicant:

Montana Paxton
17423 E. Trimmer Springs Rd.
Sanger, CA 93657

Representative:

Jarred Olsen
Provost & Pritchard Consulting Group
400 E. Main St., Ste 300
Visalia, CA 93291

Project Site: 17423 E. Trimmer Springs Road, Sanger, CA 93657

APN(s): 333-031-30

Zoning: RC-40 (Resource Conservation Zone District)

Area: ±4.75 acres

Request: To allow for the operation of a special event facility on the property located at 17423 E. Trimmer Springs Road in the County of Fresno.

1. NATURE OF THE OPERATION/BACKGROUND

The subject property is ±4.75 acres and is designated Agriculture in the Fresno County General Plan and is zoned RC-40 (Resource Conservation Zone District). The subject property is developed with a single-family residence and an accessory structure.

The outdoor venue will be rented out for weddings, receptions, birthdays, anniversaries, company parties, etc. The events will be catered for by private companies. The venue will be available for use year-round and expects to host around 24-32 events per year. The peak seasons for use of the venue will be from mid-April to end of May and September to November. These outdoor events typically begin with client arrivals in the morning, guest arrivals in the afternoon, and all guests off-premises by midnight.

2. TIME LIMITS

The venue will be available to host one to two Events per Weekend, Friday through Sunday. There will be no more than one event per day. As stated above, events typically begin with client arrivals in the morning, guest arrivals in the afternoon with 3:00 pm being the earliest, and all guests off-premises by midnight. Music and amplified noise will cease at 10:00 pm.

3. NUMBER OF CUSTOMERS OR VISITORS

The average number of visitors to each event is 150. The maximum number of guests allowed will be 250.

4. NUMBER OF EMPLOYEES

River Bottom Ranch has nine staff that work different days and times depending on client needs. Most staff are present between two to eight hours. No staff currently live on-site as caretakers.

Caterers will supply food and beverages during events. The catering companies will provide staff as needed to serve guests. The number of employees will be proportional to the size of the event.

5. SERVICE DELIVERY VEHICLES

Delivery vehicles will visit the site the day before and on the day of the event. It is estimated three delivery vehicles per event will visit the site. The vehicles will deliver food, beverages, flowers, and other supplies necessary to cater the events. No goods or products will be sold on-site.

6. ACCESS TO THE SITE

Access to River Bottom Ranch will be from one of two driveway entrances, both located on Trimmer Springs Road. Access is open from the arrival of wedding clients, and becomes directed traffic one hour before guest arrival, lasting until one hour after the event ceremony. One hour after the event ceremony, driveway access becomes open access again.

7. NUMBER OF PARKING SPACES

As illustrated on the site plan, there will be a designated area for guest parking. The parking area will be located to the northwest portion of the property. The parking area will provide a total of 120 parking stalls, including disabled parking. Parking for the venue will adhere to Fresno County Parking Standards.

8. GOODS OR SERVICES SOLD ON SITE

No goods or services will be sold on site.

9. EQUIPMENT

River Bottom Ranch uses a John Deere lawn mower and small trailer to move some rental pieces from one part of the property to the other. No other equipment is used.

10. SUPPLIES AND MATERIALS

River Bottom Ranch owns and stores 100 wooden benches, 22 wooden tables, 105 wooden chairs, and various wooden backgrounds and archways, in a large, 20x15 space in a garage located on the property.

11. DOES THE USE CAUSE AN UNSIGHTLY APPEARANCE?

No. The front entrance is gated, and lush landscaping exists throughout the property. The site is and will continue to be well kept and will be an improvement to the surrounding area.

Noise

An outdoor sound amplification system will be provided as necessary for events. The area surrounding the project site is predominately agricultural and rural residential land uses.

River Bottom Ranch intends to comply with the Fresno County Noise Ordinance daytime noise standards of 60dB between 7:00AM to 10:00PM. Sound amplification systems provided by outside vendors will be directed away from surrounding residences, which are located to the east and west of the subject site. A noise control plan will be established to mitigate any noise disturbance and to keep the proposed use compliant with Fresno County noise standards. The noise plan will consist of the following:

1. Instrumentation: Monitoring of instrumentation that will be conducted by event center staff. Monitoring will be done by using a sound level meter, provided by the applicant, that meets ANSI standards to confirm compliance with the Fresno County noise ordinance.
2. Training: Event center staff will be trained to conduct noise monitoring during the events using the noise monitoring equipment.

3. **Noise Monitoring Schedule:** Event center staff will monitor amplified outdoor activity immediately after amplification system is put into operation and periodically thereafter. If it is determined that noise levels exceed the applicable standards, then modifications to the amplification system (such as repositioning, volume reduction, etc.) will be made until noise levels are compliant to Fresno County noise standards.
4. **Sound Amplification System:** Event center staff will have control over the use and volume of the sound amplification system during an event. Staff will have the ability to adjust amplification settings at any time prior to and during activities utilizing amplified speech and music to assure compliance with the Fresno County noise ordinance.
5. **No amplified speech or music will occur during the nighttime hours, 10:00PM to 7:00AM.** All amplified speech and music will conclude by 10:00PM. All events will be subject to monitoring by the staff of the facility to ensure that noise levels are not exceeded.

Glare

Parking lot and event lighting will utilize hooded light fixtures. All lighting will be directed to not disturb nearby property owners. There will not be permanent on-site lighting; all lighting needs will be subcontracted.

Dust

There will be no dust or odors associated with the event center. The event area is landscaped. The site roadways are paved.

12. LIQUID OR SOLID WASTES TO BE PRODUCED

Waste Disposal

Waste produced on site will be stored in a rented, accessible, portable restroom trailer, which is dropped off and picked up, and subsequently emptied by an external vendor.

Solid Waste Disposal

The facility will be served by a private waste hauler. Solid waste containers will be located on the property for pick up by the waste hauler. Recyclable materials will be separated for pick up. The quantity of solid waste generated by the facility will be determined by the number and size of events that occur in a week. However, it is anticipated that the maximum quantity will not exceed five cubic yards a week.

13. ESTIMATED VOLUME OF WATER TO BE USED

River Bottom Ranch uses an estimated 20 gallons of water per event, produced by various spigots around the event area.

14. PROPOSED ADVERTISING

River Bottom Ranch currently does not have plans for physical advertising on location. Any future proposed signage will adhere to Fresno County sign standards.

15-16. WILL EXISTING BUILDINGS BE USED?

The two existing structures will not be used. No new buildings will be constructed.

17. OUTDOOR LIGHTING PROPOSED

Outdoor lighting is on site for the duration of the event, and is brought to River Bottom Ranch and subsequently installed by an external vendor, who removes the lighting the day after the event. Lighting is hooded to direct lighting on-site and away from adjacent properties.

18. LANDSCAPING OR FENCING

The property River Bottom Ranch intends to use is heavily and naturally landscaped. There are no plans to install additional landscaping, nor install fencing on the property beyond what currently exists.



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. _____

Project No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

1. **Property Owner :** Mary Ann Paxton Trustee **Phone/Fax** _____

Mailing Address: 17423 E Trimmer Springs Rd Sanger CA 93657
Street City State/Zip

2. **Applicant :** Montana Paxton **Phone/Fax:** 805-30 50699

Mailing Address: 17423 E Tr immer Springs Rd Sanger CA
Street City State/Zip

3. **Representative:** Provost & Pritchard: Jarred Olsen **Phone/Fax:** 559-636-1166

Mailing Address: 400 E Main St Visalia 93291
Street City State/Zip

4. **Proposed Project:** Allow for the operation of a special event facility through an approved UCUP on the property located at 17423 E. Trimmer Springs Rd., Sanger, CA.

5. **Project Location:** The subject parcel is located on the east side of E. Trimmer Springs Rd Between Belmont Ave and State Route 180

6. **Project Address:** 17423 E. Trimmer Springs Rd., Sanger, CA

7. **Section/Township/Range:** 3 3 / 13S / 23E 8. **Parcel Size:** 4.75 acres

9. **Assessor's Parcel No.** 333-031-30 **OVER.....**

10. Land Conservation Contract No. (If applicable): N/A

11. What other agencies will you need to get permits or authorization from:

<u> </u> LAFCo (annexation or extension of services)	<u> </u> SJVUAPCD (Air Pollution Control District)
<u> </u> CALTRANS	<u> </u> Reclamation Board
<u> </u> Division of Aeronautics	<u> </u> Department of Energy
<u> </u> Water Quality Control Board	<u> </u> Airport Land Use Commission
<u> </u> Other _____	

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes X No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: RC-40

14. Existing General Plan Land Use Designation¹: Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Residential
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
 See attached Operational Statement

Describe the major vegetative cover: Natural Vegetation

Any perennial or intermittent water courses? If so, show on map: None

Is property in a flood-prone area? Describe:
 No

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):
North: Agriculture/ Rural Residential
South: Agriculture/ Rural Residential
East: Rural Residential
West: Agriculture/ Rural Residential

24. Anticipated volume of water to be used (gallons per day)²: 20 gallons per event
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: Up to 250 persons per event
27. Anticipated type(s) of liquid waste: Typical non-cooking event center liquid waste
28. Anticipated type(s) of hazardous wastes²: N/A
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: Typical residential solid waste
32. Anticipated amount of solid waste (tons or cubic yards per day): Less than 1 cubic yard per day
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): <1 cubic yard per day
34. Proposed method of solid waste disposal: Private Hauler (existing service)
35. Fire protection district(s) serving this area: Fresno County Fire Protection District
36. Has a previous application been processed on this site? If so, list title and date: N/A
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No
38. If yes, are they currently in use? Yes _____ No _____

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

Mary Ann P...
SIGNATURE

8-15-24
DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2019: \$3,271.00 for an EIR; \$2,354.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).
2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.


Applicant's Signature

8-15-24
Date



MAILING ADDRESS:

Department of Public Works and Planning
Development Services 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
Toll Free: 1-800-742-1011 Ext. 0-4497

(Application No.)

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow for the operation of a special event facility through an approved UCUP on the property located at 17423 E. Trimmer Springs Rd., Sanger, CA

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: East side of East Trimmer Springs Road
between Belmont Ave and State Route 180
Street address: 17423 E. Trimmer Springs Rd.

APN: 333-031-30 Parcel size: 4.75 acres Section(s)-Twp/Rg: S 33 - T 13 S/R 23 E

ADDITIONAL APN(s): N/A

I, Mary Ann Paxton (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.

Mary Ann Paxton Trustee	17423 E Trimmer Springs Rd	Sanger	93657	805-305-0699
Owner (Print or Type)	Address	City	Zip	Phone
Montana Paxton	17423 E Trimmer Springs Rd	Sanger	93657	805-305-0699
Applicant (Print or Type)	Address	City	Zip	Phone
Provost & Pritchard: Jarred Olsen	400 E Main St	Visalia	93291	559-636-1166
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: jolsen@ppeng.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Fee: \$
 Application Type / No.: Fee: \$
 Application Type / No.: Fee: \$
 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: Well

SEWER: Yes / No
 Agency: Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): _____

APN # _____ - _____ - _____

Zone District: _____

APN # _____ - _____ - _____

Parcel Size: _____

APN # _____ - _____ - _____

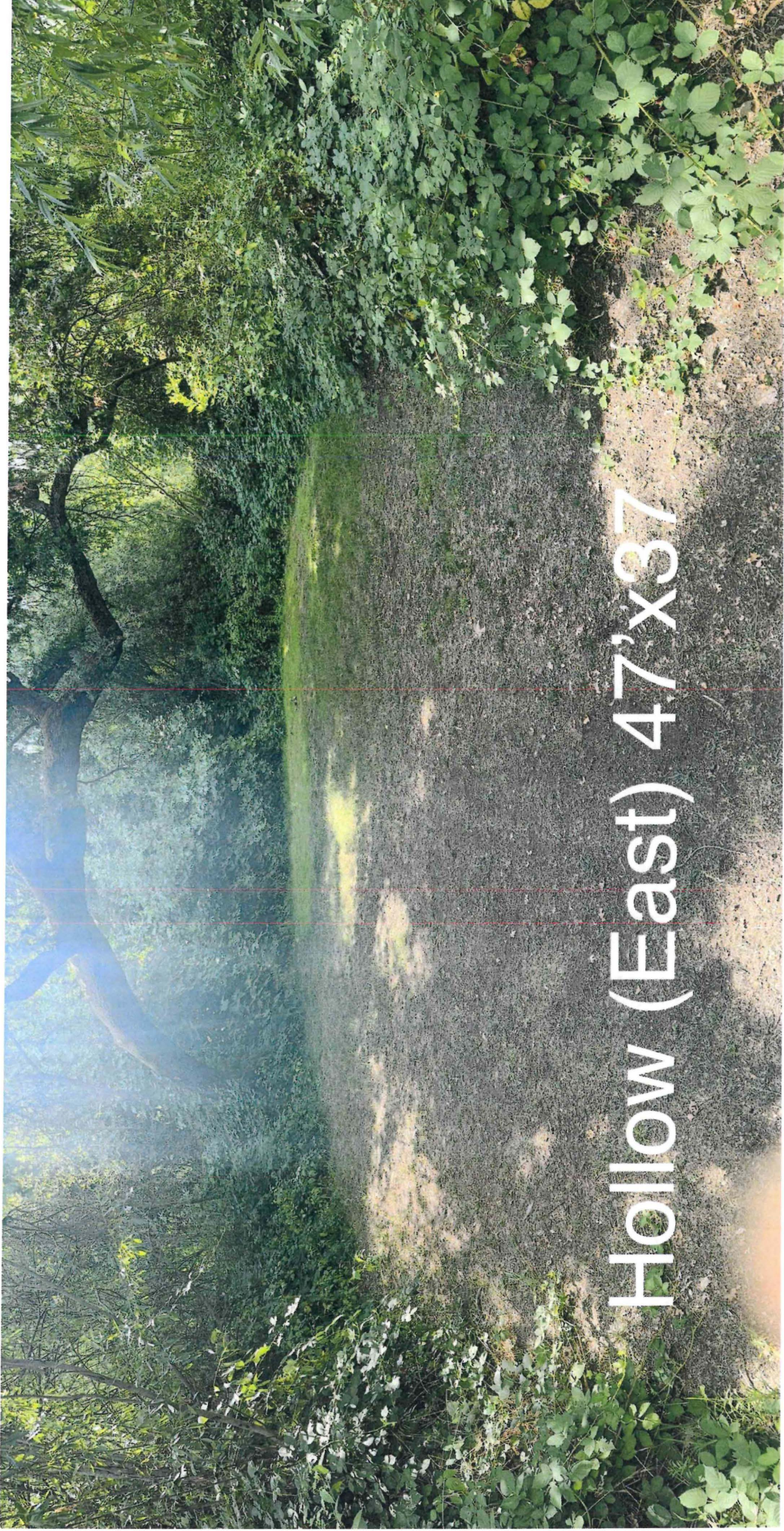
APN # _____ - _____ - _____

A wide-angle photograph of a large, open grassy field. The grass is green and appears to be a mix of different types. In the background, there are several large, mature trees with dense foliage. To the right, a large tree with a thick trunk and spreading branches is prominent. In the distance, a small, dark-colored building is visible, and a white van or trailer is parked nearby. The sky is blue with some light clouds. The overall scene is a natural, outdoor setting.

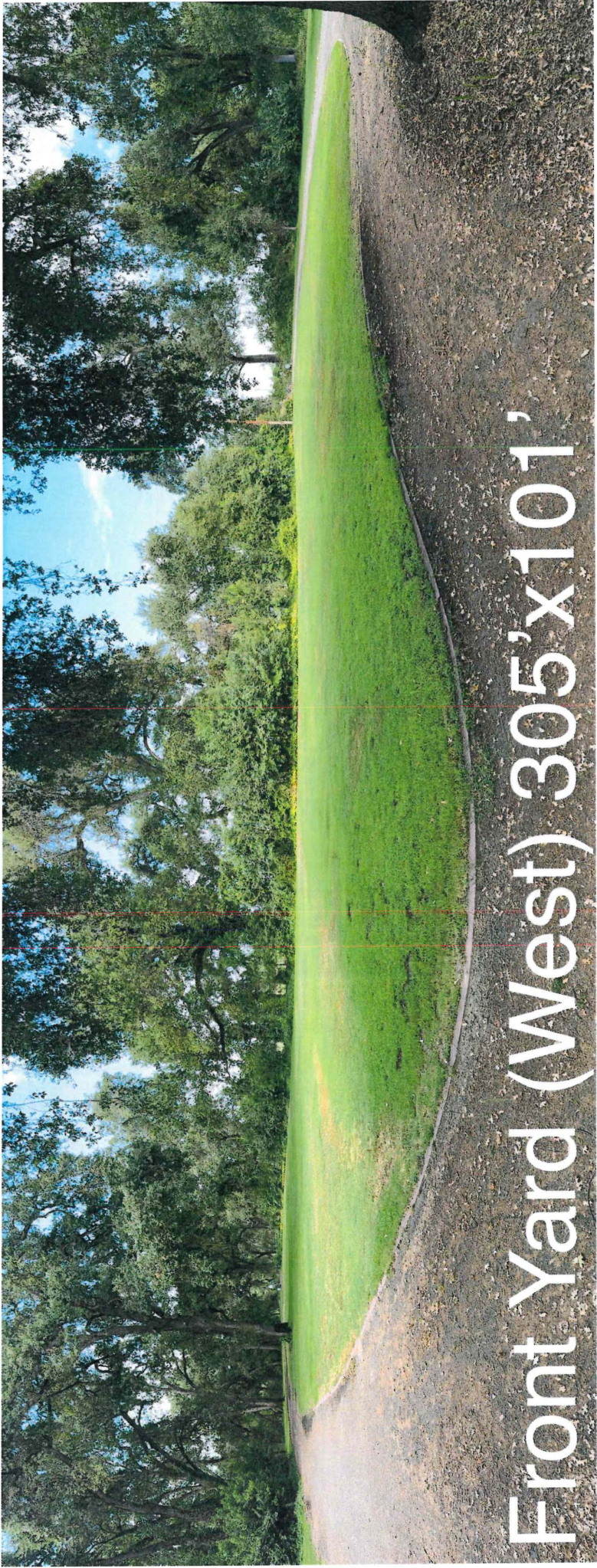
Trailer Parking (North)
85'x53'



Patio (North) 62'x33'



Hollow (East) 4.7'x37



Front Yard (West) 305'x101'

ROBYN L. ESRAELIAN, Esq.
Richardson, Jones & Esraelian
2660 W. Shaw, Suite 100
Fresno, CA 93711

FRESNO County Recorder
Robert C. Werner
DOC- 2008-0161590

Check Number 26985

Thursday, NOV 20, 2008 11:57:03

Ttl Pd \$14.00

Nbr-0002884766

DJG/R6/1-2

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ -0- (None required/No consideration paid/R&T §11930)

Unincorporated Area City of

Grantee is a Trust for the benefit of the grantor.

ASSESSOR PARCEL NO. 333-031-30

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MARY ANN PAXTON, a single woman, as her sole and separate property,

hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to MARY ANN PAXTON, Trustee of the "MARY ANN PAXTON REVOCABLE TRUST executed August 25, 1994", real property commonly known as 17423 E. Trimmer Springs Road, Sanger, in the County of Fresno, State of California, and described as:

The real property covered by this Deed is more particularly described on Exhibit "A" attached hereto and made a part hereof by reference thereto.

Dated: November 7, 2008.

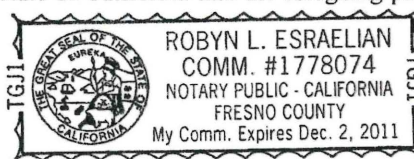
Mary Ann Paxton
MARY ANN PAXTON

STATE OF CALIFORNIA)
COUNTY OF FRESNO)

On November 7, 2008, before me, ROBYN L. ESRAELIAN, Notary Public, personally appeared MARY ANN PAXTON, 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.



Robyn L. Esraelian

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE
MARY ANN PAXTON, 17423 E. TRIMMER SPRINGS RD., SANGER, CA 93657

Real property commonly known as 17423 E. Trimmer Springs Road, Sanger, in the County of Fresno, State of California, and described as:

That portion of the Northeast quarter of Section 4, Township 14 South, Range 23 East, Mount Diablo Base and Meridian, according to the Official Plats thereof, more particularly described as follows:

Commencing at the Center quarter corner of said Section 4; thence North $0^{\circ} 29' 48''$ East, 1325.42 feet along the centerline of North Rio Vista Avenue to the True point of beginning; thence North $88^{\circ} 35' 24''$ East, 261.37 feet; thence South $31^{\circ} 36' 36''$ East, 72.00 feet; thence South $47^{\circ} 51' 26''$ East, 106.39 feet; thence South $0^{\circ} 29' 48''$ West, 482.17 feet; thence South $88^{\circ} 35' 24''$ West, 379.20 feet to the centerline of said North Rio Vista Avenue North $0^{\circ} 29' 48''$ East, 617.78 feet to the True point of beginning.

APN: 333-031-30

