



County of Fresno

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

DATE: July 31, 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
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, Interim 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, Kathy Curtice, Kevin Lolkus, Adam
Maldonado Lt. Brandon Purcell
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 Dumna Wo Wah Tribal Government, Attn: Robert
Ledger, Tribal Chairman/Eric
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Resources Director Chukchansi Indians, Attn: Heather Airey/Cultural

Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman,
Director/Shana Powers, Cultural Director
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
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:
PIC Supervisor, Michael Corder, Senior Air Quality Specialist, Patia Siong, Air
Quality Specialist

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

SUBJECT: Unclassified Conditional Use Permit No. 3793 & Initial Study No. 8573

APPLICANT: Virpal K Nijjar

DUE DATE: **August 15, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow an event venue on an existing 36.27-acre parcel. The subject property is located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the southwest corner of east Mountain View Avenue and California Highway 43, approximately 1.25-miles west from the City limits of the City of Selma. (385-102-08) (8935 E. Mountain View Avenue) (Sup. Dist. 4).

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.

We must have your comments by **August 15, 2024**. 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).

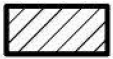
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Alyce Alvarez, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559)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

AA

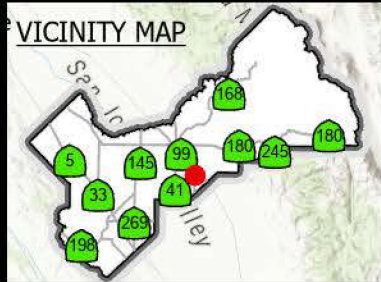
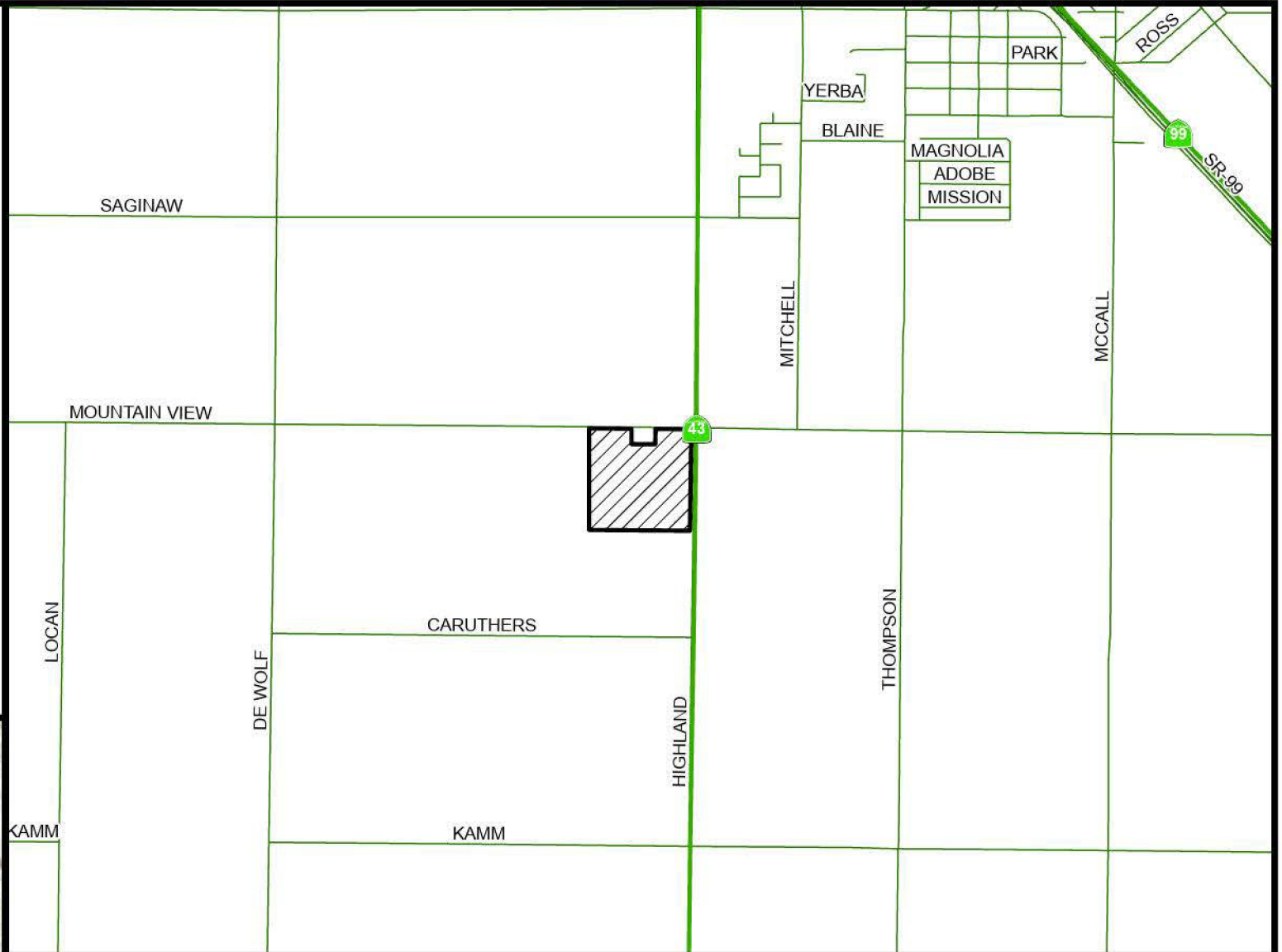
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Activity Code (Internal Review): 2384

Legend



Subject Property

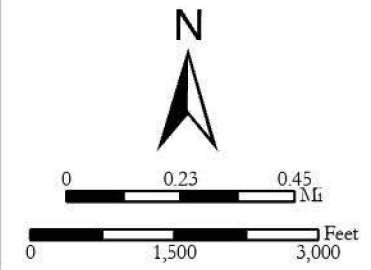


LOCATION MAP



CUP 3793

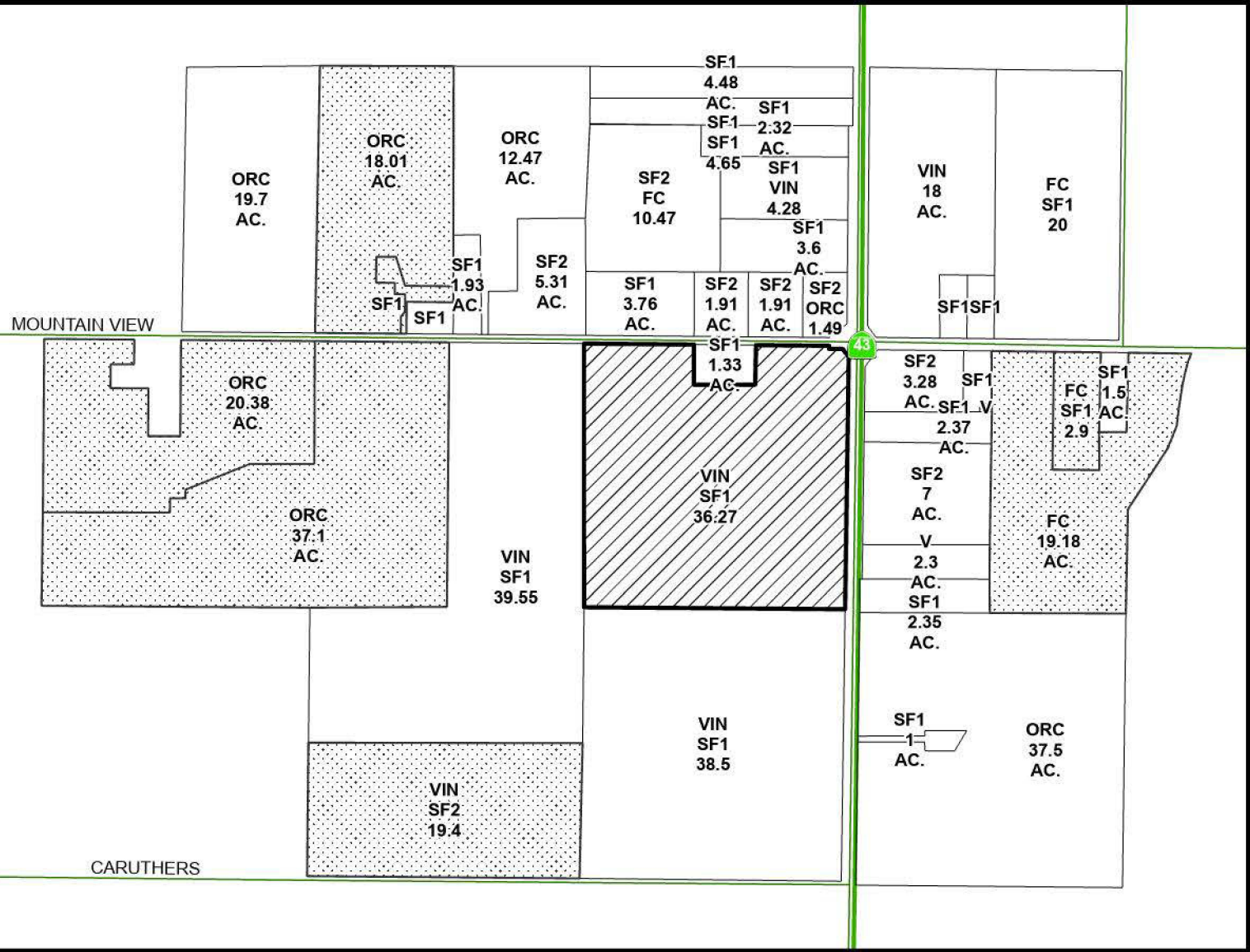
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mayang
On Date : 4/19/2024



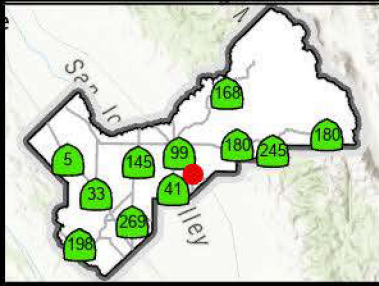
LEGEND:

-  Subject Property
-  Ag Contract Land



LEGEND

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

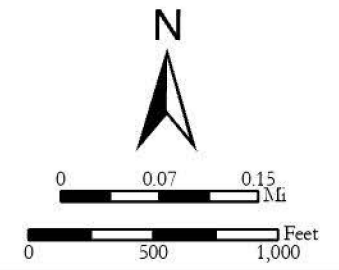


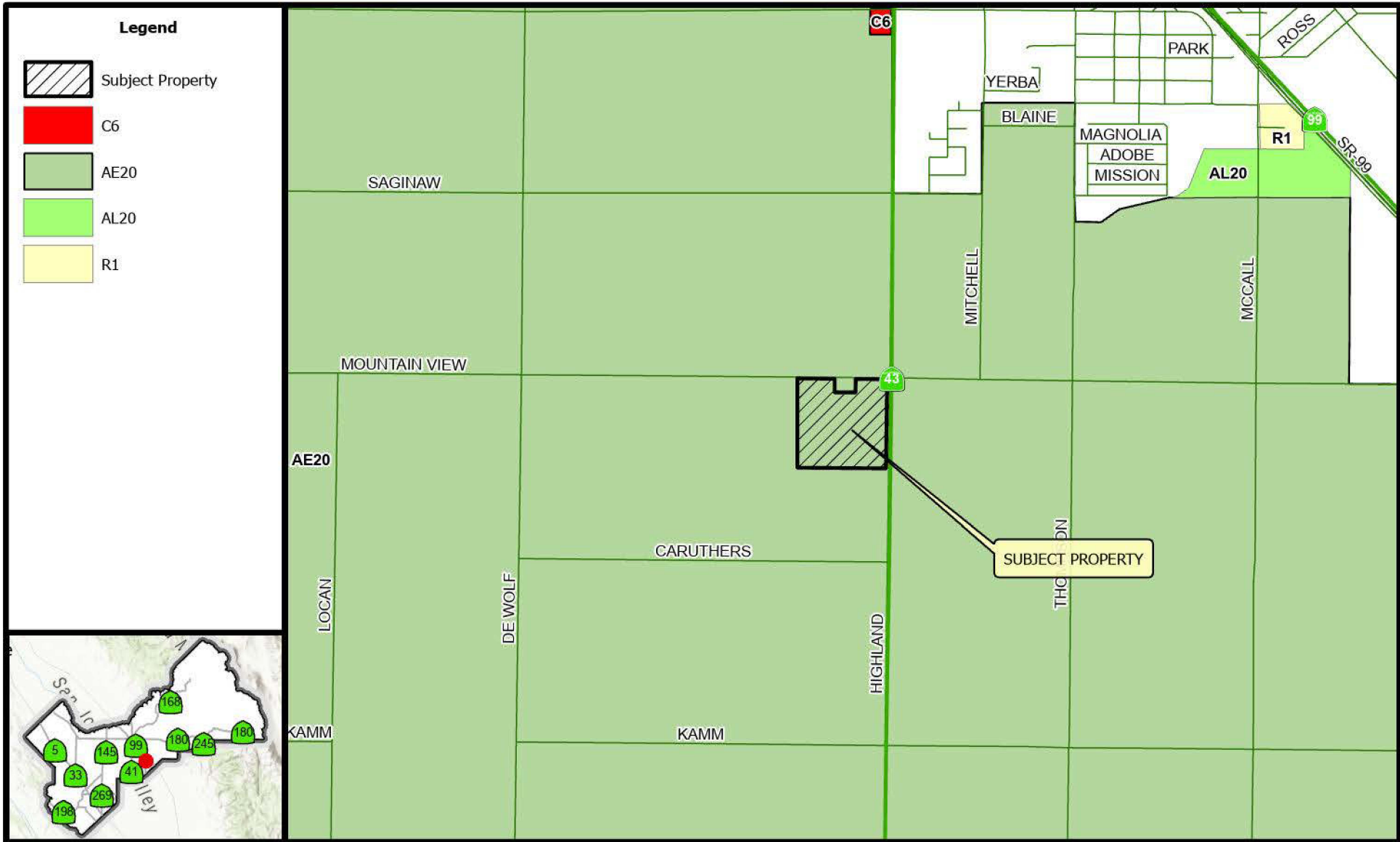
Existing Land Use Map

CUP 3793

2024

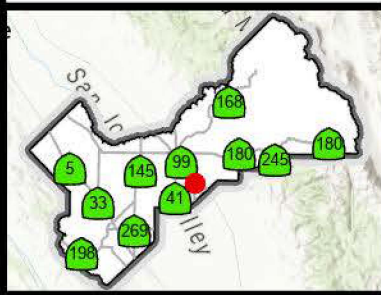
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mayang
 On Date : 4/19/2024





Legend

-  Subject Property
-  C6
-  AE20
-  AL20
-  R1

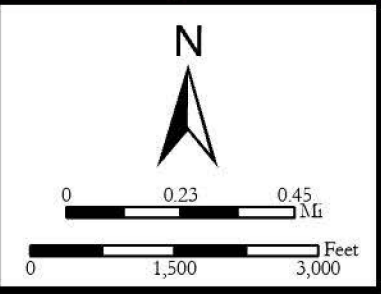


Existing Zoning Map

CUP 3793
STR 13 - 16S / 21E

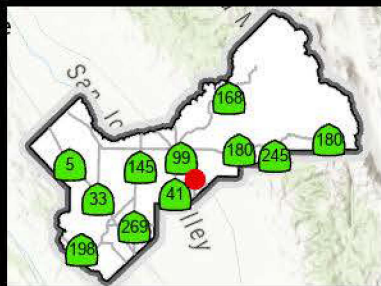
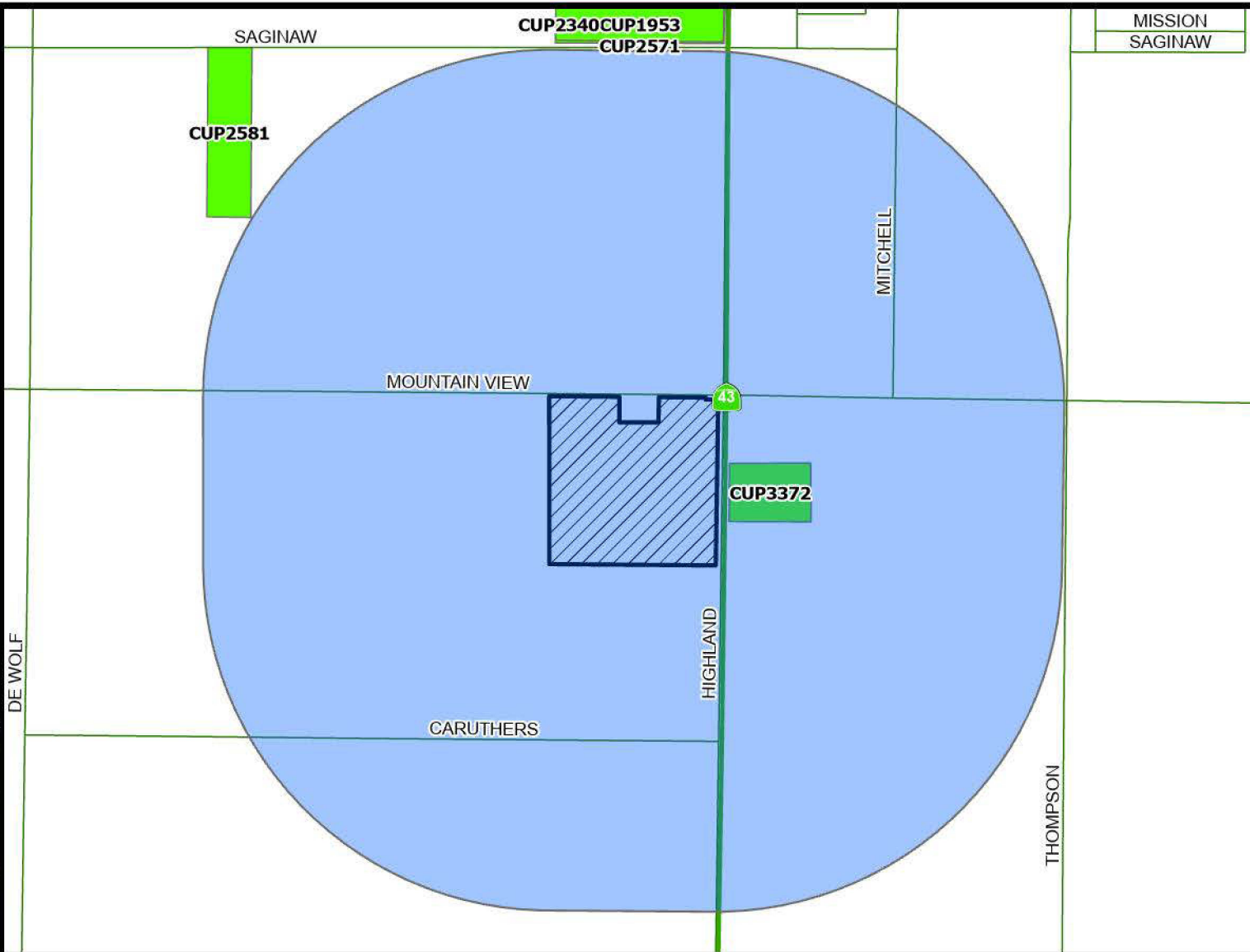
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mayang
On Date : 4/19/2024



Legend

-  Half_Mile_Buffer
-  Subject Property
-  CUP Permits

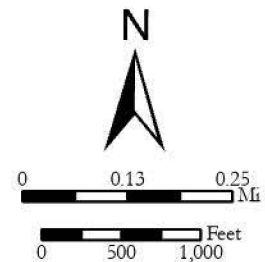


Proximity Map

CUP 3793

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mayang
On Date : 4/19/2024



The Special Event Center

Operational Statement

Prepared by VK Nijjar Farms LLC

8935 E Mountain View Ave

Selma, CA 93662

559-916-3625

Sim0350@yahoo.com

I. Executive Summary

The Special Event Center will be established as a wedding/ event venue.

Location: 8935 E Mountain View, Selma, California 93662

Property access is off Highway 43 and Mountain View Avenue

Property Owner: VK Nijjar Farms LLC (Owned by Virpal Nijjar)

Business Description

The Special Event Center is a wedding/event center surrounded by beautiful vineyards in the center of a farm. The venue offers a unique approach to a variety of events such as wedding receptions, engagement parties, school dances and many more social events hosted by all industries. The hall itself will offer many different options for the specific events that take place in it as will the outside social area. Virpal Nijjar will be the onsite owner-operator of the venue and vendors will be contracted depending on the event that is taking place. There will be no employees. The client contract establishes the rules and guidelines for all events.

Mission

The Special event center will host and provide exceptional services for any event ranging from wedding receptions, engagement parties, corporate meetings, etc., to the upmost satisfaction of the client.

II. Business Summary

Industry Overview

Event Centers are highly in demand to hold events/ celebrations for every type of client.

Consumers focus on mid to large size event centers to host personal and public events that can offer memorable experiences.

Business Goals and Objectives

Short Term:

Establish The Special Event Center as the absolute best venue for any type of party, whether it's indoor or outdoor.

Long Term:

Host events throughout the week and bring the "community" together for social events. Possibly expand the entire venue itself if the business keeps growing.

Operational Time Limits

The Special Event Center will be open all year long (12months) depending on if an event is booked or happening due to a certain Holiday. Events will take place Friday – Sunday. We understand that events will take time to set up so hours will range from 10am to 10pm. All hours will be for both indoors and outdoors.

Months: 12 (All Year Long)

Days Per week: 7 days a week (contingent upon type of event)

Hours: Contingent upon type of event

For Example: Morning events: 7:00am-2:00pm (Indoor/Outdoor)

Evening events: 5:00pm – 10:00pm (Indoor/Outdoor)

Total Hours Per Day: Depending on number of events and timeframe of events

- If there is a morning event based on the hours mentioned above – 7 hours
- If there is a morning event followed by an evening event, event center would be open for 12 hours
- If it's only an evening event – 5 hours

Number of Customers or Visitors

At the Special Event Center, the number of the guest's that will be attending will be determined by the size of the event taking place. The maximum number of guests allowed will be 1,200.

Average number per day: We will be expecting an average of 300 guests per day/event

Maximum number per day: 1,200

Number of employees

The Special Event center will not have any employees.

- 3rd party Vendors will be hired by the Host of the event to make sure everything is in order for their event. We will provide a list of Vendors but also allow the Host to choose Vendors of their choice.
- The Special Event Center will have a list of vendors. A copy of each vendor's liability insurance declarations page is required on file in our office prior to the event date. Single event liability insurance is required for any vendor not having a liability insurance policy.
- We are here to help with the event. We will coordinate with the vendors with questions regarding the venue electricity, water, parking, toilet placement, dumpster area, etc.

Service and Delivery Vehicles

The Special Event Center will not have any means of transportation so guests will have to make their own accommodations for travel to the event and back home.

Access to the Site

There will be two driveway approaches from W. Mt. View Ave and S. Highland Avenue (Hwy 43). Access to the site will be from the proposed driveway located to the east ¼ mile south of the existing residences and illustrated on the project site plan. A second access is also shown on the attached site plan which is located on W. Mt. View Avenue north side of the property. This access will be used for overflow. The highest trip generation periods for the proposed project will be on the weekends.

Number of parking spaces for employee, customers, and service/delivery vehicles

The total number of parking spaces for guests, employees, and anyone else is 415.

An additional 6 spots are for vendors.

The total parking stalls altogether is 421.

Are any goods to be sold on-site?

No goods will be sold on site. As previously stated, Vendors will be hired for their services and will serve the Guests. No outside goods will be allowed to be sold.

What equipment is used?

Typical yard maintenance equipment will be used. All other site maintenance will be performed by contractors called to the site. Vendors will bring their own equipment to serve at the event.

What supplies or materials are used and how are they stored?

No special supplies or materials are required for the project. Any specialty supplies or materials will be brought to the site by contractors/suppliers or caterers.

Does the use cause an unsightly appearance?

Noise: There should be no noise concerns as the event center is being built on a farm that has no surrounding neighbors. The indoor venue will have no concerns and if there is an outdoor event there will also be no concerns as no one is nearby where construction will be carried out.

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. The closest off-site residential land uses are approximately 200 feet to the west and east and approximately 350 feet to the south. See Figure 1 for more details. The sound amplification system will be directed away from surrounding residences which are located to the east and west of the subject site. Various noise mitigation measures have been developed by acoustical consultants, WJV Acoustics Consultants, Inc. 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 will be done by using a sound level meter that meets the American National Standards Institute to confirm compliance with the Fresno County noise ordinance.
2. Training: Ownership personnel will be trained to conduct noise monitoring during the events using the noise monitoring equipment
3. Reference Noise Monitoring Sites: The applicant will use the reference noise monitoring sites indicated on Figure 1 to conduct appropriate noise monitoring during events. The applicant will maintain record of noise monitoring for compliance purposes.
4. Noise Monitoring Schedule: The applicant will monitor amplified outdoor activity immediately after the amplification system is put into operation and periodically thereafter. If it is determined that noise levels exceed the appropriate noise levels, then modifications to the amplification system will be made until noise levels are compliant to Fresno County noise standards.
5. Sound Amplification System: Event center personnel will have control over the use and volume of the sound amplification system provided by the event center during an event. Personnel 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.

The applicant will instruct event center staff to incorporate the Noise Control Plan prepared by WJV Acoustics Consultants, Inc. to ensure compliance with the applicable Fresno County daytime, 7:00AM to 10:00PM noise level standards. Additionally, 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 personnel of the facility to ensure that noise levels are not exceeded.

Glare: There is no concern for glare as anything to do with flashing lights will be in the inside venue. The outside venue will have only small lights to light up the area and in the case of there needing to be additional lighting any glare would not be an issue as stated before that nothing is in the proximity of any disturbance. Parking lot and event lighting utilize hooded light fixtures. All lighting will be directed to not annoy nearby property owners. On-site lighting is installed in zones so only those areas in use will be lit.

Dust: Professional landscapers will be hired and there will be no dust involved in our project at all. We understand that there are farms around the Special Event Center, however it will be strategically placed and built to where dust will not be able to reach it.

Odor: There is no concern for odor, we will hire cleaning companies for before and after each event. We take pride in cleanliness and believe that it will be a huge factor to our success. There will be no odor concerns to surrounding areas as everything will be cleaned timely and appropriately.

Estimated Volume of Wastes:

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 5 cubic yards a week.

How and where is it stored:

Existing restroom is served by one existing 1,000-gallon septic tanks and leach fields. The tank is located North of the existing residence which serves the existing house. The Proposed event center building will have its own County of Fresno approved septic systems. We are expecting to have three septic systems,

How is it hauled, and where is it disposed:

How often: The facility is currently, and will continue to be, served by a private waste hauler who will use its own waste containers to pick up waste every month.

Estimated volume of water to be used (Gallons per day)

There is a 50 gallon per minute water well with 1 storage tank of 2,500 gallons each located on the west side of the property and shown on the attached site plan. The well provides water for domestic use, as well as for landscaping. The well is adequate to meet the needs of the proposed use.

Source of water:

Existing well

Advertising:

One sign at the entrance of the park is proposed. The sign will be approximately 4' X 6'. The applicant will place traffic control signs on S. Highland Ave at the time of the event. Proposed signage will be per Fresno County sign standards.

New Buildings will be constructed:

Yes. A proposed 21,600 sq. ft. metal building will be used for indoor events.

Portions that will be used in the operation:

A proposed 21,600 sq. ft. metal building and approximately 8,400sq. ft of outdoor lawn area designed to be landscape tied in to proposed new building. Along the outside landscape will be a designated dining area covered by a canopy approximately 5000 sq. ft. Two additional seating areas will consist of 1,400sq. ft each.

Outdoor lighting & Sound Amplification

Due to the site's size, location and topography, the use will not have any significant impact on the surrounding properties. There will be a limited number of outdoor lighting fixtures required to hold events during the evening hours. Lighting is hooded to direct lighting on-site and away from adjacent properties. The site lighting is a combination of low voltage and standard voltage lighting. All lighting will be directed to not disturb nearby property owners. On-site lighting will be set up in zones so only those areas in use will be lit as needed.

Landscaping & Fencing

New professional architect design landscaping will be connected to the new 21,600 sq. ft event building. The property is surrounded with existing grape vineyards, and a driveway that leads to the approximate 2.5-acre event center location will have a gate entrance from Mt. View Ave entrance and the S. Highland Ave main entrance both gate entrance meeting the County of Fresno standards.

Other Information

N/A

Consistency with County Policies

ED-B. 9 Cultural and Recreational Amenities

"The County shall support the efforts to enhance the cultural and recreational amenities available in the county in order to maintain the desired livability/quality of life for its residents as well as to attract business entrepreneurs from other metropolitan areas in California and throughout the nation and the world."

Owners

VK NIJJAR FARMS, LLC
11663 S. FOWLER AVE
SELMA, CA 93662

III. Marketing Summary

Event Strategy

An event size can range anywhere from 50 to 1,200 guests

The Special Event Center can accommodate any size event that is allowed

One stop planning with our venue preferred Vendor list

On site coordinator for events

Access hours 7:00am – 10:00pm (Final clean-up can be arranged for next day if needed)

Venue Facilities Guideline Contract (attached): addresses, vendors, deliveries, property use, hours, and insurance requirements.

Promotional Strategy

Website

Social media (i.e. Instagram and Facebook)

Referral

Partner with vendors

Setup a marketing plan to give The Special Event Center exposure

Competition

Customers make choices based upon their desires for the special event they want to host. There are very few venues that can host all types of events in one hall and very few venues surrounded by vineyards in our area.

The Special Event Center offers:

Optional Ceremony Areas

Wedding Day Planner

Indoor/Outdoor Venue

Beautiful Lighting

Dance Floor

Bar

Patio

Restrooms

Parking Lot

One stop shopping with established vendors

Surround Sound Systems

Services

This is just not any ordinary venue that just wants to book events to stay in a profitable business. We want to have an unmatched experience that will leave a lifetime of memorable moments for our clients while upholding the upmost top-tier service.

Operational Statement Addendum

The Special Event Center Contract and Facility Guidelines

Please thoroughly read and sign the contract and facility guidelines

Rental

- The rental period is based on event type, whether morning or evening. Hours range between 7:00am to 10:00pm. This includes set-up time by client/caterer. Additional charges apply if additional set-up time is needed.
- A non-refundable initial payment of 25% will be required at the time of booking to hold your date.
- The remaining balance due and \$1,000 security deposit are due 30 days prior to the scheduled event.
- In the event there is damage to the property and/or excessive cleaning is needed following your event, the client understands that the security deposit on file will be used to cover these expenses. This applies to all areas of the facility, including grounds. The client further agrees to assume responsibility for the cost of damage above and beyond that of the security deposit.
- The \$1,000 Security Deposit will be refunded after the event provided the facility is left in good condition and requires no excessive cleaning beyond normal use.

Consultants/Directors/Caterers/ Other Vendors

- The Special Event Center will have a list of vendors. A copy of each vendor's liability insurance declarations page is required on file in our office prior to the event date. Single event liability insurance is required for any vendor not having a liability insurance policy.
- We are here to help with your event. We will coordinate with your vendors with questions regarding the venue electricity, water, parking, toilet placement, dumpster area, etc.
- We will provide restrooms to accommodate number of guests (3-6 stalls men and women are recommended). ADA compliant facilities.

Alcoholic Beverages

- You must provide your own alcoholic beverages, however there will be a venue bar once permits are acquired. Bartenders provided by the caterers or venue are permitted to serve alcoholic beverages. Self-serve alcohol is NOT permitted. Brown bagging is illegal and strictly prohibited.
- Alcoholic beverages may not be served at any function after 10pm, unless otherwise pre-approved.
- Clients are responsible for monitoring the alcohol consumption and behavior of the guests. If this policy is not followed, The Special Event Center reserves the right to end any event immediately!
- Provide bottled water for guests.

Smoking

- **Smoking inside structures is strictly prohibited.** A cleaning fee or a held deposit will be assessed if this rule is not strictly adhered to.
- Smoking is permitted outside only. Please do not discard butts anywhere on the premises. Containers will be provided throughout the property for this purpose.

Music

- Live music and/ or DJs are acceptable.
- Music must stop at 10:00pm

Property

- Violations of county noise ordinances and any damage to the structures and/or property are the responsibility of the client.
- Furniture and accessories may be moved with prior permission.

Rehearsal

- Rehearsal time is available the day before the event but must be scheduled so it will not interfere with any other event. Please contact The Special Event Center before setting your rehearsal time.
- In case an event is scheduled for the day/night before your event, you will need to hold your rehearsal at an agreed time and day/evening.

Parking

- Self-Parking is available for all guests in front of the venue.
- Senior Citizens and disabled persons may be dropped off at the main entrance.
- Please take caution when entering and leaving the property. This is for the safety and protection of children, guests, and all other people.

Florists/Rentals/Decorations

- Client decorations are to be removed and all areas returned to their original condition at the end of their event.
- The Special Event Center is not responsible for any rentals and/or personal items left overnight.

Set up/Tear Down/Cleaning

- The rental period ranges from 7:00am to 10:00pm includes client set-up and breakdown time.
- The caterer/decorator is responsible for set up, breakdown, cleaning the food areas and cleaning inside the venue as well as removing trash from inside the venue. Trash will be placed in the provided dumpster.
- Clients resume the responsibility for clearing the premises of all personal items brought for the event. Personal property may not be left overnight. There is no storage available at the venue.
- In the event an additional cleanup is needed, please plan with your assigned contact.
- Please notify The Special Event Center of any damages to the property immediately.

Photography

- A time for your photos is included in our packages. Photo sessions are by appointment only and may be taken anywhere on the grounds.
- I grant The Special Event Center the right to take photographs of me and my family in connection with the above-identified event. I authorize The Special Event Center, it assigns, and transferees to copyright, use and publish the same in print and/or electronically. The Special Event Center may use such photographs of me with or without my name and for any lawful purpose, including for example such purposes as publicity, illustration, advertising, web content and social media.

General Behavior and Conduct

- Clients and guests are to always conduct themselves in a responsible manner, conforming to all state and federal laws, county ordinances and all facility rules and regulations.
- Client hereby agrees to defend, indemnify, and hold The Special Event Center, and its agent from and against any and all claims, demands, causes of action, damages, liability, judgments, loss, costs and expenses, including attorney's fees and expenses of investigation, which may be suffered or incurred by any of them, or which may be claimed or alleged against any of them by any person or entity, arising out of, based upon or related to any injury or alleged injury, including death, of any person or property of The Special Event Center and its members, agents, contractors, and sub-contractors, out of the clients event or its use or occupancy of The Special Event Center or such property.

Cancellations

- Once you have contracted with The Special Event Center for your event, that time and space is no longer available to other potential customers. If you need to reschedule your event, we will work with you to find another available date that will work for you.
- We regret we are unable to refund your deposit.

I hereby acknowledge that I am the responsible person representing the wedding party I have read this document and its entirety and understand the Facility Guidelines for The Special Event Center and that these guidelines are an integral part of my contract with The Special Event Center.

Event Date: _____

Ceremony Location: _____

Total Cost of Venue: _____

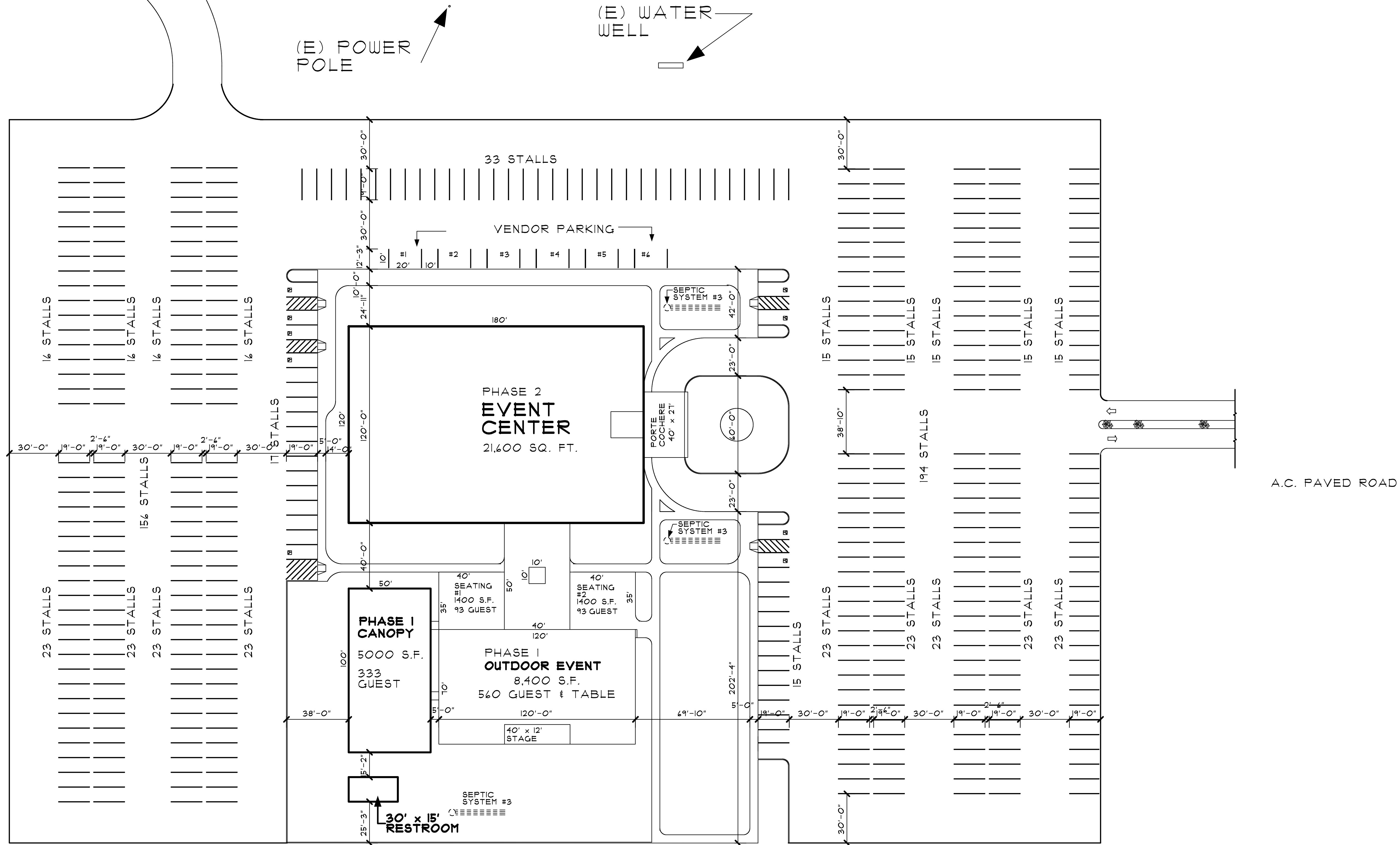
Deposit made: _____

Balance due 30 days before event: _____

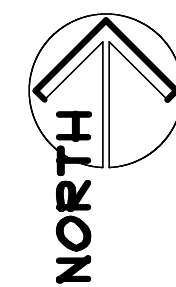
Name: VIRPAL K. NIJJAR

Signed: 

Date: 7/8/2024



SITE PLAN SCALE: 1" = 30.0'



PROPOSED SITE DEVELOPMENT FOR:

VIRPAL NIJAR

MAILING ADDRESS: 11643 S FOWLER AVENUE, SELMA CA 93662

PROJECT ADDRESS:

**13010 S. HIGHLAND AVENUE
SELMA, CA 93662 559 916 3625**

DRAWN BY
VINCENT PALACIOS

DATE
JUNE 2024

SCALE
1" = 30'

REVISION DATE:

SHEET NUMBER

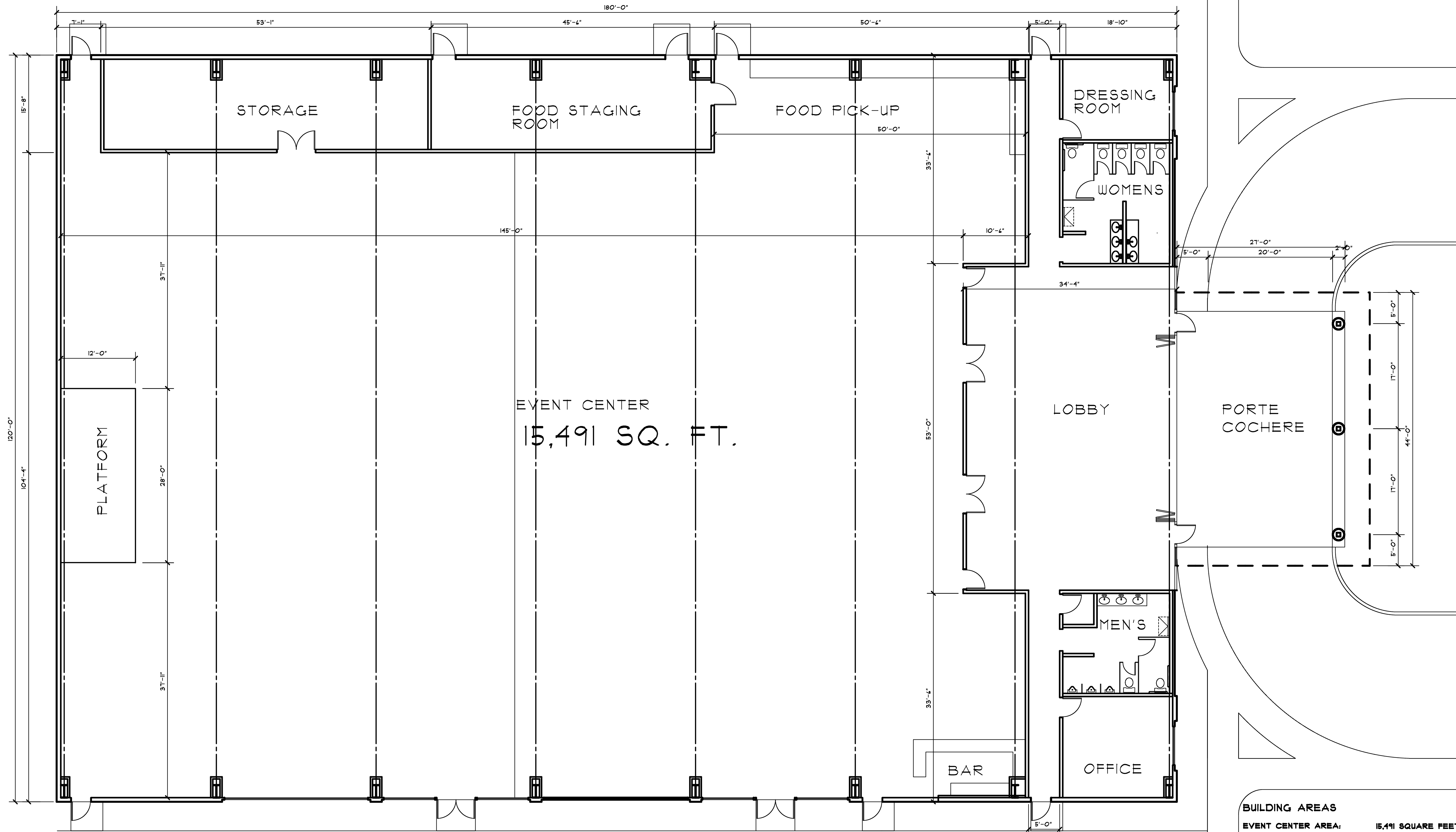
SP 2

DESIGNED DRAFTING

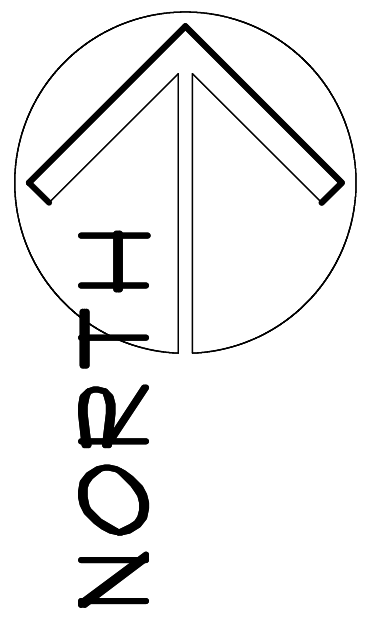
5100 N 4th STREET #109 FRESNO, CA 93710
OFFICE: (559) 497-5153 CELL: (559) 903-4238

*** VINCENT PALACIOS ***

VINCENTPALACIOS49ERS@YAHOO.COM



EVENT CENTER
15,491 SQ. FT.



FLOOR PLAN

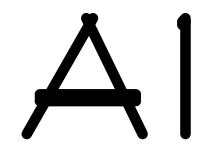
SCALE: 1/8" = 1'-0"

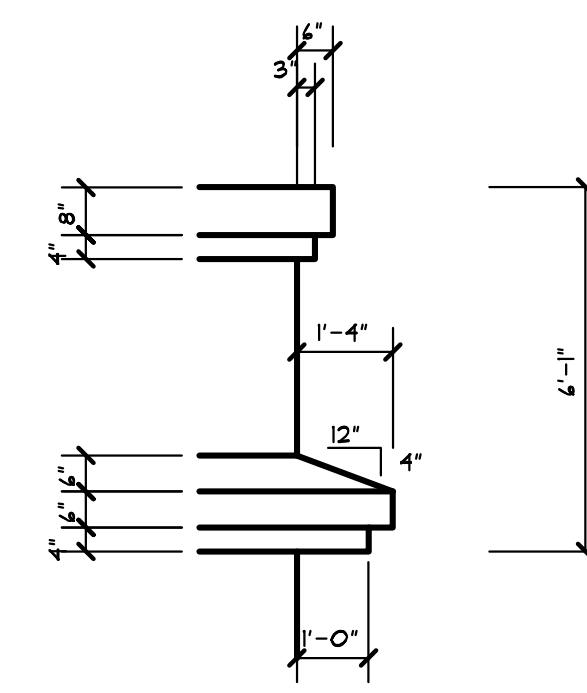
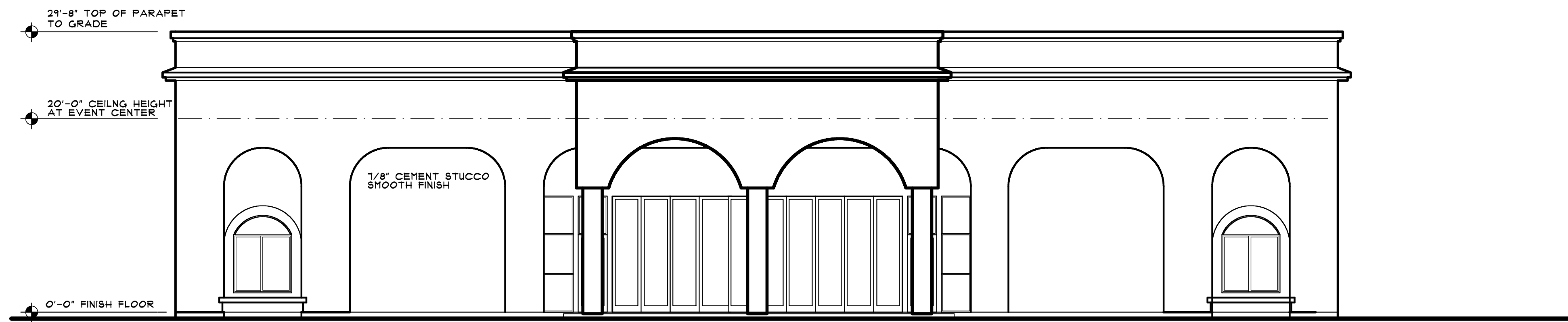
BUILDING AREAS		OCCUPANT LOAD
EVENT CENTER AREA:	15,491 SQUARE FEET	15,491 / 15 = 1,033 GUEST
FOOD STAGING ROOM	143 SQUARE FEET	143 / 200 = 4 GUEST
FOOD PICK UP AREA:	152 SQUARE FEET	152 / 15 = 50 GUEST
DRESSING ROOM:	224 SQUARE FEET	224 / 100 = 2 GUEST
WOMEN'S RESTROOM	333 SQUARE FEET	
LOBBY AREA:	1,142 SQUARE FEET	1142 / 15 = 116 GUEST
MEN'S RESTROOM	244 SQUARE FEET	
OFFICE	282 SQUARE FEET	282 / 100 = 3 GUEST
TOTAL BUILDING AREA:	15,032 SQUARE FEET	
TOTAL OCCUPANT LOAD:		1208 OCCUPANTS

DESIGNED DRAFTING
5100 N 4th STREET #109 FRESNO, CA 93710
OFFICE: (559) 491-5153 CELL: (559) 903-4238
* VINCENT PALACIOS *
VINCENTPALACIOS49ERS@YAHOO.COM

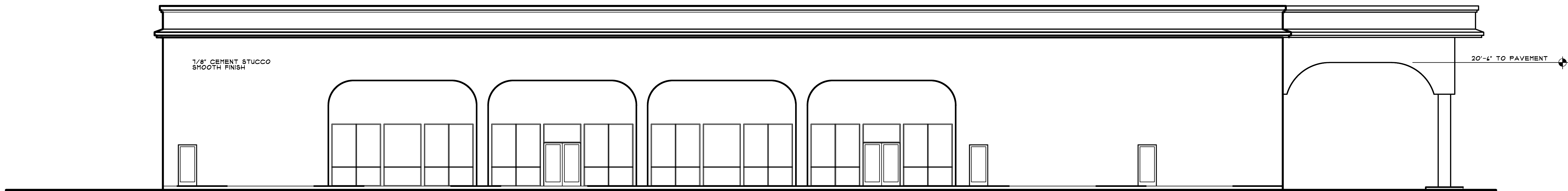
PROPOSED SITE DEVELOPMENT FOR:
VIRPAL NIJAR
MAILING ADDRESS: 11663 S FOWLER AVENUE, SELMA CA 93662
PROJECT ADDRESS:
**13010 S. HIGHLAND AVENUE
SELMA, CA 93662 559 916 3625**

DRAWN BY
VINCENT PALACIOS
DATE
JUNE 2024
SCALE
1/8" = 1'-0"
REVISION DATE:
SHEET NUMBER

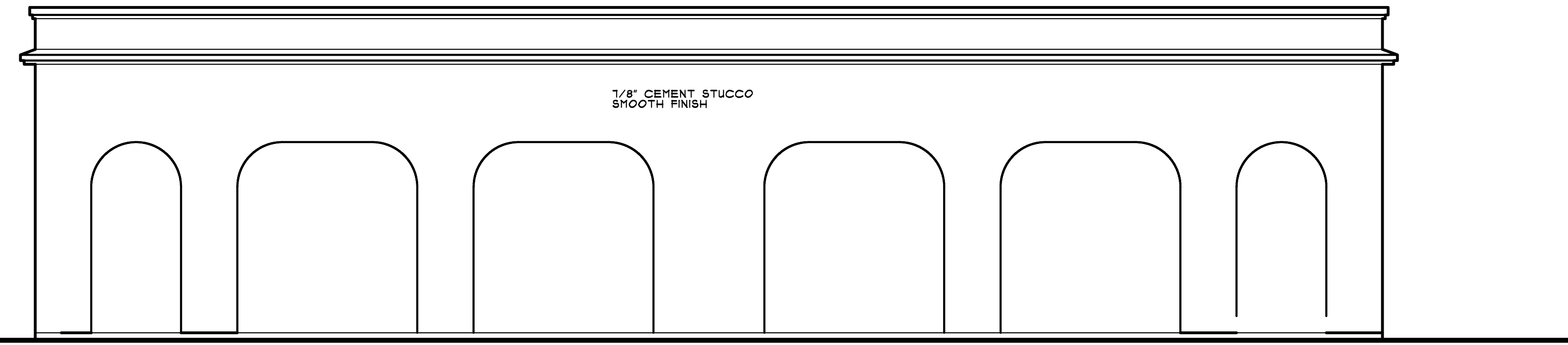




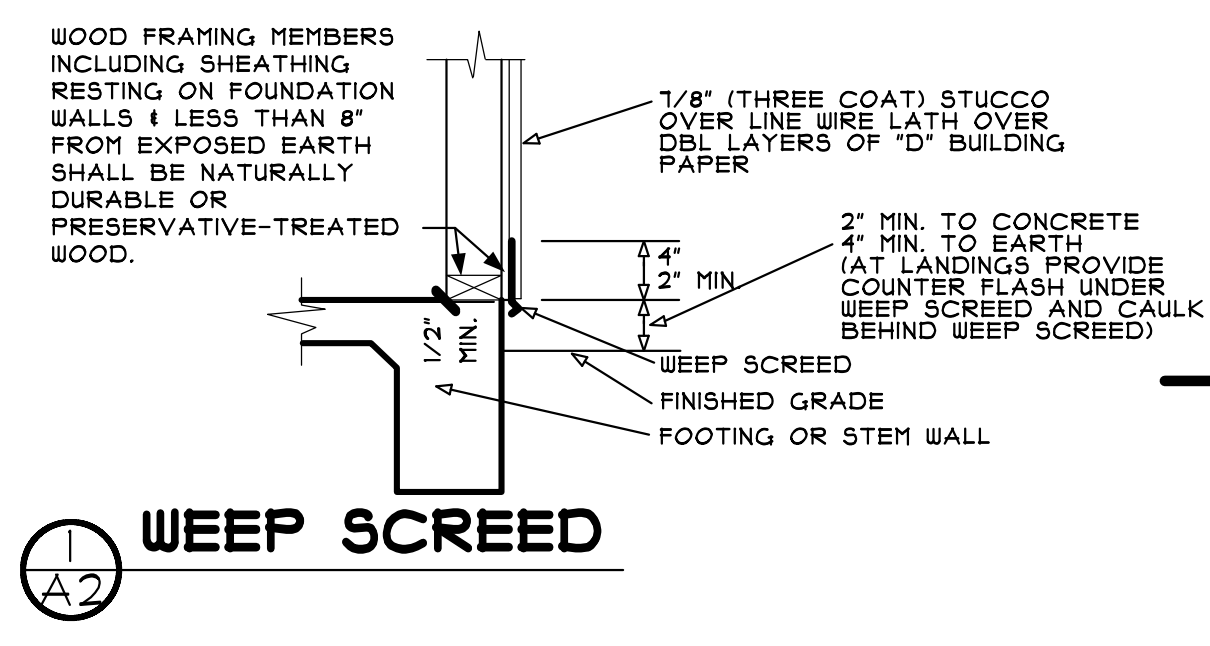
FRONT EAST FACING ELEVATION



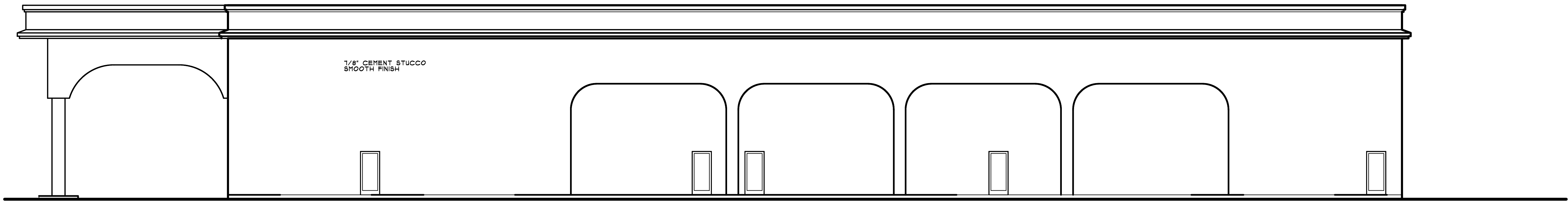
LEFT SIDE SOUTH FACING ELEVATION



REAR WEST FACING ELEVATION



**1
A2
WEEP SCREED**



RIGHT SIDE NORTH FACING ELEVATION

DESIGNED DRAFTING
 5100 N 4th STREET #109 FRESNO, CA 93710
 OFFICE: (559) 491-5153 CELL: (559) 903-4238
 * VINCENT PALACIOS *
 VINCENTPALACIOS49ERS@YAHOO.COM

PROPOSED SITE DEVELOPMENT FOR:
VIRPAL NIJAR
 MAILING ADDRESS: 11643 S FOWLER AVENUE, SELMA CA 93662
 PROJECT ADDRESS:
13010 S. HIGHLAND AVENUE
SELMA, CA 93662 559 916 3625

DRAWN BY
VINCENT PALACIOS
 DATE
JUNE 2024
 SCALE
1/8" = 1'-0"
 REVISION DATE:
 SHEET NUMBER

A2



Fresno County Department of Public Works and Planning

Date Received:

CUP 3793
158573

(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 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:

Events venue

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: _____ side of _____

between _____ and _____

Street address: 8935 E. MTN View

APN: 385-102-08 Parcel size: 38 +/- Ac Section(s)-Twp/Rg: S 13 - T 16 S/R 21 E

ADDITIONAL APN(s): _____

I, VIRPAL K. NIJJAR (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.

<u>VK NIJJAR FARMS, LLC</u>	<u>11663 S Fowler Ave</u>	<u>Selma</u>	<u>93662</u>	<u>(559) 916-3625</u>
Owner (Print or Type)	Address	City	Zip	Phone
<u>VIRPAL K. NIJJAR</u>	<u>11663 S Fowler Ave</u>	<u>Selma</u>	<u>93662</u>	<u>(559) 916-3625</u>
Applicant (Print or Type)	Address	City	Zip	Phone
<u>VIRPAL K. NIJJAR</u>	<u>11663 S Fowler Ave</u>	<u>Selma</u>	<u>93662</u>	<u>(559) 916-3625</u>
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL:

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: _____

SEWER: Yes / No

Agency: _____

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 # _____ - _____ - _____

over.....



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

- Property Owner: VK NIJJAR FARMS, LLC Phone/Fax: (559) 916-3625
Mailing Address: 11663 S. Fowler Ave Selma CA - 93662
Street City State/Zip
- Applicant: VIRPAL K. NIJJAR Phone/Fax: (559) 916-3625
Mailing Address: 11663 S. Fowler Ave Selma CA 93662
Street City State/Zip
- Representative: Self Phone/Fax: (559) 916-3625
Mailing Address: 11663 S. Fowler Ave Selma CA 93662
Street City State/Zip
- Proposed Project: Special Event Center
- Project Location: 8935 E. Mountain view Ave
Selma CA 93662
- Project Address: Same
- Section/Township/Range: 13 / 16 / 21 8. Parcel Size: 38[±] Ac
- Assessor's Parcel No. 385-102-08 OVER.....

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

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

- | | |
|--|--|
| <input type="checkbox"/> LAFCo (annexation or extension of services) | <input type="checkbox"/> SJVUAPCD (Air Pollution Control District) |
| <input type="checkbox"/> CALTRANS | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Division of Aeronautics | <input type="checkbox"/> Department of Energy |
| <input type="checkbox"/> Water Quality Control Board | <input type="checkbox"/> Airport Land Use Commission |
| <input checked="" type="checkbox"/> Other <u>N/A</u> | |

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 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: AE-20 Zone Dist

14. Existing General Plan Land Use Designation¹: _____

ENVIRONMENTAL INFORMATION

15. Present land use: Ag Production Land Grapes, Farm House, Garage
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
Site Plan Attached

Describe the major vegetative cover: _____

Any perennial or intermittent water courses? If so, show on map: _____

Is property in a flood-prone area? Describe:

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: Ag / Commercial

South: Ag

East: Ag

West: Ag

17. What land use(s) in the area may be impacted by your Project?: N/A

18. What land use(s) in the area may impact your project?: N/A

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
 Yes No

B. Daily traffic generation:

I. Residential - Number of Units _____
Lot Size _____
Single Family _____
Apartments _____

II. Commercial - Number of Employees _____
Number of Salesmen _____
Number of Delivery Trucks _____
Total Square Footage of Building _____

III. Describe and quantify other traffic generation activities: _____

20. Describe any source(s) of noise from your project that may affect the surrounding area: N/A
See Operational Statement

21. Describe any source(s) of noise in the area that may affect your project: _____


22. Describe the probable source(s) of air pollution from your project: N/A
Refer to Operational Statement

23. Proposed source of water:
 private well
 community system³--name: _____

OVER.....

24. Anticipated volume of water to be used (gallons per day)²: Refer Operational statement
25. Proposed method of liquid waste disposal:
 () septic system/individual
 () community system³-name Refer to Operational statement
26. Estimated volume of liquid waste (gallons per day)²: //
27. Anticipated type(s) of liquid waste: //
28. Anticipated type(s) of hazardous wastes²: //
29. Anticipated volume of hazardous wastes²: //
30. Proposed method of hazardous waste disposal²: //
31. Anticipated type(s) of solid waste: //
32. Anticipated amount of solid waste (tons or cubic yards per day): //
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): //
34. Proposed method of solid waste disposal: //
35. Fire protection district(s) serving this area: //
36. Has a previous application been processed on this site? If so, list title and date: //
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.


SIGNATURE

09 /
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, 2023: \$3,839.25 for an EIR; \$2,764.00 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:

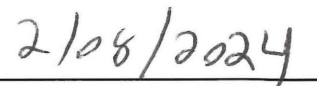
- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

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



Date

The Special Event Center

Operational Statement

Prepared by VK Nijjar Farms LLC

8935 E Mountain View Ave

Selma, CA 93662

559-916-3625

Sim0350@yahoo.com

I. Executive Summary

The Special Event Center will be established as a wedding/ event venue.

Location: 8935 E Mountain View, Selma, California 93662

Property access is off of Highway 43 and Mountain View Avenue

Property Owner: VK Nijjar Farms LLC (Owned by Virpal Nijjar)

Business Description

The Special Event Center is a wedding/event center surrounded by beautiful vineyards in the center of a farm. The venue offers a unique approach to a variety of events such as wedding receptions, engagement parties, school dances and many more social events hosted by all industries. The hall itself will offer many different options for the specific events that take place in it as will the outside social area. Virpal Nijjar will be the onsite owner-operator of the venue and vendors will be contracted depending on the event that is taking place. There will be no employees. The client contract establishes the rules and guidelines for all events.

Mission

The Special event center will host and provide exceptional services for any event ranging from wedding receptions, engagement parties, corporate meetings, etc., to the upmost satisfaction of the client.

II. Business Summary

Industry Overview

Event Centers are highly in demand to hold events/ celebrations for every type of client.

Consumers focus on mid to large size event centers to host personal and public events that can offer memorable experiences.

Business Goals and Objectives

Short Term:

Establish that The Special Event Center is the absolute best venue to host any type of event at. We want to book events both inside and outside on the weekends. Events would be held both inside and outside and if there is capacity both inside and outside venues can be used at the same time for two separate parties.

Long Term:

Host events throughout the week and bring the "community" together for social events. Possibly expand the entire venue itself if business keeps growing.

III. Marketing Summary

Event Strategy

An event size can range anywhere from 50 to 500 guests

The Special Event Center can accommodate any size event that is allowed

One stop planning with our venue preferred Vendor list

On site coordinator for events

Access hours 9am – 11:59pm (Final clean up can be arranged for next day if needed)

Venue Facilities Guideline Contract (attached): addresses, vendors, deliveries, property use, hours, and insurance requirements.

Promotional Strategy

Website

Facebook

Instagram

Referral

Partner with vendors

Setup a marketing plan to give The Special Event Center exposure

Competition

Customers make choices based upon their desires for the special event they want to host. There are very few venues that can host all types of events in one hall and very few venues surrounded by vineyards in our area.

The Special Event Center offers:

Optional Ceremony Areas

Wedding Day Planner

Indoor/Outdoor Venue

Beautiful Lighting

Dance Floor

Bar

Patio

Restrooms

Parking Lot

One stop shopping with established vendors

Surround Sound Systems

Services

This is just not any ordinary venue that just wants to book events to stay in a profitable business. We want to have an unmatched experience that will leave a lifetime memorable moments for our clients while upholding the upmost top-tier service.

Operational Statement Addendum

The Special Event Center Contract and Facility Guidelines

Please thoroughly read and sign the contract and facility guidelines

Rental

- The rental period is 9:00am to 11:59pm. This includes set-up time by client/caterer. Additional charges apply if additional set-up time is needed.
- A non-refundable initial payment of 25% will be required at the time of booking to hold your date.
- The remaining balance due and \$500 security deposit are due 30 days prior to the scheduled event.
- In the event there is damage to the property and/or excessive cleaning is needed following your event, the client understands that the security deposit on file will be used to cover these expenses. This applies to all areas of the facility, including grounds. The client further agrees to assume responsibility for the cost of damage above and beyond that of the security deposit.
- The \$500 Security Deposit will be refunded after the event provided the facility is left in good condition and requires no excessive cleaning beyond normal use.

Consultants/Directors/Caterers/ Other Vendors

- The Special Event Center will have a list of vendors. A copy of each vendor's liability insurance declarations page is required on file in our office prior to the event date. Single event liability insurance is required for any vendor not having a liability insurance policy.
- We are here to help with your event. We will coordinate with your vendors with questions regarding the venue electricity, water, parking, toilet placement, dumpster area, etc.
- We will provide restrooms to accommodate number of guests (3-6 stalls men and women are recommended). ADA compliant facilities.

Alcoholic Beverages

- You must provide your own alcoholic beverages, however there will be a venue bar once permits are acquired. Bartenders provided by the caterers or venue are permitted to serve alcoholic beverages. Self-serve alcohol is NOT permitted. Brown bagging is illegal and strictly prohibited.
- Alcoholic beverages may not be served at any function after 11pm, unless otherwise pre-approved.
- Clients are responsible for monitoring the alcohol consumption and behavior of the guests. If this policy is not followed, The Special Event Center reserves the right to end any event immediately!
- Provide bottled water for guests.

Smoking

- **Smoking inside structures is strictly prohibited.** A cleaning fee or a held deposit will be assessed if this rule is not strictly adhered to.
- Smoking is permitted outside only. Please do not discard butts anywhere on the premises. Containers will be provided throughout the property for this purpose.

Music

- Live music and/ or DJs are acceptable.
- Music must stop at 11:59pm

Property

- Violations of county noise ordinances and any damage to the structures and/or property are the responsibility of the client.
- Furniture and accessories may be moved with prior permission.

Rehearsal

- Rehearsal time is available the day before the event but must be scheduled so it will not interfere with any other event. Please contact The Special Event Center before setting your rehearsal time.
- In case an event is scheduled for the day/night before your event, you will need to hold your rehearsal at an agreed time and day/evening.

Parking

- Self-Parking is available for all guests in front of the venue.
- Senior Citizens and disabled persons may be dropped off at the main entrance.
- Please take caution when entering and leaving the property. This is for the safety and protection of children, guests, and all other people.

Florists/Rentals/Decorations

- Client decorations are to be removed and all areas returned to their original condition at the end of their event.
- The Special Event Center is not responsible for any rentals and/or personal items left overnight.

Set up/Tear Down/Cleaning

- The rental period of 9:00am to 11:59pm includes client set-up and breakdown time.
- The caterer/decorator is responsible for set up, breakdown, cleaning the food areas and cleaning inside the venue as well as removing trash from inside the venue. Trash will be placed in the provided dumpster.
- Clients resume the responsibility for clearing the premises of all personal items brought for the event. Personal property may not be left overnight. There is no storage available at the venue.
- In the event an additional cleanup is needed, please plan with your assigned contact.
- Please notify The Special Event Center of any damages to the property immediately.

Photography

- A time for your photos is included in our packages. Photo sessions are by appointment only and may be taken anywhere on the grounds.
- I grant The Special Event Center the right to take photographs of me and my family in connection with the above-identified event. I authorize The Special Event Center, it assigns, and transferees to copyright, use and publish the same in print and/or electronically. The Special Event Center may use such photographs of me with or without my name and for any lawful purpose, including for example such purposes as publicity, illustration, advertising, web content and social media.

General Behavior and Conduct

- Clients and guests are to always conduct themselves in a responsible manner, conforming to all state and federal laws, county ordinances and all facility rules and regulations.
- Client hereby agrees to defend, indemnify, and hold The Special Event Center, and its agent from and against any and all claims, demands, causes of action, damages, liability, judgments, loss, costs and expenses, including attorney's fees and expenses of investigation, which may be suffered or incurred by any of them, or which may be claimed or alleged against any of them by any person or entity, arising out of, based upon or related to any injury or alleged injury, including death, of any person or property of The Special Event Center and its members, agents, contractors, and sub-contractors, out of the clients event or its use or occupancy of The Special Event Center or such property.

Cancellations

- Once you have contracted with The Special Event Center for your event, that time and space is no longer available to other potential customers. If you need to reschedule your event, we will work with you to find another available date that will work for you.
- We regret we are unable to refund your deposit.

I hereby acknowledge that I am the responsible person representing the wedding party I have read this document and its entirety and understand the Facility Guidelines for The Special Event Center and that these guidelines are an integral part of my contract with The Special Event Center.

Event Date: _____

Ceremony Location: _____

Total Cost of Venue: _____

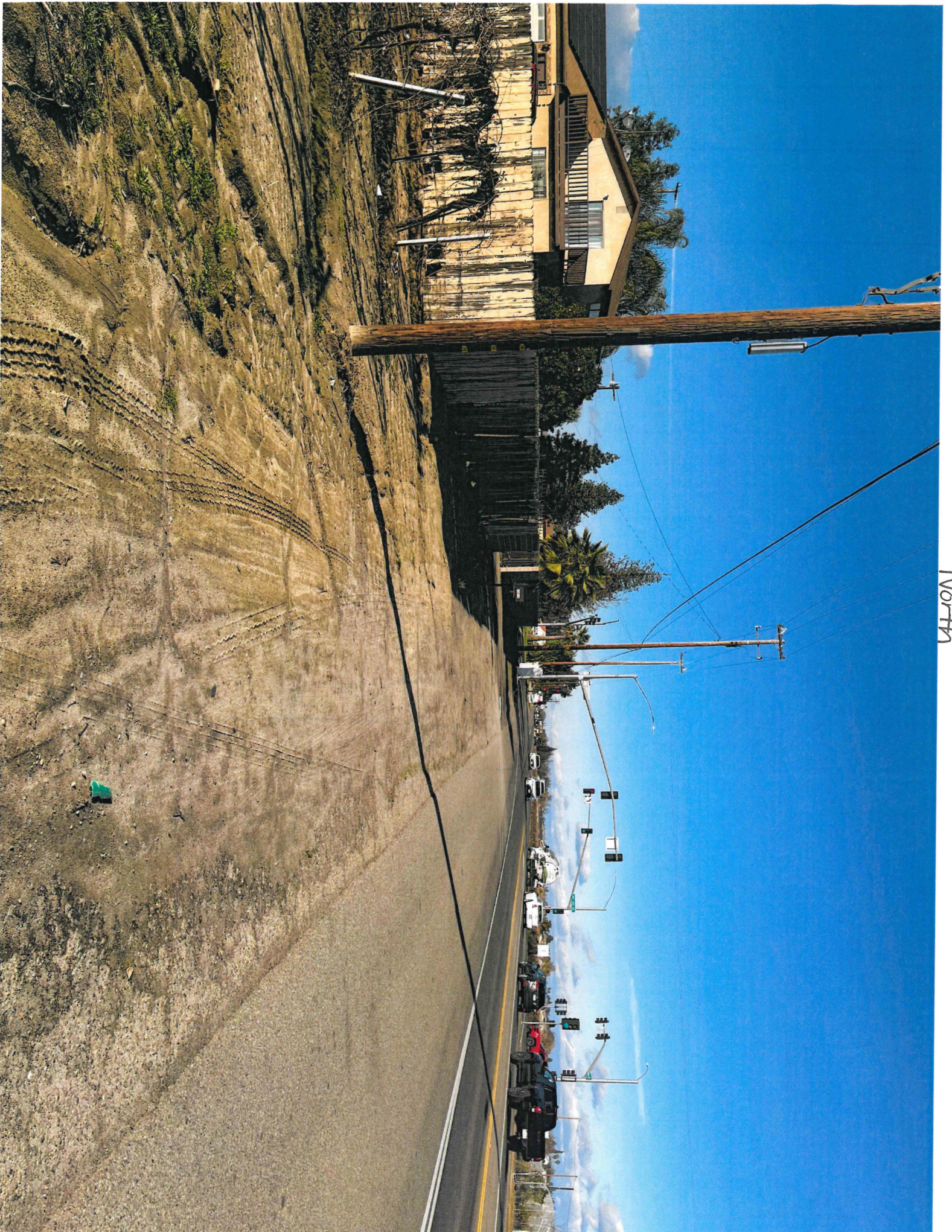
Deposit made: _____

Balance due 30 days before event: _____

Name: _____

Signed: _____

Date: _____



North

east





West



South



North



South



North

RECORDING REQUESTED BY:

Chicago Title Company
Escrow No.: 11-45034860-SCF
Locate No.: CACTI7710-7710-4450-0045034860
Title No.: 11-45034860-CW

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

VK Nijjar Farms, LLC
11663 S. Fowler Ave.
Selma, CA. 93662

FRESNO County Recorder

Paul Dictos, C.P.A.

DOC-

2011-0161868-00

Acct 1002-Chicago Title Ins Co ER

Friday, DEC 02, 2011 14:36:02

Ttl Pd \$760.50

Nbr-0003559707

APR/R1/1-2

APN: 385-100-88

SPACE ABOVE THIS LINE FOR RECORDER'S
USE

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$742.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Marc K. Roberts, as Trustee, and Carla K. Roberts, individually and as Trustee of the MCR Family Trust dated May 30, 2006,

hereby GRANT(S) to VK Nijjar 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

DATED: October 20, 2011

State of California }
County of FRESNO }

On OCTOBER 20, 2011 before me,
SUE MEYER, Notary Public
(here insert name and title of the officer), personally appeared
Marc K. Roberts and Carla K. Roberts

Marc K. Roberts
Marc K. Roberts, Trustee of the MCR Family
Trust dated May 30, 2006

Carla K. Roberts
Carla K. Roberts, Trustee of the MCR Family
Trust dated May 30, 2006 and individually

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 [Signature] (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

LEGAL DESCRIPTION

EXHIBIT "A"

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

The Northeast Quarter of the Northeast Quarter of Section 13, Township 16 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM that portion of the Northeast Quarter of Section 13, Township 16 South, Range 21 East, Mount Diablo Base and Meridian, described as follows:

Beginning at the Northeast corner of said Section; thence (1), along the East line of said Section, South 0° 20' 07" West, 1318.55 feet to the South line of the Northeast Quarter of the Northeast Quarter of said Section; thence (2), along said South line, North 89° 59' 18" West, 50.00 feet to the West line of the East 50 feet of said Section; thence; (3), along said West line, North 0° 20' 07" East, 1275.99 feet; thence (4), North 59° 30' 44" West, 24.69 feet to the South line of the North 30 feet of said Section; thence (5), along last said South line, South 89° 59' 03" West, 68.47 feet; thence (6), at a right angle from last said South line, North 0° 00' 57" West, 30.00 feet to the North line of said Section; thence (7), along said North line, North 89° 59' 03" East, 140.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of the Northeast quarter of the Northeast quarter of said Section 13, described as follows:

commencing at the Northeast corner of Section 13, Township 16 South, Range 21 East, Mount Diablo Base and Meridian; thence South 89° 59' 03" West along the North line of said section a distance of 500 feet; thence South 00° 00' 57" East perpendicular to the North line of said section a distance of 20 feet to the true point of beginning; thence South 00° 00' 57" East continuing on said line a distance of 33 feet; thence South 89° 59' 03" West parallel with the North line of said section a distance of 300 feet; thence North 00° 00' 57" West a distance of 33 feet; thence North 89° 59' 03" East parallel with the North line of aid section a distance of 300 feet to the true point of beginning.

APN: 385-100-88

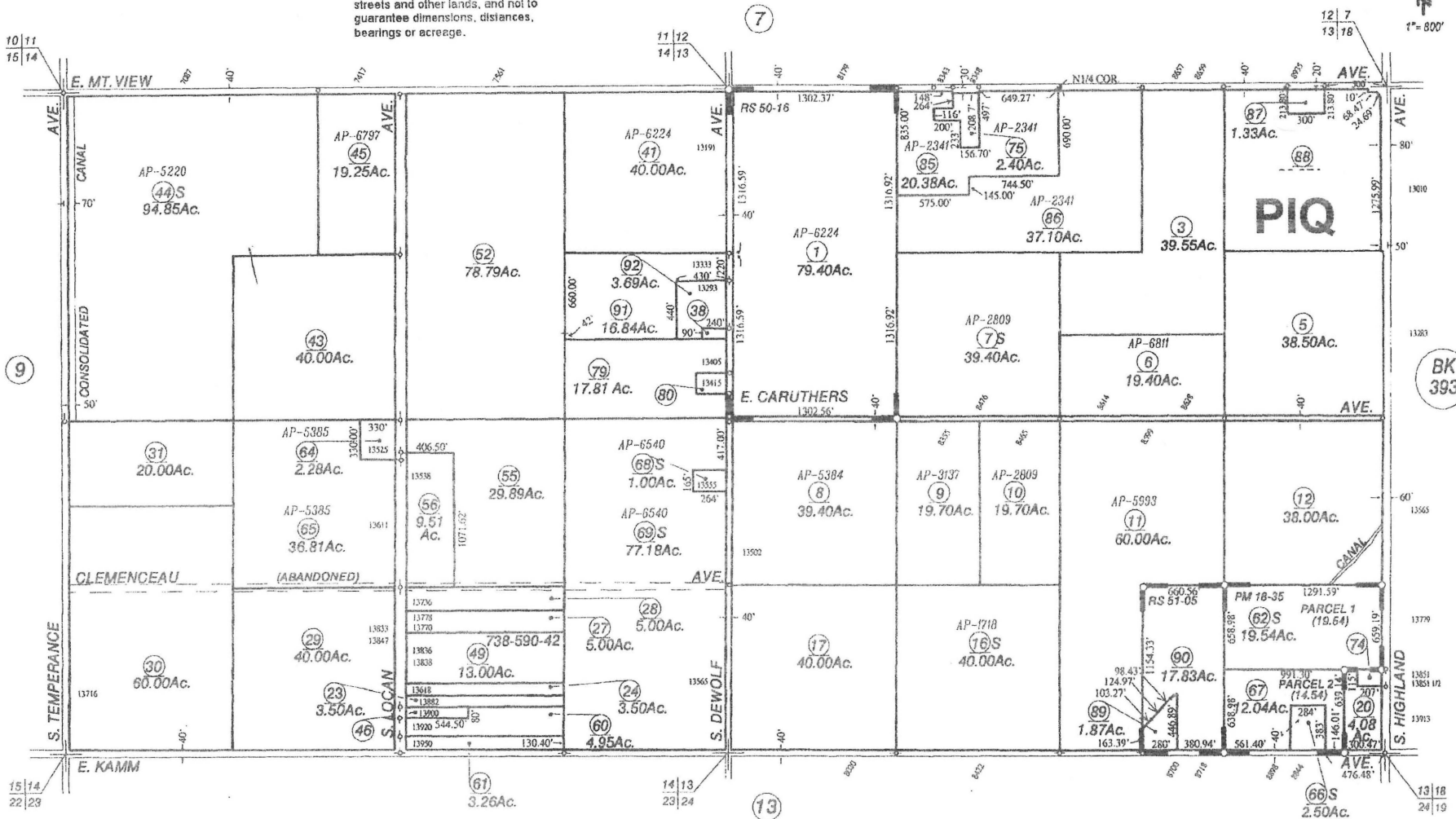
SEC'S 13 & 14, T.16 S., R.21 E., M.D.B. & M.

Tax Rate Area
180-000
180-004

385-10

--- 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.

IMPORTANT: This plat is not a survey,
it is merely furnished as a convenience
to locate the land in relation to adjoining
streets and other lands, and not to
guarantee dimensions, distances,
bearings or acreage.



Agricultural Preserve
Parcel Map No. 2733 - Bk. 18, Pg. 35
Record of Survey - Bk. 51, Pg. 05
Record of Survey - Bk. 51, Pg. 16

Assessor's Map Bk. 385 - Pg. 10
County of Fresno, Calif.

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