



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

**FILED**  
FEB 02 2018 TIME 12:39  
By [Signature] FRESNO COUNTY CLERK DEPUTY

**NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION**

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7280 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY APPLICATION NO. 7280 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3573** filed by **MIKE AND MARIA TILLINGHAST**, proposing to allow the operation of a high-intensity park for weddings and banquets. The project site is located on the south side of E. Griffith Way, approximately 2,070 feet east of its intersection with N. Riverbend Avenue, approximately 5.2 miles north of the nearest city limits of the City of Sanger (SUP. DIST. 5) (APN 158-061-36S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7280, and take action on Unclassified Conditional Use Permit No. 3573 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7280 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

**Public Comment Period**

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from February 5, 2018 through March 7, 2018.

Email written comments to [cmonfette@co.fresno.ca.us](mailto:cmonfette@co.fresno.ca.us), or mail comments to:

Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division  
Attn: Chrissy Monfette  
2220 Tulare Street, Suite A  
Fresno, CA 93721

IS Application No. 7280 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at [www.co.fresno.ca.us/InitialStudies](http://www.co.fresno.ca.us/InitialStudies). An electronic copy of the

draft Mitigated Negative Declaration for the Proposed Project may be obtained from Chrissy Monfette at the addresses above.

**Public Hearing**

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on March 15, 2018, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions please call Chrissy Monfette (559) 600-4245.

Published: February 5, 2018



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
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## EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Mike and Maria Tillinghast

APPLICATION NOS.: Initial Study Application No. 3573 and Unclassified  
Conditional Use Permit Application No. 3573

DESCRIPTION: Allow a high-intensity park on a 20-acre parcel in the AE-20  
(Exclusive Agricultural, 20-acre minimum parcel size) Zone  
District

LOCATION: The parcel is located on south side of East Griffith way,  
approximately 2,070 feet east of its intersection with North  
Riverbend Avenue, approximately 5.2 miles north of the  
nearest city limits of the city of Sanger (Sup. Dist. 5) (APN  
158-061-36s)

### I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or
- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway; or
- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING: NO IMPACT:

The subject parcel is not located in an area designated as a scenic vista, nor is it located near a State Scenic Highway. Figure OS-1 of the Fresno County General Plan (FCGP) shows that the parcel is proximate to the Friant-Kern conceptual recreational trail; however, the parcel does not front on any street with such a designation. Development on the parcel includes two residences, a freestanding shade structure, storage facility, carport and storage area, and new restroom facility. The number and design of these improvements is roughly comparable to typical residential uses in this area and on other 20-acre parcels in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. A stated goal of the applicant is to retain the existing view provided by the parcel's elevated location. Therefore the development will not impact any existing view, vista, or scenic resource.

- D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

There is new lighting described as part of this application. Outdoor lights have the potential to impact neighboring properties by increasing glare or light pollution in an area. Therefore, the applicant will be required to direct all outdoor lighting at a downward angle to shine away from neighboring properties and the public road.

\* **Mitigation Measure**

1. *Prior to the operation of the High-Intensity Park, all outdoor lighting shall be hooded, directed, and permanently maintained as not to shine toward adjacent properties and public roads.*

## II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or
- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts; or
- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The subject parcel is on land designated by the 2014 Fresno County Important Farmlands map as “grazing land”. Lands with this designation are suitable for grazing, but do not exhibit qualities or adequate irrigation for use as prime farmland. The property is not restricted by a Williamson Act Contract. Parcels along Griffith Avenue are generally residential in nature and have not been developed for agricultural uses.

- E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The two large parcels directly south of the subject parcel are restricted by a Williamson Act Contract; however, approval of this application will not result in the conversion of this farmland because these parcels are used primarily for grazing and contribute to the panoramic setting advertised for the proposed facility by the applicant. Further, the

majority project site is set back approximately 320 feet from the shared property line between the subject parcel and the nearest parcel restricted by a Williamson Act Contract. There is some parking proposed up to the shared property line, but the use of an area for a parking lot is not the type of use that conflicts with adjacent agricultural activities.

### III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation?
- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (Air District) reviewed this application and determined that the baseline emissions for construction and operation of this project would be less than two tons NO<sub>x</sub> per year and two tons PM<sub>10</sub> per year and that mitigation would not be required to bring this project to a less than significant impact on criteria pollutants.

- D. Would the project expose sensitive receptors to substantial pollutant concentrations; or
- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: NO IMPACT:

The nearest sensitive receptor to this project is the single-family residence located to the west. The house is located approximately 160 feet west of the nearest property line. However, emissions from this project are anticipated to be minimal and review by the Air District did not identify the possibility that substantial pollutant concentrations would be released. High intensity parks are not a type of use that typically produces objectionable odors.

### IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel has been improved with a residential area, which includes paved drives and landscaped lawn areas. The California Natural Diversity Database (CNDDB)

does not indicate that any special status species have observed on or near this site. An Official Species List provided by the U.S. Fish and Wildlife Service identified the following endangered species as having the potential to be present at the project site: Fresno Kangaroo Rat, San Joaquin Kit Fox, Blunt-nosed Leopard Lizard, and the Conservancy Fairy Shrimp. The following threatened species were identified as having the potential to be present at the site: Yellow-billed Cuckoo, Giant Garter Snake, CA Red-legged Frog, CA Tiger Salamander, Delta Smelt and Vernal Pool Fairy Shrimp.

The lack of riparian habitat precludes the possibility of impacting the Fairy Shrimp, Delta Smelt, Red-legged Frog and the Fairy Shrimps. Approximately 5.5 acres of this 20-acre parcel have been developed with buildings, pavement, or landscaped (mowed) lawns. The remaining 15 acres are vacant and do not provide habitat for special status species. The limited amount of groundwork and development will limit impacts on other species which have the possibility of traversing the project site during construction. Typical operations (gatherings and parties) will not impact special-status species on this parcel.

- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS); or
- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or
- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

The U.S. Department of Fish and Wildlife's wetlands mapper does not show any riparian or wetlands near the subject parcel. The closest body of water is a tributary known as Mud Creek No. 144 and is approximately 1,000 feet north of the subject parcel. The distance precludes the possibility that this project will have an adverse impact on that wetland. No impacts to migratory corridors are anticipated.

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

FINDING: NO IMPACT:

This project is not subject to a Habitat Conservation Plan, Natural Community Conversation Plan, or other approved local, regional, or state conservation plan.

## V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

Under the provisions of Assembly Bill 52 (AB 52), this project was routed to the following Native American Tribal Governments with a request to consult: Table Mountain Rancheria, Picayune Rancheria of the Chukchansi Indians, and the Dumna Wo Wah. Table Mountain and Dumna Wo Wah requested consultation. Chief Robert Pennell of Table Mountain later indicated a lack of concern due to the extent of the existing development and limited proposed ground disturbance. Staff met with a representative from the Dumna Wo Wah several times to request information regarding existing cultural resources at this site. No tribe identified any unique resources. Review of the California Historical Resources Information System and a Sacred Lands File search did not identify any resources.

- D. Would the project disturb any human remains, including those interred outside of formal cemeteries; or
- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

As this site has not been surveyed for cultural resources, it cannot be known with certainty that there are no such resources beneath the surface. Therefore, mitigation will be incorporated to require that work will stop if a resource is uncovered during the course of construction. Further, the applicant will be required to provide notice to those tribes who requested consultation of the opportunity to be present during ground-disturbing activities to observe and assist in recognizing such resources.

\* **Mitigation Measures**

- 1) \* *Forty-eight (48) hours prior to any site excavation or grading activities, the applicant shall notify all Tribes that participated in consultation of the opportunity*

*to have a certified Native American Monitor present during all ground-disturbing activities. The notification shall be by email to Robert Ledger at [ledgerrobert@ymail.com](mailto:ledgerrobert@ymail.com) and by email to Robert Pennell at [rpennell@tmr.org](mailto:rpennell@tmr.org). The tribal monitors shall be independently insured in order to enter the construction zone.*

- 2) *\* In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

## VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:
1. Rupture of a known earthquake?
  2. Strong seismic ground shaking?
  3. Seismic-related ground failure, including liquefaction?
  4. Landslides?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not located in an Alquist-Priolo Earthquake Fault Zone; however, it is located near the Clovis Fault, a pre-Quaternary fault (older than 1.6 million years) for which there is no historical evidence of recent age activity. While this fault is considered to be “potentially active”, the fault does not pass through the project site and there are no historical records of the fault’s activity. Therefore, impacts from the fault, including rupture and seismic shaking are considered to be minimal. The subject parcel is not in an area of landslide hazard according to Figure 9-6 of the Fresno County General Plan Background Report (FCGPBR). Similarly figure 9-5 (FCGPBR) indicates that the site is within the 0-20% area for the Probabilistic Seismic Hazards, which is the lowest risk.

- B. Would the project result in substantial erosion or loss of topsoil; or
- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?



FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site will be required to retain all run-off on site, per County Standards. Per Figure 9-6 (FCGPBR), the subject parcel is not in an area at risk of subsidence.

- D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is located in an area known to have soils which show expansive qualities (Figure 7-1, FCGPBR). The Natural Resource Conservation Service's Soil Mapper indicates seven separate types of soil on the subject parcel. The topography of the subject parcel is such that there is a rise of approximately 50 feet between the edge of the road and the project site; the highest point is near the middle of the parcel, where there is an incline of approximately 25 feet over a distance of approximately 165 feet. The project site is located at the top of that hill. The majority of the clay soil is located below that incline. Soils at the project site (on the hill) consist of Redding gravelly loam, which does not have a high shrink-swell potential. Therefore, since the entirety of the project site is not located on expansive soils, the risk as a result of this project is less than significant.

- E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative disposal systems where sewers are not available for wastewater disposal?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Improperly design and/or installation and maintenance of onsite wastewater treatment systems can adversely impact groundwater quality. A sewage feasibility analysis was performed by David Charles Annis and approved by the County of Fresno Department of Public Health, Environmental Health Division.

The feasibility analysis considered the maximum numbers of guests at the site without food prep or a bar; however, the applicant's operational statement indicates that a later phase of development will include a food prep area. A mitigation measure requiring that the system be studied again for its capacity prior to installation of the food prep area will be included. With the installation of this approved septic system, impacts to groundwater quality will be less than significant.

\* **Mitigation Measure**

- 1) *\*The onsite wastewater treatment system shall be designed and installed in accordance with California Well Standards, California Plumbing Code and the David Charles Annis report dated August 10, 2017 or as otherwise approved by the Fresno County Department of Public Health, Environmental Health Division. Any changes in the proposed project may require additional review to ensure*

*adequacy of the onsite wastewater treatment systems' adequacy to serve the proposed changes.*

- 2) *\*Prior to operation of Phase II, a revised sewage feasibility analysis shall be approved by the Fresno County Department of Public Health, Environmental Health Division. If necessary, the new system shall be installed prior to the operation of events where food is prepared on site.*

## VII. GREENHOUSE GAS EMISSIONS

- A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Would the project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Following construction, the project will not generate greenhouse gas emissions. Review of this application by the Air District indicated that this project, with adherence to specific conditions required by the Air District, would be in compliance with their policies and regulations adopted for the purpose of reducing the emissions of greenhouse gases. The required conditions include a requirement to maintain records of construction start and end dates and a report to the district to provide those records at each project phase. These requirements provide oversight for the project to ensure that standards continue to be met. As they do not address any specific impacts, they will be included as conditions of approval to the Conditional Use Permit associated with this Initial Study. Adherence to the Air District's regulations will ensure less than significant impacts on the release of greenhouse gases.

## VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or
- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The operation of this site as a high-intensity park has the potential to use common hazardous materials in quantities typically comparable to residential uses. There will be no routine transport, use, or disposal of hazardous material. Use of the parcel will be focused on wedding ceremonies and receptions, which do not increase the risk of release of hazardous materials.

- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: NO IMPACT:

The subject parcel is not located within one quarter-mile of a school.

- D. Would the project be located on a hazardous materials site; or
- E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or
- F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located on or within one mile of any Hazardous Waste Site (Resource Conservation and Recovery Act), Toxic Release Site (Toxic Release Inventory), Superfund Site (National Priorities List), RADInfo Site (Radiation Information Database), or Toxic Substances Control Act Site (per U.S. Environmental Protection Agency's NEPAssist). Review of Google Earth imagery (August 7, 2017) does not indicate the presence of a private airstrip and the site is not located within 2 miles of a public airport.

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan; or
- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

Review of this project by the Fresno County Fire Protection Department did not identify any risk of loss, injury, or death involving wildland fires. Areas designated to be at a high risk from wildland fires begin east of the Friant-Kern canal, approximately one half-mile east of the project site.

## IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

There is the potential for an improperly installed septic system to cause adverse impacts to groundwater quality. Mitigation measures have been placed on this project

which require the applicant to install the onsite sewage waste treatment system that was approved by the County of Fresno Public Health Division.

\* **Mitigation Measure**

*See Section VI.F.*

- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of well logs from this parcel indicate that there is sufficient water from the existing well and back-up well to support the use on this property. The State Water Resources Control Board intends to permit this event center as a transient noncommunity public water system. The applicant will be required to adhere to all Water Board rules and regulations.

- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site; or
- E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off; or
- F. Would the project otherwise substantially degrade water quality?

FINDING: NO IMPACT:

There are no sources of water which run through this property. The majority of structures involved in this operation were constructed prior to submittal of this use application and existing regulations relating to the disposition of stormwater run-off will ensure that there is no off-site flooding or degradation of water quality. There are no community storm drainage systems in this area of the County and therefore the applicant will be required to retain the run-off onsite.

- G. Would the project place housing within a 100-year floodplain; or
- H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows; or
- I. Would the project expose persons or structures to levee or dam failure; or

J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

There is no housing proposed with this application and it is not located in an area of flood hazard as defined by the Federal Emergency Management Agency (FEMA), Map Panel No. 1620 of 3525. Figure 9-8 (FCGPBR) indicates that the project site is not in a location at risk of inundation by Dam Failure. The site's distant location the Pacific Ocean precludes the risk of tsunami and it is not located in an area of steep slopes.

## X. LAND USE AND PLANNING

- A. Will the project physically divide an established community; or
- B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project; or
- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

The project site is enclosed by the property lines of the subject parcel and will not physically divide an established community. The use of this parcel as a high-intensity park is permitted in Fresno County through approval of an Unclassified Conditional Use Permit. Outside of said permit, the project is able to meet all other development standards of the County without the need to process a variance.

## XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or
- B. Would the project result in the loss of availability of a locally-important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

According to Figure 7-7 (FCGPBR), the project site is not in an area designated for mineral recovery.

## XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

An acoustical analysis was prepared by WJVA Acoustics, Inc., dated August 11, 2017. Testing was done with a sound system similar to those allowed at events which was set up at the patio in the rear of the residence, where the receptions will be held.

Measurements were taken at three locations: the southern part of the eastern property line, the southern part of the western property line, and south of the northern property line (centered). In all three locations, sound from the speakers was shown to be within Fresno County noise standards. The conclusion of the study was based primarily on the location of the speakers near the southeastern portion of the parcel, where the existing residences provide some sound dampening. Therefore, the applicant will be required to place the speakers in a manner consistent with how they were tested during this study.

\* **Mitigation Measure**

1. *During all events which include amplified sound generation, the speakers shall be placed approximately 45 feet southwest of the pool within the rear yard of the Main Residential House (Herron Point). The speakers shall be oriented facing toward the east.*

- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity?

FINDING: NO IMPACT:

This project will be limited to the operation of up to seven events per month and no more than 100 events per year, during weekends. When not in use, the improvements will not cause an increase in ambient noise levels in the vicinity.

- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

As discussed in Part A. of this section, improper use of speakers for amplified speech and music could cause temporary increases to ambient noise levels during events. With compliance to the Mitigation Measure noted above, these noise levels will be within Fresno County Noise Standards.

\* **Mitigation Measure**

1. *See Section XII.A*

- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or

- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The project site is not located in the vicinity of a private or public airstrip.

### XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or
- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

The operation of a high-intensity park is not the type of project which is known or expected to induce population growth. The entirety of the project site is within the boundaries of the 20-acre parcel and no housing or persons will be displaced.

### XIV. PUBLIC SERVICES

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:
  - 1. Fire protection;
  - 2. Police protection;
  - 3. Schools;
  - 4. Parks; or
  - 5. Other public facilities?

FINDING: NO IMPACT:

Review of this application did not indicate the need for increased Fire or Police protection. It will not require improved parks, schools, or other public facilities because visitors to the event center are not expected to leave the project site until the conclusion of the event.

### XV. RECREATION

- A. Would the project increase the use of existing neighborhood and regional parks; or
- B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

This application will not increase the use of neighborhood parks or other recreational facilities. Guests and attendees at events held at this site will typically drive directly to the site, remain for the entire event, then drive back to their homes without lingering to explore the area or make use of local recreational facilities.

#### XVI. TRANSPORTATION/TRAFFIC

- A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or
- B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

This project has the potential to impact traffic along East Griffith Way and back to Riverbend Avenue; however, with adherence to the Traffic Management Plan approved by the Fresno County Design Division and the Fresno County Road Maintenance and Operations Division, said impacts will be less than significant.

\* **Mitigation Measure**

- 1. *Operation of the proposed High Intensity Park shall be in conformance with the Traffic Management Plan approved by the County and dated July 26, 2017 including the supplemental report submitted to the County on November 20, 2017 or other Traffic Management Plan approved by the Fresno County Design Division and the Fresno County Road Maintenance and Operations Division.*

- C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

This project meets all Fresno County Standards for maximum height and will not result in a change in air traffic patterns.

- D. Would the project substantially increase traffic hazards due to design features; or
- E. Would the project result in inadequate emergency access; or
- F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:



The applicant will be required to adhere to the Traffic Management Plan prepared by JLB Traffic Engineering, which includes the requirement to install directional signs to ensure that traffic does not back up along Griffith Avenue.

\* **Mitigation Measure**

1. See Section XVI.B

## XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements; or
- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities; or
- C. Would the project require or result in the construction or expansion of new storm water drainage facilities?

FINDING: NO IMPACT:

The project will not connect to existing wastewater treatment facilities. Three septic systems (one serving each of the two residences and a third serving the restrooms proposed as part of this facility) provide adequate wastewater treatment. There are no storm water facilities in this area.

- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed; or
- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This property is served by two on-site wells and three on-site septic systems. Together, these provide an adequate water supply and wastewater treatment.

- F. Would the project be served by a landfill with sufficient permitted capacity; or
- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The property is currently served by Granite Waste for both garbage and recycling and the solid waste generation of the event center will not exceed their capacity.

## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California prehistory or history; or
- B. Does the project have impacts that are individually limited, but cumulatively considerable; or
- C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

Impacts to cultural resources may occur if cultural resources are uncovered during ground disturbance. The mitigation measure requiring that work be halted if such a find is uncovered and the measure requiring that the applicant provide interested Tribes with notice of ground disturbance will reduce that impact to less than significant.

Cumulative impacts to greenhouse gases are addressed through existing regulation and additional conditions will be placed on the Project to require compliance with the Air District's record-keeping requirements.

Impacts to human beings may be caused by excessive noise or improper use of the septic system. These concerns have been addressed with mitigation measures restricting the volume and velocity of sound generated during events and restricting the design of the septic system to one approved by the Fresno County Department of Public Health.

\* **Mitigation Measures**

*See Sections I.D, V.E, VI.F, and XVI.B.*

## CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Unclassified Conditional Use Permit Application No. 3573, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agricultural and Forestry Resources, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, and Recreation.

Potential impacts related to Air Quality, Biological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Utilities and Services Systems have been determined to be less than significant.

Potential impacts relating to Aesthetics, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, and Transportation/Traffic have been determined to be less than significant with adherence to the identified Mitigation Measures.

A Mitigated Negative Declaration/Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.

CMM

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# County of Fresno

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

DATE: March 20, 2017

TO: Department of Public Works and Planning, Director, Attn: Steven White  
Development Services, Division Manager, Attn: William M. Kettler  
Development Services, Principal Planner, Attn: Chris Motta  
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand  
Development Services, Water/Geology/Natural Resource, Attn: Augustine  
Ramirez/Jennifer Parks  
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga  
Development Services, Site Plan Review, Attn: Hector Luna  
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas  
Development Engineering, Attn: Augustine Ramirez/Jennifer Parks  
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez  
Design Division, Attn: Mohammad Alimi/ Dale Siemer  
Department of Public Health, Environmental Health Division, Attn: Glenn Allen/Janet  
Gardner/Kevin Tsuda  
Fresno County Department of Agriculture, Attn: Les Wright  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Div.), PIC Supervisor  
Regional Water Quality Control Board, Central Valley Region, Attn: Dale Harvey  
Fresno Irrigation District, Attn: William R. Stretch and Sen Saetern  
Table Mountain Rancheria, Tribal Cultural Resources Director, Attn: Robert Pennell  
CA Department of Fish and Wildlife, Attn: Steve Hulbert  
U.S. Dept. of Interior, F&W Service Endangered Species Div., Attn: Dana Herman  
Fresno County Fire Protection District, Attn: Chris Christopherson, Battalion Chief  
Sierra Resource Conservation District, Attn: Terry Sandridge  
Fresno County Historical Landmarks Commission, Attn: Laurel Prysiazny, County  
Librarian  
State Water Resources Control Board, Division of Drinking Water, Fresno District,  
Attn: Betsy Lichti, Senior Sanitary Engineer  
Fresno Metropolitan Flood Control District

FROM: Christina Monfette, Planner *mm*  
Development Services Division

SUBJECT: Conditional Use Permit (CUP) Application No. 3573, Initial Study No. 7280

APPLICANT: Mike Tillinghast

DUE DATE: April 4, 2017

The Department of Public Works and Planning, Development Services Division is reviewing the subject applications proposing to allow a High Intensity Park for weddings on a 20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

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 **April 4, 2017**. Any comments received after this date may not be used.

**NOTE - If you do not have comments, please provide a “no comment” response to our office by the above deadline (e-mail is also acceptable)**

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Christina Monfette, Planner, Current Planning Unit, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4245, or email [cmonfette@co.fresno.ca.us](mailto:cmonfette@co.fresno.ca.us).

*Activity Code (Internal Review): 2381*

CMM:

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Enclosures



Date Received: 3/9/2017  
 CUP 3573  
 (Application No.)

Fresno County Department of Public Works and Planning

MAILING ADDRESS:  
 Department of Public Works and Planning  
 Development Services Division  
 2220 Tulare St., 6<sup>th</sup> 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 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 2<sup>nd</sup> Residence
- Determination of Merger
- Agreements
- ALCC/RLCC
- Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow a high intensity park for weddings on a 20-acre parcel in the AE-20 Zone District

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 GRIFFITH AVE.  
 between EAST OF RIVERBEND and AN AG LAND EAST  
 Street address: 16007

APN: 158-061-36S Parcel size: 20 ACRE Section(s)-Twp/Rg: S 19,20-T 13 S/R 23 E

ADDITIONAL APN(s): (SECT 19,20/TOWNSHIP 13 SOUTH, RANGE 23 E. MOUNT DIABLO BASE & MERIDIAN)

Mike Tillinghast (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.

MIKE & MARIA TILLINGHAST 16007 GRIFFITH AVE. SANDER CA. 93657  
 Owner (Print or Type) Address City Zip Phone  
SAME MIKE (559) 875-5100 OFF / 559 242-6404 cell  
 Applicant (Print or Type) Address City Zip Phone  
Same  
 Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)	
Application Type / No.: <u>CUP 3573</u>	Fee: \$ <u>9,123.00</u>
Application Type / No.:	Fee: \$
Application Type / No.: <u>pre-app 39058</u>	Fee: \$ <u>-247.00</u>
Application Type / No.:	Fee: \$
PER/Initial Study No.: <u>7280</u>	Fee: \$ <u>5,151.00</u>
Ag Department Review:	Fee: \$ <u>93.00</u>
Health Department Review:	Fee: \$ <u>992.00</u>
Received By: <u>CMH</u>	Invoice No.: <u>95377</u> TOTAL: \$ <u>15,112.00</u>

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  
 APN # \_\_\_\_\_  
 APN # \_\_\_\_\_  
 APN # \_\_\_\_\_  
 APN # \_\_\_\_\_  
 Related Application(s): \_\_\_\_\_  
 Zone District: AE-20  
 Parcel Size: \_\_\_\_\_



Mail to:

Development Mike Tillinghast
Services 16007 E Griffith Way
Sanger, CA 93657
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 39058
APPLICANT: MIKE & MARIA TILLINGHAST
PHONE: (559) 243-6404

PROPERTY LOCATION: 16007 E Griffith Ave. Sanger CA 93657
APN: 158 - 061 - 365 ALCC: No Yes # VIOLATION NO.
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/4 MILE OF CITY: No X Yes
ZONE DISTRICT: AE-20; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
LOT STATUS:

Zoning: (X) Conforms; ( ) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No Yes ZM# Initiated In process

Map Act: (X) Lot of Rec. Map; ( ) On '72 rolls; ( ) Other; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: Sanger Unified PERMIT JACKET: No Yes

FMFCD FEE AREA: (X) Outside ( ) District No.: FLOOD PRONE: No X Yes

PROPOSAL for an Unclassified Conditional Use Permit for a High Intensity Park to allow weddings and special events in the AE-20 zone District

COMMENTS:
ORD. SECTION(S): 853 B-12 855 N.24 BY: Tawanda Mirza DATE: 12-09-2016

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture ( ) GPA:
COMMUNITY PLAN: ( ) AA:
REGIONAL PLAN: (X) CUP: 9,123.00
SPECIFIC PLAN: ( ) DRA:
SPECIAL POLICIES: ( ) VA:
SPHERE OF INFLUENCE: ( ) AT:
ANNEX REFERRAL (LU-G17/MOU): ( ) JT:

PROCEDURES AND FEES:

( ) MINOR VA:
(X) HD: 992.00
(X) AG COMM: 93.00
(X) IS/PER\*: Class 1: 5,151.00
( ) Viol. (35%):
( ) Other:

COMMENTS:

Filing Fee: \$ 15,359.00
Pre-Application Fee: - \$247.00
Total County Filing Fee: 15,112.00

FILING REQUIREMENTS:

OTHER FILING FEES:

- (X) Land Use Applications and Fees
(X) This Pre-Application Review form
(X) Copy of Deed / Legal Description
(X) Photographs
(X) Letter Verifying Deed Review,
(X) IS Application and Fees\*
(X) Site Plans - 4 copies
(X) Floor Plan & Elevations - 4 copies
(X) Project Description / Operational Statement (Typed)
( ) Statement of Variance Findings
( ) Statement of Intended Use (ALCC)
( ) Dependency Relationship Statement
( ) Resolution/Letter of Release from City of
Referral Letter #

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.

BY: Christina Monette DATE: 12/14/16
PHONE NUMBER: (559) 600 - 4245

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
( ) COVENANT (X) SITE PLAN REVIEW
( ) MAP CERTIFICATE (X) BUILDING PLANS
( ) PARCEL MAP (X) BUILDING PERMITS
( ) FINAL MAP ( ) WASTE FACILITIES PERMIT
( ) FMFCD FEES ( ) SCHOOL FEES
( ) ALUC or ALCC ( ) OTHER (see reverse side)

County of Fresno  
Dept. of Public Works and Planning  
Director: Steven E. White

Mike and Maria Tillinghast  
Wedgewood Group and ZGolf Food & Beverage

## COBBLESTONE HILL WEDDINGS AND BANQUETS OPERATIONAL STATEMENT

### **I. PROJECT DESCRIPTION**

#### **A. FULL EVENT FACILITY-WEDDINGS & BANQUETS**

We, Mike and Maria Tillinghast will enter into a lease agreement with ZGolf Food & Beverage to utilize hill top surroundings of homes, Carport Lounge, Shop, Storage Buildings, Patios and all Surrounding Grounds for the purpose of a "FULL EVENT FACILITY" located at 16007 Griffith Ave. Sanger, Calif. 93657 for the business of conducting Weddings and Banquets.

### **II. OPERATIONAL STATEMENT-BUSINESS PLAN**

#### **A. INTENDED USE & NATURE OF BUSINESS**

The premise will be that outside Caterers will supply all food and beverage. Average gatherings shall include peoples numbering "on average" 120 guest. Events will occur throughout the year and averaging approx. seven events per Month. These are outdoor/indoor events occurring within the rear yard of Main Residential House, "Redhawk Gables" and Surrounding Grounds. It is located on a 20 Acre AE Agriculture parcel with Main residence located to the rear of said property approx. 700 ft. South of Griffith Ave (main road). It shall be understood that these events will be lighted into the evenings, accompany entertainment and or music, and catered. Two- way traffic is provided and will be enforced with adequate lighting and designated parking. The large Patio Carport will be modified and named, "The Hitchin' Post", will accompany 300 guests with adequate protection from the elements, will include options to expand for overflow of guests utilizing tents and or existing patios of Main House and Pool Patio and events not to exceed 450 persons. It is noted that this site is elevated and set back from surrounding residences to minimize our "sphere of influence" and related impacts-see Doc's. Primary drive, (Griffith Ave.), is paved and continues up into Main House- "Redhawk Gables". This drive will be utilized by staff, special guests, and emergency use only. The entire 20 acre parcel is fully fenced and gated on perimeter. Redhawk Gables and Red Barn residences are occupied with internal fencing for protection and seclusion. There exists ample storage facilities to conceal and store all equipment and supplies associated with running the operations of Cobblestone Hill Weddings and Banquets.



There exists a 40 cubic yard bin utilized for all trash deemed non-recyclable to be in operation at all times and an on-site recyclable container to accompany and satisfy all waste management conservation means. Each residence is equipped with separate electrical meters, septic systems, irrigation systems, and propane LPG tanks. It is noted that a 50 amp back-up generator is to remain on property at all times during any scheduled event. It is understood that property owners Mike and Maria Tillinghast, shall maintain their physical presence within the confines of Second residence "Red Barn" and will not occupy Main Residence at any time throughout the agreed lease period with GolfZ Food & Beverage. It is understood that the said owners will maintain all grounds, upkeep, and continue to watch and operate their personal Construction Business from Red Barn residence and oversee and monitor the operations of GolfZ. This is to ensure that the safety of guests, neighbors, local government agencies including Fire & Police are met continuously for compliance and adequate accessibility. It is noted that there exist "full access" from all directions of all buildings to provide open and free access in case of any emergency. These lanes (roads) will be open at all times and clearly marked. The residence is located on AE Agriculture Land and not subject to subdividing. This will insure all setbacks and impacts to adjoining neighbors will be maintained and enforced. Mutual respect for noise considerations among impacted neighbors within the "sphere of influence" shall be monitored to meet a reasonable decibel volume not to exceed 80 (aDb) during events. Handicap parking is provided with wheelchair accessibility to our Hitchin 'Post Dining Area with adjoining restrooms (portable and or Permanente), ADA equipped, and approved. Additional unisex restrooms (3ea.) are available on-site within Main residence.

B. OPERATIONAL HOURS

It is understood that Cobblestone Weddings and Banquets shall be in operation (year-Round) with the majority of scheduled events occurring in good weather seasons, outdoors, and on weekends. Expected Yearly events will number approx. (80) and hours of operation shall vary depending on season, fluctuations in business, size and nature of schd. events, and improvements. It shall be understood that office hours will generally open at 8:00 am and close at 5:00 p.m. However, due to deliveries and unforeseen circumstances, the times of operations can change with or without notice. Actual Weddings and Banquets times will also vary and is subject to change. Generally, it is understood that we will enforce strict guidelines for events, applied to specific times for set up, ceremonies, closing, and clean up. These expanded times shall not exceed 12:00 p.m. into the evening and shall on average meet a reasonable event closure time between 10 - 11:00pm into the evening. "Term" for Weddings, Banquets and Events shall be understood to imply a ceremony of all invited peoples and a one-time occasion. Family gatherings, wedding parties, participants, loved ones, and related intimate functions and groupings shall be afforded to book "any time", day or night, and overnight if so desired providing the following conditions are met: Afterhours (12:00pm midnight to 6:00am) shall be restricted in noise to conversation "talking levels", lighting restricted to levels that provide for safe foot traffic use only, seventy peoples or less, and confined to Main House living, patios, and back yard quarters only.

C. VISITORS/GUESTS/EMPLOYEES - CONDITIONS & EXPECTATIONS

Customers, guests, employees and visitors shall respect and adhere to posted office hours and times. It should be expected that a few employees and or customers will visit on a daily basis. It is understood that Mike and Maria Tillinghast will act as caretakers of said premises and not employees of Cobblestone Weddings and Banquets, that they will continue to operate and run a small construction business (Mico Construction Inc.), and understood that their partnership with GolfZ is conditional and binding per their contractual lease agreement and related circumstances in partnership. Closed hours of operations shall include that employees be off premises, that buildings be locked and secure, and gates closed. Event schedules shall include employees and staff adequate in numbers to provide for the safety and enjoyment of all guests, personnel, and unexpected conditions including and not limiting to maintenance men, security men, coordinators, and servers. It is noted that the size and number of peoples will dictate the "hands on" staff required to meet the needs of the ceremony being provided and related community. Deliveries and service personnel shall be expected before, during and after events and generally within box vans or equivalent to transport food and supplies as needed. Wireless cameras and automated to I-phones with motion control and visuals shall be placed throughout premises including and not limiting to interior and exterior of buildings, structures, and grounds. Signs will be posted notifying guests and visitors of recordings.

D. SITE ACCESSIBILITY

Cobblestone Weddings and Banquets is unique in every way. We overlook the Sequoia Mountains elevated and secluded with open blue skies and hillside pastures. Our parcel is "God made" to capture a panoramic setting isolated from development and views that transcend time. The backdrop landscape of rolling 700 plus acres will encapsulate you with roaming herds of Cows, Herons, Pheasant, Coyotes, Squirrels, Rabbits, Red Tail Hawks, reflective canals and fish ponds, never ending summer breezes, and a sunset that leaves you speechless. We are just off the beaten path, two miles east of Academy and three miles north of Hwy 180. We have access to Griffith Ave. from (Belmont Ave. & Riverbend) and (Ashland Ave. & Riverbend). As you head East on Griffith Ave. (a paved road), you are welcomed by a gated landscaped entrance and sign-COBBLESTONE WEDDINGS AND BANQUETS. The paved entrance will take you up to a mid-point junction where you can travel left up to the Main House - "Redhawk Gables" offices, choose to continue up ward on the main paved drive to assigned parking at The Hitchin' Post /Second House Residence - "Red Barn", or veer right to the west gravel road that will take you to our storage facilities, VIP Parking, Waste Bin area and Delivery Drop off Zone. For all events, our guests will continue traveling on Griffith Ave. another 400 ft. where they will enter into a two-way traffic gravel road up to designated Parking areas that are just South of the Main House Redhawk Gables and within easy walking distance to our South yard entrance. All Parking Areas will be gravel based, maintained with occasional grading, lighted and clearly marked. For those who may need to leave early or simply find themselves driving past our parking lot, we provide two turn arounds to get you back on the main road for easy egress. In addition, we will provide Special VIP parking sites especially for that limo and wedding family attendees. All vehicles are expected to follow posted signs, directions, and speed. It is noted that all VIP Arena Parking shall be utilized first, followed by South East Side General Parking Site. Asphalt drive and Main House "Redhawk Gables" Garage Parking is exclusive to management and used per their discretion at all times.

E. SUPPLIES, MATERIALS, & EQUIPMENT

Every effort has been made to ensure the “views and beauty” of Cobblestone Weddings and Banquets remain unobstructed within every direction. Painful attention to detail has been made to provide ample storage of all supplies, materials and equipment. Expected items (Supplies) in use on a continuous basis include linens, table settings, restroom accessories, plates, silverware, replacement bulbs, bags, kitchen utensils, trays, bowls, cleaning items, office items, buckets, brooms and stationary. Expected (Equipment) items shall include boxes, shelving, tables, chairs, standalone heaters and coolers, trash bins, portable restrooms, carts, stereo and sound equip, furniture, lamps, trailers, photo props and carriage, tents, drapes, ropes, carpets, signs, tools, tractor, bins, and hardware. Expected Materials shall include perishable items such as all catered food, and nonperishable items that consist of hardware, building components of elect., plumbing, and mechanical, landscape items including trees, shrubs, and flowers, pots, hoses, and wedding fixtures. Storage facilities available that will house these items include oversized Pantry and large walk in Closets, 800 sq. ft. Garage and Mechanical room, Storage Bays Facility 3ea. 20x32, Office Spaces, Shop Yards to the west of property, Stall Bays 3ea., Utility Shed, and Red Barn Shop 1200 sq. ft. These enclosures are for the storage and safe protection of all stated Supplies, Materials, and Equipment. It is noted that optional 40 yard “enclosed bins” will be permitted to the far West side of property located to the South end of Metal Carport & Storage Bld. The entire grounds and facility is clean, groomed and maintained at all times. All yard service is weekly. Any Deliveries will be located to the South/West rear of property and out of plain sight. It is noted that Mike and Maria Tillinghast will occupy these area’s more specifically (West of Main paved drive) with regards to their new living quarters, business demands, and animal’s needs.

F. SOLID WASTE / DISPOSAL/ WATER SUPPLY

Each residence is equipped with individual septic systems. Both are to be used accordingly and to be maintained and monitored. In addition, all portable commodes to be serviced by private companies, (need based) and maintained to meet min. ADA standards for handicap and or unisex restrooms. Disposal of garbage waste will utilize on- site garbage bins and recycle bins. This service is currently provided by Granite Waste and will continue as primary source of waste disposal. Garbage waste will be bagged and disposed of promptly and accordingly. Water supply is serviced by two individual wells currently producing 50 gpm and 6 gpm respectively and will adequately supply the 50-60 gallons of required daily water consumption to meet the demands for cleaning, washing, commode and wash basin uses, and all drinking water supply. Information cards can be made available to customers indicating our site being located in a water shortage area and will be provided on a “ask basis” only should it be deemed necessary. Furthermore, on site bottled water will be made available upon request and or demand for a nominal fee.

G. ADVERTISING AND DISPLAY SIGNS

We will provide at gated entrance a rustic 3ft. x 6ft. sign that will be framed and elevated with an open trussed gable peak. Cobblestones will anchor posts with accent lighting directed towards lettering. The sign will provide a natural beauty and timber aesthetic design that will not over power gated entrance and be properly scaled. Traffic signs, parking signs, directional signs, and identification signs will be tasteful and appropriate in size, color, usefulness, and appeal. Lighting to accompany all traffic flow-vehicle and foot. All Buildings and structures are equipped with internal, external, and grade change lighting. It is noted that lighting will comprise of solar, hard wired, low voltage, motion, and photo cell lighting.

H. NOISE, MUSIC, AND ACTIVITIES

Careful considerations and restraint on noise and related sound impacts will be enforced at all times. Improvements and architectural details have been put in place and utilized to reduce and improve Sound Transmissions (STC) and minimize impact to surrounding areas. The internal fencing is engineered with heavy 2 inch x2 inch grape stakes spaced evenly apart and 4 inches oc. spacing. The open and closed method of pickets (decoupling) provide less vibration than a solid fenced wall, and the thicker grape stakes provide a dense and heavy mass. The 200 plus shade trees, large buildings, and patios provide buffers and insulators to absorb noise and vibrations. Music will be projected from rear yard of Redhawk Gables residence. It is noted that no music will be allowed outside of fenced rear yard and kept to decibel levels appropriate for functions and outdoor venues, and monitored during events to not exceed 80 (dBA) levels.

III. DEVELOPMENTAL & OPERATIONAL USES OF BUILDINGS, STRUCTURES, AND GROUNDS

1. OPERATIONAL USES OF BLDGS., STRUCTURES, AND GROUNDS

The existing developed conditions and future considerations of all buildings, structures and grounds are and will be located 700ft. South of Griffith Ave. and situated to the southeast portion of the AE 20 acre parcel. The compound estate makes up approx. 5 acres of developed grounds, two related buildings, and multiple structures. The primary Main House Residence - "Redhawk Manor," is nested on approx. two acres with the rear yard events area comprising of approx. one acre and the Second Residence - "Red Barn" is sitting on a quarter acre with both being internally fenced and gated. REDHAWK MANOR- 5200 sq. living space, three and half baths, all exterior doors 36 inch exits, underground power, paved entrance into garage, kitchen equipped with commercial 8 burner stove, two dishwashers, three stoves, two farm house sinks, two refrigerators, compactor, wine cabinet, ice maker, bedrooms, 30x30 gathering room, study, three fireplaces, all eleven doors exit lead onto covered patios totaling 1000 sq. ft. outdoor bathroom, and 800 sq. ft. garage.

- A. HERRON POINT- 20ft. x 40ft. built in pool with 3000 sq. of concrete complete with a Free Stand Covered Patio 1000 sq. ft. with outdoor kitchen, barbecue, sink, fridge, island, burner, and mister system.
- B. HITCHIN' POST LOUNGE - 1300 sq. freestanding cover with a 2000 sq. ft. extension currently in progress. Completed Dinning area will yield 3300 sq. ft., fans, carriage lighting, electric ceiling mount heaters, 8 x 16 utility shed and perimeter fencing to be included in rear yard as part of Redhawk Gables. Included will be a arbor entrance, handicap parking and landing area, portable ADA equipped restrooms (his / hers), and enclosed trash disposal area.

- C. STORAGE BAY FACILITY-3200 sq. structure with enclosed stalls, enclosed 20 x32 (bays 1,2,3,) with roll ups, tack room with sink, washer and dryer hook ups, full bathroom and large covered patio 16 x104 on South end.
- D. VIP ARENA PARKING – 104 sq. x 70 Sq. ft. preferred parking area. This parking site will allow for 24 vehicles and 16 additional stalls to in designated surrounding areas.
- E. VIP CORRAL PARKING –40sq.ft. x 30 sq. ft. providing for four vehicle parking stalls exclusive to management and Wedding bridal couple.
- F. GENERAL PARKING AREA – 120 ft. X 120 ft. general parking area will provide 64 parking stalls and is located in close walking distance to south entrance.
- G. METAL CARPORT AND STORAGE – 30sq.ft. x 40sq.ft. This area is to provide for equipment storage and holding area.
  
- H. BLACKTOP AREA PARKING – This large area will provide 10 parking stalls for management, caterers, and to be used per their discretion.
- I. LAWN AND BACKGROUND VIEWS – All grass areas are to provide photo opportunities at any time for the enjoyment of bridal party and all related guests. These areas include front & rear of Redhawk Gables and Red Barn residences as well as all designated areas of buildings and structures.
- J. RED BARN- This Building will be occupied by Mike and Maria Tillinghast. It shall be “optionable” to utilize this facility and Shop for equipment, materials, and supplies as well as provide for the use and enjoyment of Cobblestone Weddings and Banquets as desired. This is at the sole discretion of Mike and Maria Tillinghast and shall be reflected in lease agreement as such including any and all future changes to this agreement and related uses.
- 2. **DEVELOPMENTAL USES OF BUILDINGS, STRUCTURES AND GROUNDS** – The operations of Cobblestone Weddings and Banquets will utilize all existing dwellings, land, buildings, structures, and grounds as outlined and within the guidelines set forth in our CUP proposal and acceptance. It is noted that as the success of our enterprise becomes established, phases for “Developmental Improvement” will be necessary, identified in four phases for development, be conditional to the CUP submitted proposal and approval, and grant the “right to act” when such time it becomes deemed necessary to make said “Developmental Improvements” for owners Mike and Maria Tillinghast, GolfZ Weddings and Banquets, and or Wedgewood Group. It is noted that phases may in-fact be deemed not necessary at all and is at the sole discretion of said parties.
  - A. PHASE I - Complete patio extension to The Hitchin’ Post Lounge as permitted. Provide grindings and leveling to East entrance drive and South General Parking Lot. Provide Main Entrance sign, traffic signs, identification signs, parking signs and directional signs. Install solar lights and misc. light fixtures to ensure adequate lighting for foot traffic and parking areas. Prepare area for portable restrooms and relocate landscaping. Complete and install Fire Marshall compliance recommendations and comply with all mandatory Police and Safety measures as outlined in CUP requirements. Complete any and all unforeseen modifications necessary to begin operations.
  - B. PHASE II – Install commercial kitchen within Red Barn shop area or Redhawk Gables Garage to provide “on-site” meal prep, cook, and serve. It shall include hood, stove, sinks, counters, shelving, refrigeration and freezers and wash basin areas. It shall comply with all Fire, Health, and Fresno Co. Building Dept.

- C. PHASE III – Expand The Hitchin’ Post Lounge to the East Courtyard area and relocate Handicap parking accordingly. This improvement would provide for additional seating, dining and recreational settings. A covered Patio extension would be optional and expansion would include an overall size of 60ft. x 75ft. This new area would incorporate with outdoor rear yard of Redhawk Gables and front yard of Red Barn. Flooring could be comprised of concrete, lawn, landscaped, and blacktop. Additional fencing would continue east to west to enclose space for safety, privacy and seclusion. No additional impact would exist within sphere of influence and no additional impact exist to Cobblestone Weddings and Banquet.
- D. PHASE IV - Complete removal of portable restrooms and replace with two Permanente ADA compliant restrooms. This improvement would be located adjacent to The Hitchin’ Post Lounge.
- E. OPERATIONAL USES INTENT AND UNDERSTANDINGS – This business plan for operations and intended uses is to be construed and understood to be used “as a guide” to navigate, modify, and execute and not as an “all inclusive” business plan for operations. This guide for operations is to serve as a measure to carry out and administer to the needs, safety, and enjoyment of our guests, patrons, neighbors, and community established with the said principles, conformity, and compliance set forth in our CUP submittal and approval thereof. Any minor deviations to approved CUP must aid and improve conditions and not alter, modify, or violate any intended purpose granted by the CUP.

REPRESENTATIVE INFORMATION FOR DISCRETIONARY LAND USE APPLICATION

Mike and Maria Tillinghast, Property Owners

16007 Griffith Ave. Sanger, Calif. 93657

(559) 243-6404 (559) 875-5100 [Blackhawk0076@aol.com](mailto:Blackhawk0076@aol.com)

John Zaruka, CEO and Bill Zaruka Pres. ZGolf Food & Beverage

[billz@wedgewood.com](mailto:billz@wedgewood.com)

Roman Cota, The Wedgewood- Managing Partner

(559) 696-0421 [fresnogm@wedgewoodbanquet.com](mailto:fresnogm@wedgewoodbanquet.com)



# 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.	<u>7280</u>
Project No(s).	<u>CP 3873</u>
Application Rec'd:	<u>3/9/2017</u>

### GENERAL INFORMATION

*see attached narrative*

1. **Property Owner :** \_\_\_\_\_ **Phone/Fax:** \_\_\_\_\_

**Mailing Address:**

Street

City

State/Zip

2. **Applicant :** \_\_\_\_\_ **Phone/Fax:** \_\_\_\_\_

**Mailing Address:**

Street

City

State/Zip

3. **Representative:** \_\_\_\_\_ **Phone/Fax:** \_\_\_\_\_

**Mailing Address:**

Street

City

State/Zip

4. **Proposed Project:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. **Project Location:** \_\_\_\_\_  
\_\_\_\_\_

6. **Project Address:** \_\_\_\_\_

7. **Section/Township/Range:** \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

8. **Parcel Size:** \_\_\_\_\_

9. **Assessor's Parcel No.** \_\_\_\_\_



10. Land Conservation Contract No. (If applicable): \_\_\_\_\_

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

- |   |   |   |
|---|---|---|
| _____ LAFCo (annexation or extension of services)                     | _____ <input checked="" type="checkbox"/> | SJVUAPCD (Air Pollution Control District) |
| _____ CALTRANS  | _____                                     | Reclamation Board                         |
| _____ Division of Aeronautics   | _____                                     | Department of Energy                      |
| <input checked="" type="checkbox"/> _____ Water Quality Control Board | _____                                     | Airport Land Use Commission               |
| _____ 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  No

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

13. Existing Zone District<sup>1</sup>: \_\_\_\_\_

14. Existing General Plan Land Use Designation<sup>1</sup>: Agriculture.

**ENVIRONMENTAL INFORMATION**

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

\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

17. What land use(s) in the area may be impacted by your Project?: \_\_\_\_\_

\_\_\_\_\_

18. What land use(s) in the area may impact your project?: \_\_\_\_\_

\_\_\_\_\_

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: *From Project & own parcel.*

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: \_\_\_\_\_

\_\_\_\_\_

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: \_\_\_\_\_

\_\_\_\_\_

23. Proposed source of water:

( ) private well

( ) community system<sup>3</sup> --name: \_\_\_\_\_

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: \_\_\_\_\_
25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name \_\_\_\_\_
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: \_\_\_\_\_
27. Anticipated type(s) of liquid waste: \_\_\_\_\_
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: \_\_\_\_\_
29. Anticipated volume of hazardous wastes<sup>2</sup>: \_\_\_\_\_
30. Proposed method of hazardous waste disposal<sup>2</sup>: \_\_\_\_\_
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

DATE

3/5/17

<sup>1</sup>Refer to Development Services Conference Checklist

<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357

<sup>3</sup>For 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

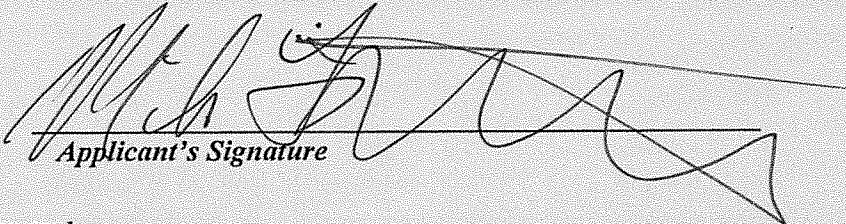
State law requires that specified fees (effective January 1, 2017: \$3,078.25 for an EIR; \$2,216.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County 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

3/5/17  
Date

DOCUMENT I

County of Fresno  
Dept. of Public Works and Planning  
Director: Steven E. White

## INITIAL STUDY APPLICATION

1. Mike and Maria Tillinghast  
16007 Griffith Ave. Sanger, Calif. 93657  
Mike (559) 243-6404 / (559) 875-5100  
Maria (559) 355-9872
2. Same
3. Rep: John Zaruka CEO ZGolf Food and Beverage Services, LLC
4. We, Mike and Maria Tillinghast will enter into a lease agreement with Z Golf to utilize Main House and Grounds of property located at 16007 Griffith Ave. Sanger, Calif 93657 for the purpose of a "FULL EVENT FACILITY" for the business of conducting Weddings and Banquets.
5. Project Location would utilize the rear portion of existing Main House, Surrounding lawns, and Carport Area's encompassing approx. 1-2 acres of the 20-acre parcel.
6. 16007 Griffith Ave. Sanger, Calif. 93657
7. Sections 19 & 20, Township 13 South, Range 23 East, Mount Diablo Base and Meridian.
8. 20.11 Acres
9. Parcel no. 158-061-36S
10. N/A
11. Water Control Board & SJVUAPCD (Air Pollution Control District)
12. No
13. N/A
14. Agriculture
15. Present Land Use: Open Range (pasture) and Homestead. Property consist of the following:
  - **Residence 5200 sq. ft.** with Patios 1000 sq. ft. & garage 800 sq. ft., individual Septic System, 50 GPM well, Power underground, paved entrance, Rear Yard one acre fenced, Pool 20 x 40, Freestanding Patio and Gazebo 1000 sq. ft. with outdoor Kitchen and outdoor bathroom.
  - **Second Residence 1600 sq. ft.** with Patios 600 sq. ft., Shop 1200 sq. ft., Rear Yard quarter acre fenced, gravel entrance, individual Septic system, Power underground.
  - **Freestanding Wood Carport Pavilion 28 x 60** with pavers, 8 x 16 Utility Shed Bld., perimeter fenced with lighting, outlets, hose bibs, and landscaping.
  - **Shop Building 104 x 32 Freestanding Structure** consisting of 16 x 104 Wood Covered Patio, 3ea. Enclosed Storage Bays measuring 20 x 32 with roll up doors, breezeway and 3ea. animal pens with sliding doors, full bathroom, full kitchen/Landry (tack rm. drywalled), and approx. 104ft x 65ft. arena fenced and graded, underground utilities, electrical lighting and receptacles, with landscaping.
  - **Metal Carport and storage 30 x40 Freestanding** consisting of 2ea. Side walls, electrical underground with lighting and receptacles, hose bids, gravel base roads and landscaping.

- **Grounds** consist of an electronic gated entrance, “paved” on main private road “Griffith Ave” and up into Main Residence including a second road access to east of property, fenced perimeter with 5ft non climb on 20 acres, multiple turn outs and ability to drive around structures without entering or exiting additional gates/openings, Underground utilities from Griffith Ave., structures and buildings rest to the rear of parcel approx. 700ft. south of Griffith Ave., lawn and landscaped surroundings buffer all buildings and structures encompassing approx. 1-3 acers. A second well provides approx. 6 GPM of back up supply, all lawn and shrubs are equipped with water saving heads and drip systems and are fully automated, garbage bin and recycles are located to rear and serviced by granite waste, fenced pastures to the South for livestock and pets, all main roads compacted with grindings and gravel base, lighting avail. to all buildings and surrounding grounds including built in sound speakers and volume controls, exterior structures and buildings either have cement fibered sidings and or stucco exteriors. Note: all grounds and surrounding areas are fully protected and shielded against any possible brush fire. All structures and buildings have guttering systems that feed into irrigation drainage (pastures) and river bed channels that carry into main irrigation road system. All upper areas of development are dry and free of water buildup, damming, and soil erosion conditions. It is noted that these “Grounds” areas are approx. 85ft. above road grade and not subject to a flood-prone area.

\* See Site Plan, Ledgers, and Markings

16. Surrounding land uses are as follows:

- **NORTH-** There exists 20-acre Agriculture parcels lining Griffith Ave. (AE) with single family residences. Sphere of impact is related to just two parcels. Current uses by these parcels consist of cows on one parcel and horses on another. Areas are fenced and houses sit approx. 300 ft. No. of Griffith Ave +/-.
- **SOUTH-** There exist two large AE Agriculture Parcels (91 and 85 acres), no sphere of impact to residence situated on the parcel side (west), perimeters are fenced, current grazing of cows utilize both parcels.
- **EAST-** There exist a bare AE 20-acre Agriculture parcel followed by an additional AE 20 Acre Parcel and residence. This owner is a tile contractor and has a smaller second home also. He does occasionally receive deliveries. The bare parcel is used occasionally for grazing cows and all parcels have perimeter fencing.
- **WEST-** There exist three AE 20-acre Agriculture parcels. The closest parcel is currently occupied with mobile home and has a home in progress approaching seven years in the making. He is a General Contractor by trade. The following parcel to West is occupied by a Bee Keeper who has built two large metal buildings, does not live on premises, has trucks and activity at varying hours into the night for Bee transport, multiple piles of junk and debris, and utilizes mainly the rear (south) portion for his activities. All parcels are fenced. The last remaining AE 20-acre parcel has access from Riverbend and does not utilize the Griffith Ave Road. They are farmers and currently have oranges they manage to the South Side.

17. Our proposed Weddings and Banquets Project will not impact current land uses in the area's facing all directions. Cows, horses, Bees, vegetation, businesses and related services will and can be utilized indefinitely. Impact is confined to main road Griffith Ave. (which is minimal at best) and related and confined to those activities of main house residence location areas.
18. The Bee Keeper's generators and deliveries could impact us with some noise or tractor work of adjoining parcels. Loose or unmonitored perimeter fencing could allow animals to enter grounds (not likely).
19. One way and two way roads have access to main road Griffith Ave. This will insure adequate flow of traffic and allow for emergency access at all times. The existing turn outs or turn arounds provide for a safe property access in all directions and shall remain clear at all times. The Main road Griffith Ave. is paved and has adequate width entrance to allow two-way traffic.
  - A. No, however the second entrance to rear parking as noted in site plan shall be two-way traffic and accessible at all times.
  - B. Daily traffic
    1. Residence (one), area approx.1-3 acres of 20-acre parcel, single family on premises-husband and wife.
    2. Maintenance or general upkeep is limited to one or two persons off and on throughout the week. Weekends will incur delivery trucks (couple) and several employees to carry out functions for Banquets and Weddings as per need based, times, and season. Patio Pavilion is approx. 2000 sq. ft. and will "house" most events.
    3. Average vehicles for an "average event" may encounter (50-60) cars designated to an assigned parking area, lighted and clearly marked. It is noted that Griffith Ave is entirely comprised of 11ea. parcels of which 8ea. are currently being occupied, traffic is minimally "in use" at any given time and a dead-end road. In other words, the only people generally using Griffith Ave. are current home owners of the active 8ea. parcels. Other traffic considerations and uses are large trucks and trailers used in deliveries in Bee transport, trash pick-ups and drop offs, mail and parcel deliveries (at entrance). The distance traveling from Riverbend and onto Griffith Ave. impacts just 3ea. parcels with single family homes before entering onto the premises of project site located at 16007 Griffith Ave. The "event parking" road shall be two-way traffic and is equipped with 2ea. turn arounds and an additional paved road "Main Entrance" designed for staff, special guest, and emergency use.
20. Noise from project is expected in rear main house Pavilion Patio area and surrounding grounds. They will include conversations from populated event peoples and sounds from DJ (most cases) and or live band. Noises are generally confined within said area and purposefully fenced with an open grape stake pattern to defuse and minimize noise impacts and amplification. The projection of noise is buffered and absorbed by large home, landscaping, fixtures and is positioned to impact large open pastures of land that are South facing parcels of 85 & 91 acre sections with minimal impact. Parking areas are located to the same far South facing sections of land where vehicle noise will be isolated and minimal.
21. Noise impacts from surrounding areas shall include occasional running generators, truck or delivery activity, and is considered to an extremely minimal noise impact to our project.

22. The events themselves will have almost zero impact to the quality of air and related pollution impacts. The activity of vehicles entering and exiting premises can affect the air pollutants; careful considerations will be made to maintain slow speeds on gravel areas, adequate grindings and road base material to minimize dust. It is noted that these instances are no more impactful than the generated tractor work for pasture mowing, grading and related field work within the AE Agriculture Land Use areas.
  23. Main water sources are two private deep water wells producing 50 gallons and 6 gallons respectively. The average depth is 400 + ft. and has excellent recovery. It is understood that this area is representative of a water shortage area. However, parcels to the North has wells averaging 15-20 gpm, parcel to the east has well producing 40 gpm, wells to the West are producing 25gpm and 40 gpm respectively. Our wells have produced a Water Yield Test per Fresno Co. requirements (main house built), maintains all landscaped grounds year-round, and has been monitored over the drought years to determine average lost recovery on top end. It is noted that the water table has dropped minimally (approx. 15ft) within all the last 4-5 draught years and actual water use consumption is very minimal six months of the year.
  24. Anticipated volume of water to be used (gallons per day) for project is 50 gallons +/- . Event commode uses will generate the majority of water consumption. However, during non-event days' water use would range would be 10 gallons +/- per day.
  25. Liquid waste disposal is directed by two individual septic systems and tanks with leach lines being located in large lawn areas in front.
  26. The volume of liquid waste in gallons per day would be slightly more than the expected water use of project events. It is estimated to be about 60 gallons +/- per day and a range of 12 gallons per day on non-event days.
  27. Most anticipated Liquid waste type would be that which is disposed in commode usage. Other expected waste types would result from sink rinsing and cleaning.
  28. There is no (zero) expected or anticipated hazardous wastes. It is noted that some cleaning supplies, paint, fuel, ect. if not stored properly can pose a hazardous risk. All precaution to address proper procedures for all product uses, storage, and disposal to meet all safety compliance issues with local codes and Fire Marshall inspections.
  29. There is no (zero) expected volume of anticipated hazardous wastes.
  30. There is no (zero) expected disposal of hazardous wastes.
  31. Anticipated types of solid wastes will be paper and plastic products including food wastes form event functions. Average daily types of solid waste are that which is expected of a typical family residence.
  32. Anticipated volume of solid waste is a half cubic yard of waste per day on average. Daily use is minimal. Weekend events and functions will generate said volume of solids on average.
  33. It is estimated that more than half (50%) of solid waste will be recycled
  34. Methods for waste disposal include a 40 yard bin for non- recycle waste and a 6-yd. bin for recycled wastes. Service is weekly.
  35. Fresno Co. is the Fire Protection District for our area.
  36. No.
  37. No.
  38. No.
- To the best of my knowledge, the forgoing information is true.

---

Signature




---

Date



RECORDING REQUESTED BY:  
**Stewart Title**  
WHEN RECORDED MAIL TO:  
**Mike Tillinghast**  
1849 N. Helm #106  
Fresno, CA 93727  
MAIL TAX STATEMENTS TO:  
**Same As Above**

ORDER NO. 152627-CF  
ESCROW NO. 152627-SG



Fresno County Recorder  
William C. Greenwood  
**DOC- 2002-0177478**

Acct 8-Stewart Title Of Fresno County  
Wednesday, OCT 09, 2002 08:00:00  
TCF \$4.00 MOD \$5.00 MIC \$1.00  
DRF \$9.00 TTU \$154.00

Ttl Pd \$173.00

Nbr-0000921494  
djg/R1/1-5

## GRANT DEED

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 154.00 City tax \$ \_\_\_\_\_ A.P.N.: 158-061-36s  
Monument Preservation Fee is \$ \_\_\_\_\_  
(  ) 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: (  ) City of \_\_\_\_\_, and  
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**Scott De Benedetto, a single man**

hereby GRANTS to **Mike Tillinghast and Maria Tillinghast, husband and wife**  
as joint tenants

the following described real property in the **unincorporated area**  
County of **Fresno**, State of California  
**SEE ATTACHED EXHIBIT "A"**

DATE: **August 22, 2002**

FOR SIGNATURES SEE PAGE 2 ATTACHED  
HERE TO AND MADE A PART HEREOF

GRANT DEED

[Signature]  
Scott De Benedetto

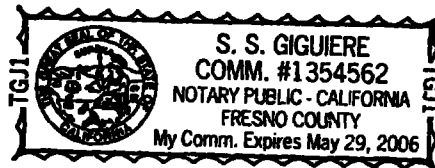
STATE OF CALIFORNIA }  
  } ss.  
COUNTY OF Fresno }

On 9-21-2002, before me  
the undersigned  
personally appeared SCOTT de BENEDETTO

personally known to me (or 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.

WITNESS my hand and official seal.

Signature [Signature]



(This area for official notarial seal)

2

## EXHIBIT "A"

### LEGAL DESCRIPTION

ESCROW NO.: 152627-SG  
ORDER NO.: 152627-CF

That portion of Sections 19 and 20, Township 13 South, Range 23 East, Mount Diablo Base and Meridian, more particularly described as follows:

Beginning at a point on the South line of the Northeast quarter of said Section 19, lying South 88° 46' 34" East, a distance of 2,060.14 feet from the center quarter corner of said Section 19; thence continuing South 88° 46' 34" East, along the South line of the Northeast quarter of said Section 19, a distance of 577.23 feet to the East quarter corner of said Section 19; thence South 89° 27' 03" East, along the South line of the Northwest quarter of said Section 20, a distance of 92.58 feet; thence North 01° 01' 31" East, parallel to the West line of the Northwest quarter of said Section 20, a distance of 1,306.98 feet; thence South 89° 53' 46" West, a distance of 670.40 feet; thence South 01° 00' 15" West, parallel to the West line of the Northeast quarter of said Section 19, a distance of 1,292.54 feet to the Point of Beginning.

#### Road Easements:

A 60.00 foot non-exclusive road easement being a portion of Sections 17, 18, 19 and 20, Township 13 South, Range 23 East, Mount Diablo Base and Meridian, the centerlines being more particularly described as follows:

Beginning at a point on the West line of the Northeast quarter of said Section 19, lying South 01° 00' 15" West, a distance of 1,396.25 feet from the North quarter corner of said Section 19, thence North 89° 53' 46" East, a distance of 2,638.32 feet to a point "A"; thence continuing North 89° 53' 46" East, a distance of 1,439.32 feet to a Point "B".

Beginning at said Point "B"; thence North 01° 01' 31" East, parallel to the West line of the Northwest quarter of Section 20, a distance of 620.31 feet to a radius point of a standard 50.00 foot radius cul-de-sac.

Beginning at said point "B"; thence South 01° 01' 31" West, parallel to the West line of the Northwest quarter of Section 20, a distance of 1,322.34 feet to a point on the South line of the Northwest quarter of said Section 20, said point lying South 89° 27' 03" East, a distance of 1,439.10 feet from the West quarter corner of said Section 20.

Continued on next page

3

Beginning at said Point "A"; thence North 01° 01' 31" East, along the East line of the Northeast quarter of said Section 19, a distance of 497.31 feet; thence along a curve to the left, concave to the Southwest, with a radius of 500.00 feet, a central angle of 55° 50' 47", and an arc length of 487.35 feet; thence North 54° 49' 16" West, a distance of 1,539.33 feet to a point on the Southeast Right of Way line of Watts Valley Road, from which the North quarter corner of said Section 19 lies South 35° 10' 44" West, along the Southeast Right of way line of line of Watts Valley Road, a distance of 302.28 feet; thence North 88° 37' 04" West, a distance of 72.20 feet to a point on the Northwest Right of way line of Watts Valley Road; thence South 35° 10' 44" West, along the Northwest Right of way line of Watts Valley Road, a distance of 91.01 feet; thence South a distance of 111.30 feet to a point on the Southeast Right of way line of Watts Valley Road; thence North 88° 37' 04" West, along the North line of the Northeast quarter corner of said Section 19, a distance of 854.19 feet to the North quarter corner of said Section 19.

Commencing at a point on the South line of the Southeast quarter of said Section 18, lying South 88° 37' 04" East, a distance of 854.19 feet from the South quarter corner of said Section 18, said point being the intersection of the center line of East Ashlan Avenue and the Southeast Right of way line of Watts Valley Road; thence North, a distance of 111.30 feet to a point the Northwest Right of way line of Watts Valley Road; thence North 35° 10' 44" East, along the Northwest Right of way line of Watts Valley Road, a distance of 91.01 feet; thence South 88° 37' 04" East, a distance of 72.20 feet to a point on the Southeast Right of way line of Watts Valley Road; thence North 35° 10' 44" East, along the Southeast Right of way line of Watts Valley Road, a distance of 590.54 feet; thence North, a distance of 52.07 feet to a point on the center line of Watts Valley Road; thence North 35° 10' 44" East, along the center line of Watts Valley Road, a distance of 684.23 feet to the point of beginning; thence South 54° 49' 16" East, a distance of 170.00 feet; thence along a curve to the left, concave to the Northeast, with a radius of 500.00 feet, a central angle of 33° 47' 48" and an arc length of 294.93 feet; thence South 88° 37' 04" East, a distance of 740.00 feet; thence along a curve to the right, concave to the Southwest, with a radius of 250.00 feet, a central angle of 21° 55' 00", and an arc length of 95.63 feet to Point "C"; thence continuing along said curve to the right, concave to the Southwest, a radius of 250.00 feet, a central angle of 17° 27' 17", and an arc length of 76.16 feet; thence South 49° 14' 47" East, a distance of 58.31 feet to the radius point of a standard 50.00 foot radius cul-de-sac.

Beginning at said Point "C"; thence North 23° 17' 56" East, a  
Continued on next page

4

distance of 30.00 feet; thence North 48° 07' 59" East, a distance of 619.12 feet to a point 30.00 feet Southwest of the West Right of way line of Friant-Kern Canal; thence South 28° 34' 38" East, parallel with and 30.00 feet Southwest of the West Right of way line of the Friant-Kern Canal, a distance of 198.48 feet; thence South 49° 33' 26" East, a distance of 1,400.00 feet.

Beginning at said Point "B" thence North 01° 01' 31" East, a distance of 3.70 feet; thence South 89° 27' 03" East, a distance of 1,362.48 feet to a point 30.00 feet West of the West Right of way line of the Friant-Kern Canal; thence South 13° 23' 21" East, parallel with and 30.00 feet West of the West Right of Way line of the Friant-Kern Canal, a distance of 262.35 feet; thence South 18° 49' 11" West, a distance of 1,096.65 feet to a point 30.00 feet North of the South line of the Northwest quarter of said Section 20; thence North 89° 27' 30" West, a distance of 1,092.99 feet.

Apn: 158-061-36s

Designated as: Vacant Land

5

No Site Address

Street Address

Fresno

Fresno

CA

158-061-36s

City

County

State

Assessors Parcel Number

File No.-158-061-36

July 1, 2002

Natural Hazard Disclosure Statement (NHD)

This statement applies to the aforementioned property.

The transferor and his or her agent(s) disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the subject property. Transferor hereby authorizes any agent(s) representing any principle(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the transferor and his or her agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the transferee and the transferor.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA (S):

✓ **A SPECIAL FLOOD HAZARD AREA** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.

Yes \_\_\_\_\_

No  X

Do not know and information not available from local jurisdiction \_\_\_\_\_

✓ **AN AREA OF POTENTIAL FLOODING** shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

Yes \_\_\_\_\_

No  X

Do not know and information not available from local jurisdiction \_\_\_\_\_

✓ **A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes \_\_\_\_\_

No  X

✓ **A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

Yes \_\_\_\_\_

No  X

✓ **AN EARTHQUAKE FAULT ZONE** pursuant to Section 2622 of the Public Resources Code.

Yes \_\_\_\_\_

No  X

✓ **A SEISMIC HAZARD ZONE** pursuant to Section 2696 of the Public Resources Code.

Yes (Landslide Zone) \_\_\_\_\_

Yes (Liquefaction Zone) \_\_\_\_\_

No \_\_\_\_\_

Map not yet released by state  X

No Site Address

Street Address

Fresno

Fresno

CA

158-061-36s

City

County

State

Assessors Parcel Number

Natural Hazard Disclosure Statement (NHD)

This statement applies to the aforementioned property.

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE (S) AND TRANSFEROR (S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

The representations made in this NHD form are based upon information provided by an independent third party report provided as a substituted disclosure pursuant to California Civil Code Section 1102.4. Neither the seller nor the sellers' agent has (1) independently verified the information contained in this form and report or (2) is personally aware of any errors or inaccuracies in the information contained on the form.

Transferor represents that the information herein is true and correct to the best of the seller's knowledge as of the date signed by the seller.

Signature of Transferor [Signature] Date 7/15/02

Agent represents that the information herein is true and correct to the best of the agent's knowledge as of the date signed by the agent.

Signature of Agent \_\_\_\_\_ Date \_\_\_\_\_

Signature of Agent \_\_\_\_\_ Date \_\_\_\_\_

Transferee represents that he or she has read and understands this document.

Signature of Transferee [Signature] Date 9/17/02  
[Signature] 9-17-02

**End of Statutory Form. Individual disclosure summaries start on the next page.**

\*\*Important Note for property located within a condominium project, planned unit development, or any other type of common interest development:  
"Yes" must be marked on the NHD if any portion of the project, development, or common area is located within a specified hazard zone/area, even if the lot or Property identified as the subject of this report is not directly affected by or located within the same hazard zone/area.

No Site Address

Street Address

Fresno

Fresno

CA

158-061-36s

City

County

State

Assessors Parcel Number

**Mello-Roos Community Facilities District Determination**

This determination applies to the aforementioned property.

According to the available records from the Fresno County Auditor-Controller, as of the date of this report, the subject property has been determined to be:

       **IN** a Mello-Roos Communities Facilities District.

  X   **NOT IN** a Mello-Roos Communities Facilities District.

***IMPORTANT NOTE***

The Mello-Roos Communities District Act of 1982 (California Government Code Section 53311-53369) authorizes designated local government agencies to finance certain public facilities and services through imposition of special taxes approved by a two-thirds vote of the qualified electorate within the district. Within the designated service areas, taxes are levied against the property owners in the form of tax liens. This report only addresses Mello-Roos assessment districts, which are known to the indicated public agency. Mello-Roos assessment districts which have been formed but which have not been yet levied assessments, or districts that are in the process of being formed as of the date shown on page 1 of this report may exist and the property may become subject to assessments in the future. This report does not address either of these issues, as such information does not appear in County records. The recipient of this report is advised to view a current preliminary title report for the subject property, for possible disclosure of Mello-Roos assessments. It is recommended that the buyer ask the seller in writing if any notice of intent or information regarding the forming of Mello-Roos districts has been received for the property in question. As property tax statements also include other taxes not addressed in this report, it is also advised if these taxes are of concern, that the buyer should retain a qualified consultant. Property tax statements, as reported by the County Auditor-Controller will include any payments against a Mello-Roos district, which is currently being assessed.

Designated governmental entities are required to furnish a Notice of Special Tax to any property owner subject to a special tax within five (5) days of receiving a request for such a notice (Government Code Section 53340.2). The form of the Notice of Special Tax is set forth in Government Code Section 53340.2. If the buyer has any questions or concerns about the property taxes on this property, a qualified professional should be consulted.



**No Site Address**

Street Address

**Fresno**      **Fresno**      **CA**      **158-061-36s**  
City                      County                      State                      Assessors Parcel Number

**Military Ordnance Location Determination**

This determination applies to the aforementioned property.

According to the information issued by the United States Department of Defense for former Federal and State Defense Sites, the aforementioned property is located in the same county as the following Military Ordnance Locations:

<u>City</u>	<u>County</u>	<u>Site Name</u>	<u>Site Number</u>
Clovis	Fresno	MT OWEN RIFLE RGE	J09CA0877
Firebaugh	Fresno	EAGLE AF	J09CA0794
Fresno	Fresno	F-83 DOS PALOS	J09CA0801
Fresno	Fresno	HAMMER FLD	J09CA0823
Fresno	Fresno	MT CPBELL RIFLE RGE	J09CA0876
Fresno	Fresno	BASIC TRAINING CTR NO.8	J09CA7280
San Joaquin	Fresno	BOMBING TARGET	J09CA1070
Coalinga	Fresno	HELM AUX FLD # 6	J09CA0828
Coalinga	Fresno	INDIAN AUX FLD #3	J09CA0834
Lemoore	Fresno	WEST AUX FLD #5	J09CA0996
Lemoore	Fresno	NAS LEMOORE	J09CA1043
Lemoore	Fresno	LEM EMER LANDING FLD	J09CA0851
Huron	Fresno	HURON AUX FLD #2	J09CA0831
Madera	Madera	MADERA AFB Z-74	J09CA0858
East Madera	Madera	BOMBING RANGE	J09CA1050
Madera	Madera	MADERA AIRPORT	J09CA0859
Pinedale	Madera	CP PINEDALE	J09CA0772
Visalia	Tulare	VISALIA AF	J09CA0994
Porterville	Tulare	PORTERVILLE ARMY AF	J09CA0902

\* Subject property is not in a close proximity to the above Military Ordnance Sites.

**Definition of Military Ordnance Locations:**

Military Ordnance locations are areas identified by an agency or instrumentality of the Federal or State Government as an area once used for military training purposes, which may contain potentially explosive munitions.

*This Military Ordnance Location Disclosure was obtained through a database Formerly Used Defense Sites in the State of California. The information provided herein represents all publicly available information of Formerly Used Defense Sites known contain hazards.*

\* Proximity = 1 mile

No Site Address

Street Address

Fresno

Fresno

CA

158-061-36s

City

County

State

Assessors Parcel Number

## Explanations of the Hazard Zones/Areas

These explanations apply to the aforementioned property.

### Special Flood Hazard Areas

Flood Insurance Rate Maps are prepared by the Federal Emergency Management Agency (FEMA), which attempt to identify flood zones based on estimated flood risk. It should be noted that this disclosure is meant to identify properties for which flood insurance may be required by federally regulated lending institutions. Properties within a Special Flood Hazard Zone may experience flooding. Specific updated flood risk information, not included on the Flood Insurance Rate Maps, is not provided in our report. It is recommended that if a property is located within a Special Flood Hazard Area, that the buyer contact FEMA for the updated risk assessment of the property and the current flood insurance requirements. Special Flood Hazards zones preceded by either "A" or "V" are pertinent to the Natural Hazard Disclosure. These zones are located within a 100-year flood plain, with a one percent chance of flooding within any given year. If a property is located partially or wholly within zone "A" or "V", flood insurance is generally required by federally insured lenders. In certain circumstances, local flood control projects can change the risk of a specified area or property. In some instances, the insurance requirement may be waived or modified by obtaining a Letter of Map Revision (LOMR) or Letter of Map Amendment (LOMA) from FEMA. Contact FEMA directly for the proper procedure in obtaining these documents.

#### Zones A, AO, AE, AH, A1-30

Areas of "100-year" flooding-a 1% or greater chance of yearly flooding from excessive rainfall.

#### Zones V, V1-30

Area of "100-year" flooding in coastal (shore front) areas subject to wave action.

#### Zone X

NOT IN an area of "100-year " or in an area between the "100" and "500" year flood-risk level.

#### Zones D, N

Area of an undetermined flood hazard level.

**THIS PROPERTY IS LOCATED IN ZONE "X", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.**

### Areas of Potential Flooding From Dam Failures

Flood Inundation Maps are provided by the California Office of Emergency Services (CA OES), these maps outline areas subject to flooding from a sudden dam failure with a full reservoir. The actual risk of dam failure is not defined in the maps that have been adopted by the California Office of Emergency Services. Additional maps may become available subsequent to approval by the OES.

**THIS PROPERTY IS NOT LOCATED IN AN AREA OF POTENTIAL FLOODING CAUSED BY DAM FAILURE** according to the maps adopted by the State of California Office of Emergency Services.

No Site Address

Street Address

Fresno

Fresno

CA

158-061-36s

City

County

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Assessors Parcel Number

### Explanations of the Hazard Zones/Areas

These explanations apply to the aforementioned property.

#### Very High Fire Hazard Severity Zones

The Bates Bill (AB 337) adopted on September 29, 1992, as a result of the Oakland Hills Fire, led to the development of a map to identify Very High Fire Hazard Severity Zones in the Local Responsibility Area of California. The maps are prepared by the California Department of Forestry and Fire Protection and show zones based on State mandated criteria. By law, local agencies are allowed to make changes to the zones. Fire defense improvements are mandated for properties located within the zones under Section 51182 of the Government Code. For complete information of the mandated fire defense improvements and local zone changes, contact the local fire department. Due to the scale of the maps it is not always possible to map a conclusive determination of zone boundaries. A property will be reported on the Natural Hazard Disclosure Statement as situated in the zone as mandated by Section § 1102.6C of the California Civil Code, when a conclusive determination cannot be made. In this case, the local fire department should be contacted to determine if the property is located within the zone.

#### **THIS PROPERTY IS NOT IN AN AREA OF VERY HIGH FIRE HAZARD SEVERITY ZONE**

as defined on the State level maps (Gov. Code 51178).

Please Note:

- (1) A local agency may, at its discretion, exclude from the requirements of Section 51182 an area identified as a very high fire hazard severity zone by the director within the jurisdiction of the local agency, following a finding supported by substantial evidence in the record that the requirements of Section 51182 are not necessary for effective fire protection within the areas.
- (2) A local agency may, at its discretion, include areas within the jurisdiction of the local agency not identified as very high fire hazard severity zones by the director, as very high fire hazard severity zones following a finding supported by substantial evidence in the record that the requirements of Section 51182 are necessary for effective fire protection within the area.

#### **Wildland Areas of Forest Fire Risk (State Responsibility Areas)**

The California Department of Forestry and Fire Protection has established a State Responsibility Area Map. This map outlines the areas of fire prevention and suppression that are the primary financial responsibility of the State of California. It should be noted that the State is not responsible for protecting structures within these areas. The property owner is subject to certain maintenance requirements and may be responsible for fire protection of structures under Section 4291 of the Public Resources Code. State Responsibility areas are generally rural locales. Due to the general nature of rural locales there may be a significant wildland fire potential. If the property is located within a State Responsibility Area, it is recommended that the county fire department be contacted to obtain a full list of property owner maintenance and fire protection requirements.

#### **THIS PROPERTY IS NOT LOCATED IN AN OFFICIAL STATE FIRE RESPONSIBILITY AREA**

No Site Address

Street Address

Fresno

Fresno

CA

158-061-36s

City

County

State

Assessors Parcel Number

## Explanations of the Hazard Zones/Areas

These explanations apply to the aforementioned property.

### Alquist-Priolo Earthquake Fault Zones

The "Alquist-Priolo Earthquake Fault Zone Act", was created for the purpose of delineating Earthquake Fault Zones. Earthquake Fault Zones are areas or bands on both sides of known or suspected active earthquake faults. Typically these zones are one-quarter mile or less in width, except in special circumstances designated by the State Geologist. Local agencies must regulate most types of development in projects located within these zones. Our search results will only indicate whether or not the property in question is located within an Earthquake Fault Zone as outlined on the Alquist Priolo Earthquake Fault Zone Maps. This report does not indicate whether or not a surface trace of an active fault is located on the property. If this report identifies the property in question as being located within an Earthquake Fault Zone, it is recommended that a qualified Certified Engineering Geologist is consulted to provide further assessments of the site. As the State Earthquake Fault Zoning Program is ongoing, properties currently not identified, as being in a zone may be located in a zone established in the future.

**THERE ARE NO ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE MAPS FOR THE SUBJECT PROPERTY**

### Seismic Hazard Zones

Under the Seismic Hazard Mapping Act the California Division of Mines and Geology has prepared maps delineating zones of potential seismic hazards. The purpose of the act is to provide cities and counties with zones where site-specific geotechnical studies are required prior to development. It is the responsibility of local agencies to regulate most types of development projects located within those zones. This report will only indicate if the property is located in a zone of potential seismic hazard on the maps prepared by the California Division of Mines and Geology. This report does not indicate whether or not the property is subject to seismic hazards.

**SEISMIC HAZARD MAPS FOR THE PROPERTY HAVE NOT YET BEEN RELEASED BY THE STATE.**

Maps may become available in the future. For more information on this Act or when maps may become available, contact the California Division of Mines and Geology or visit their website at [http:// www.consrv.ca.gov/dmg/shezp/](http://www.consrv.ca.gov/dmg/shezp/).

No Site Address

Street Address

Fresno

Fresno

CA

158-061-36s

City

County

State

Assessors Parcel Number

Terms, Conditions, and Liability

These terms apply to the aforementioned property.

This report was prepared by Guarantee. This report is for the exclusive use and reliance of the transferee, transferor, listing agent and selling agent, if any. It may be used only in conjunction with a Natural Hazard Disclosure Statement, and then only in connection with the transaction contemplated by transferee and transferor. This report is not intended to be and may not be used for any other purposes, including but not limited to appraisal or valuation of the property.

This report may not be used by or relied upon by any other parties, including but not limited to lenders or subsequent transferees, nor shall there be any third party beneficiaries regardless of their relationship with or to the transferee, transferor, or the property. Guarantee makes no representation or covenant as to the report's effect on the value of the property as a result of the various disclosures contained in this report.

This report is valid solely for the transaction presently contemplated between this transferee and this transferor relating to the property address and assessor's parcel number (APN) furnished by the transferor as shown in this report. Transferor is responsible for verifying the accuracy of the property address and APN within five (5) days of receipt of this report. Upon notification of an inaccurate address or APN, Guarantee will issue a replacement report with the correct information.

If multiple adjacent parcels are being transferred as a single property or in a single transaction, this report treats them as if they were a single parcel. This means, hazards that affect an individual parcel will be disclosed as affecting all parcels. Should the transferor or transferee desire a disclosure with regard to each parcel separately, a separate report must be ordered for each such parcel.

The disclosures contained in this report are valid only as of the date shown on page one (1) of this report. Guarantee shall have no duty or obligation to inform transferee or transferor, or their agents or lenders, of any changes or governmental actions pertaining to or affecting the property which became effective after the date shown on page one (1) of this report. It is recommended that a request for an updated report be made if the property remains unsold for an extended period of time after this report is issued.

Guarantee has relied solely upon records and information specifically referred to in this report for preparation of this report. The records and information were supplied to us by various governmental agencies. Guarantee assumes that the records and information supplied by the various governmental agencies are complete and accurate. Therefore, Guarantee shall not be responsible for any inaccuracies or omissions in public records or in information reported by various governmental agencies. No physical inspection of the property has been made. The transferor and listing agent must review this report and insure that they do not have personal knowledge of any error, inaccuracy, or omission in this report.

Guarantee shall take no responsibility or liability for any costs or consequences arising due to the need, or lack of need, for earthquake insurance or flood hazard insurance. The National Flood Insurance or an insurance agent should be contacted for information regarding flood insurance. An insurance agent should be contacted for earthquake insurance information.

Transferor has requested that Guarantee provide the information contained in this report. Delivery of this report is intended to assist the transferor, and both agents, in availing themselves of the exemption from liability specified in California Civil Code Section 1102.4(a), but Guarantee makes no representation or warranty, express or implied, as to the actual availability of such exemption. Guarantee acknowledges that the information provided in this report will be used in fulfilling some of the disclosure requirements of California Civil Code Section 1102.6b and 1102.6c and to no other items. The disclosures contained in this report are applicable only to the items listed herein as they relate to the items listed in California Civil Code 1102.6c and to no other items. Guarantee shall not be responsible for any items of information, or parts thereof, other than those expressly set forth in this report.

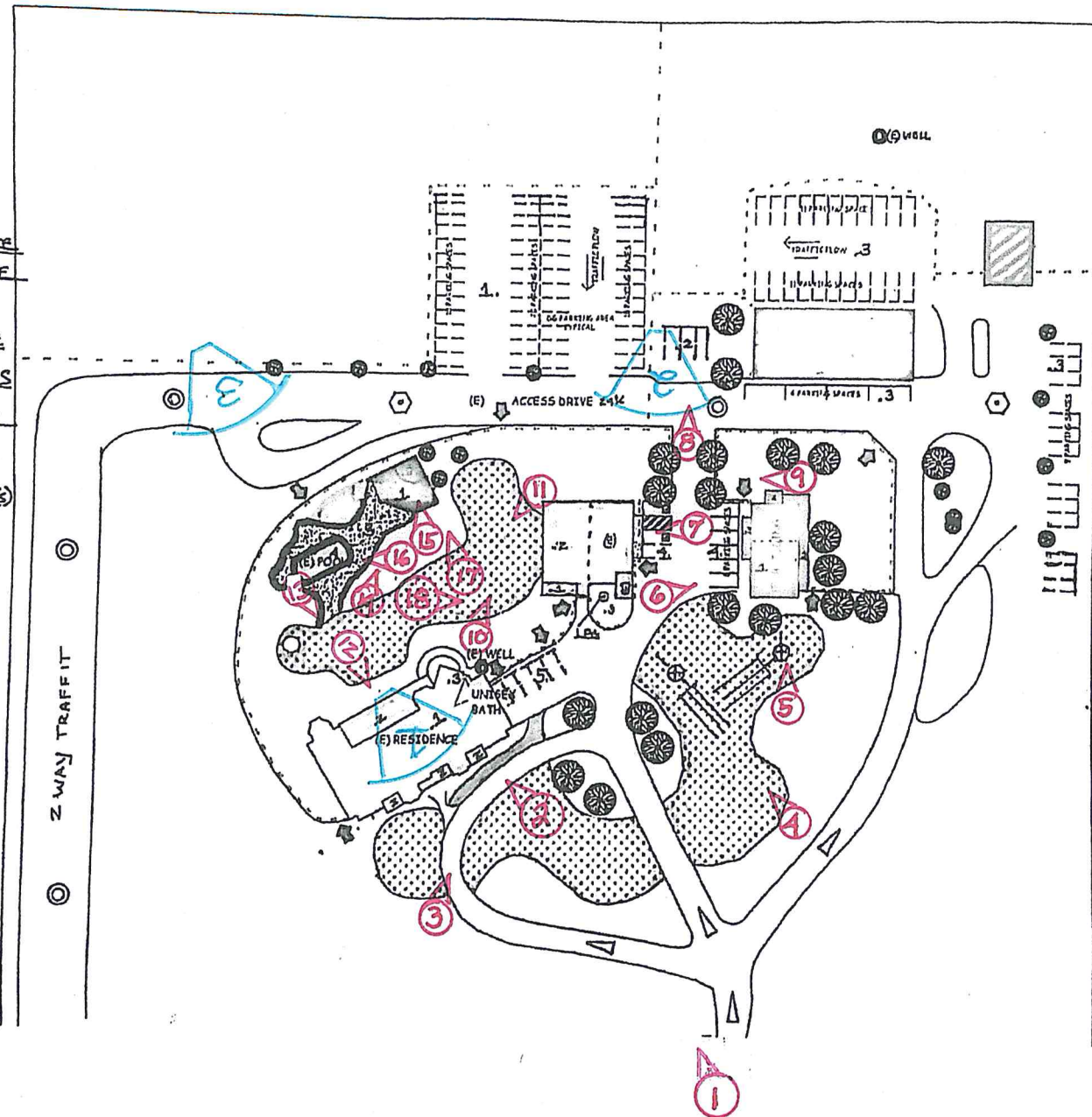
This NHD is NOT AN INSURANCE POLICY and does not insure the accuracy of the Public Records upon which the NHD Explanations were based. This NHD is not a substitute for Transferee obtaining insurance policies providing coverage against losses incurred as a result of earthquakes, fires, flooding, environmental hazards or any kind of risks associated with the property. If Transferee wishes to obtain insurance for any risks associated with the property, transferee should consult a qualified insurance professional.

Acceptance or use of this report, or execution by transferee, transferor, or their respective agents of a natural hazard disclosure statement in conjunction with this report, constitutes approval and acceptance of the terms, conditions, and limitations stated herein. Under no circumstances shall Guarantee be liable for lost profits or any indirect, incidental, or consequential damages in connection with, or arising out of, the preparation, issuance, or use of this report.

# PHOTO ORIENTATION (1-18), (1,2,3)

## LEDGER KEY

- ZEA WELLS & STORAGE TANKS
- ⊕ ZEA SEPTIC Sys. FOR EA. RESIDENCE
- ⊙ ZEA LPG PROPANE TANKS NEXT TO HITCHIN' POST
- - - INTERNAL FENCE
- ⬡ ZEA TURN AROUNDS
- ⊙ Z-WAY TRAFFIT
- ⚡ 1-WAY TRAFFIT
- ➔ HOME ACCESS TO REAR YARDS (GATES)



## LEDGER KEY

- LAWN-HILLTOP GROUNDS
- HITCHIN' POST
  1. FUTURE ADA REST ROOMS / RESTROOMS
  2. PATIO EXTENSION 28' X 22' W/ 16' X 10'
  3. OPEN YARD SPACE
- PARKING FACILITIES
  1. GENERAL PARKING
  2. VIP CORRAL PARKING
  3. VIP AGENA PARKING
  4. HANDICAP & PREFERRED PARKING
  5. MANAGEMENT PARKING
- RED BARN RESIDENCE
  1. 30' X 40' SHOP AREA
  2. COVERED PATIOS
  3. 1600 SQ. FT. HOME
- REDHAWK GABLES
  1. 5200 SQ. FT. HOME
  2. COVERED PATIOS
  3. UNISEX BATHROOM
- HERON POINT
  1. 1000 SQ. FT. LATTICE PATIO COVER
  2. OUTDOOR KITCHEN
  3. 3000 SQ. FT. CONC. ENCL. PATIO
  4. 40' X 20' POOL
- STORAGE BAY FACILITY
  1. 20' X 32' ENCLOSED SEA GARAGES
  2. UNISEX RESTROOM
  3. 10' X 10' STORAGE BAYS (3EA)
  4. 104' X 16' COVERED PATIO
- METAL CAR PORT/STORAGE
  1. 40' X 30' W/ SIDES



2/16









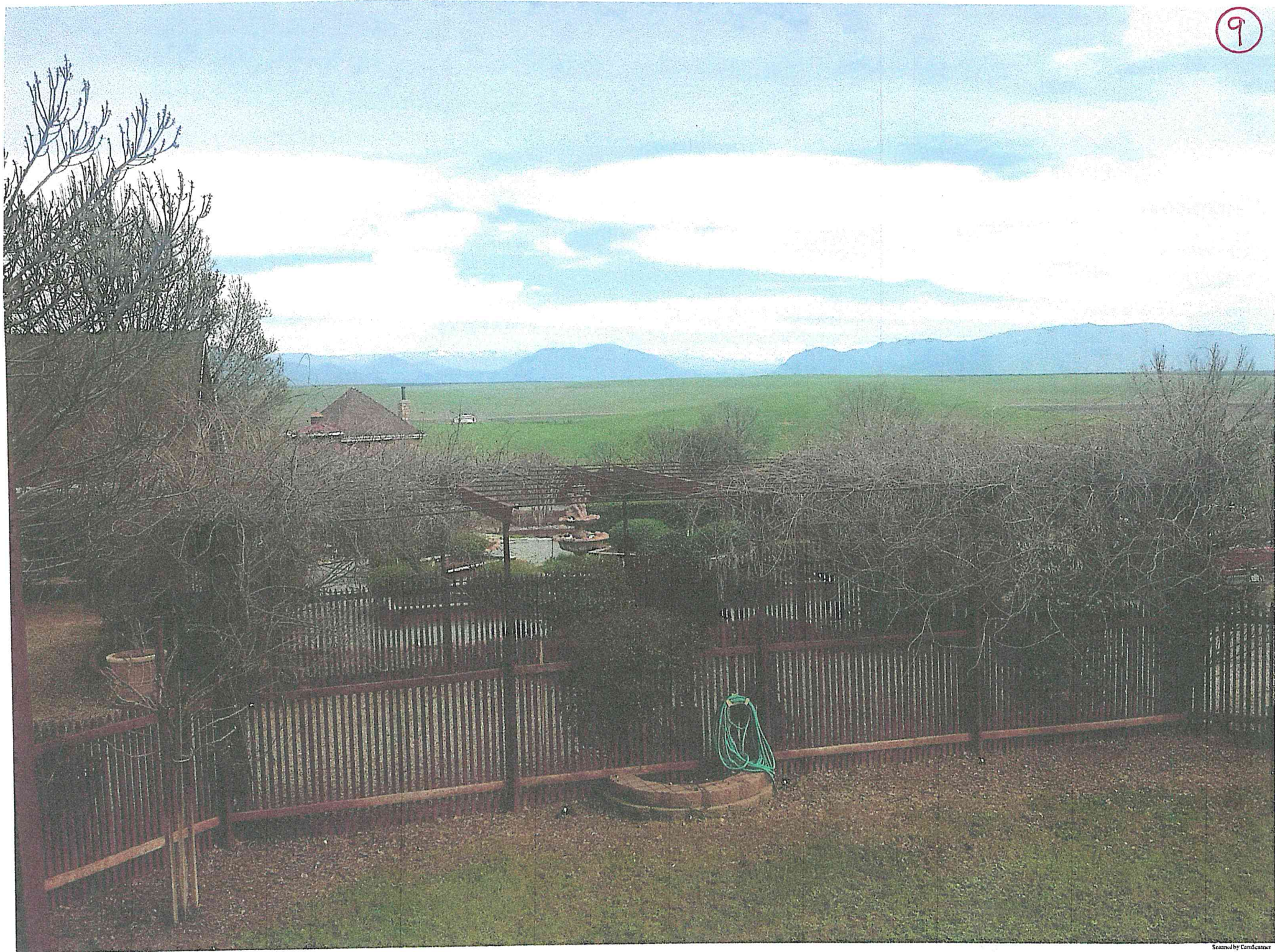


6





































# PHOTO ORIENTATION (1-18), (1,2,3)

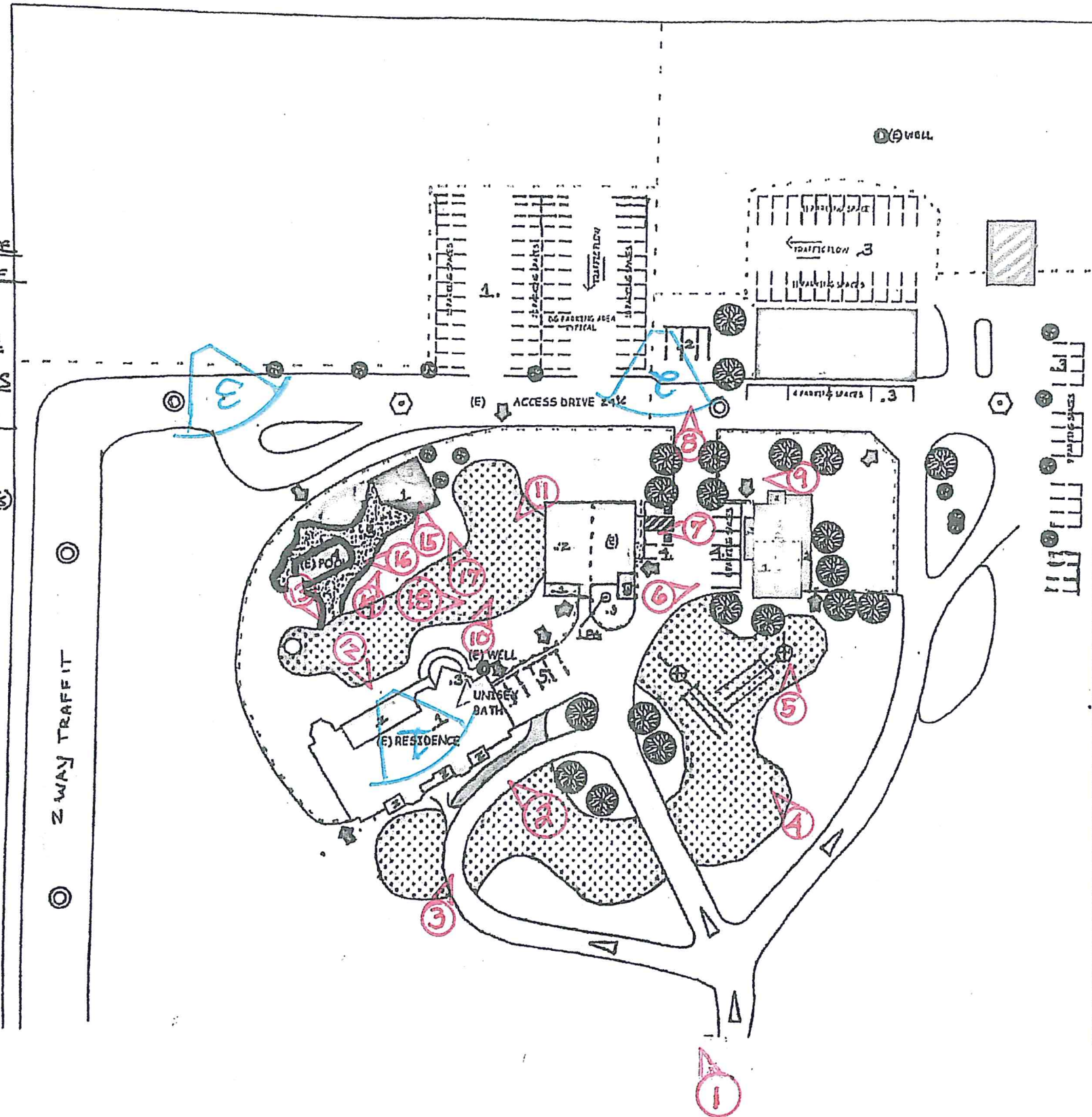
RECEIVED  
COUNTY OF FRESNO

MAR 17 2017

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
CUP 3573

## LEDGER KEY

- ZEA WELLS & STORAGE TANKS
- ⊕ ZEA SEPTIC SYS. FOR EA. RESIDENCE
- ⊙ ZEA LPG PROPANE TANKS NEXT TO HITCHIN POST
- - - INTERNAL FENCE
- ⬡ ZEA TURN AROUNDS
- ⊙ Z-WAY TRAFFIT
- ⚡ 1-WAY TRAFFIT
- ➔ HOME ACCESS TO REAR YARDS (GATES)



## LEDGER KEY

- LAWN-HILLTOP GROUNDS
- HITCHIN POST
  1. FUTURE ADJ. REST ROOMS / RESTROOMS
  2. PATIO EXTENSION 28'x22' w/ 16'x10'
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  1. GENERAL PARKING
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  3. VIP ARENA PARKING
  4. HANDICAP & RESERVE PARKING
  5. MANAGEMENT PARKING
- RED BARN RESIDENCE
  1. 30'x40' SHOP AREA
  2. COVERED PATIOS
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- REDHAWK GABLES
  1. 5200 SQ. FT. HOME
  2. COVERED PATIOS
  3. UNISEX BATHROOM
- HERON POINT
  1. 1000 SQ. FT. LATTICE PATIO COVER
  2. OUTDOOR KITCHEN
  3. 3000 SQ. FT. CONG. ENCL. PATIO
  4. 40'x20' POOL
- STORAGE BAY FACILITY
  1. 20'x22' ENCLOSED 3EA GARAGES
  2. UNISEX RESTROOM
  3. 10'x10' STORAGE BAYS (3EA)
  4. 104'x16' COVERED PATIO
- METAL CARPORT STORAGE
  1. 40'x30' w/ SIDES

# DIMENSION PLAN

SCALE 9/16" = 60'-0"

RECEIVED  
COUNTY OF FRESNO

MAR 17 2017

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

COP 3573

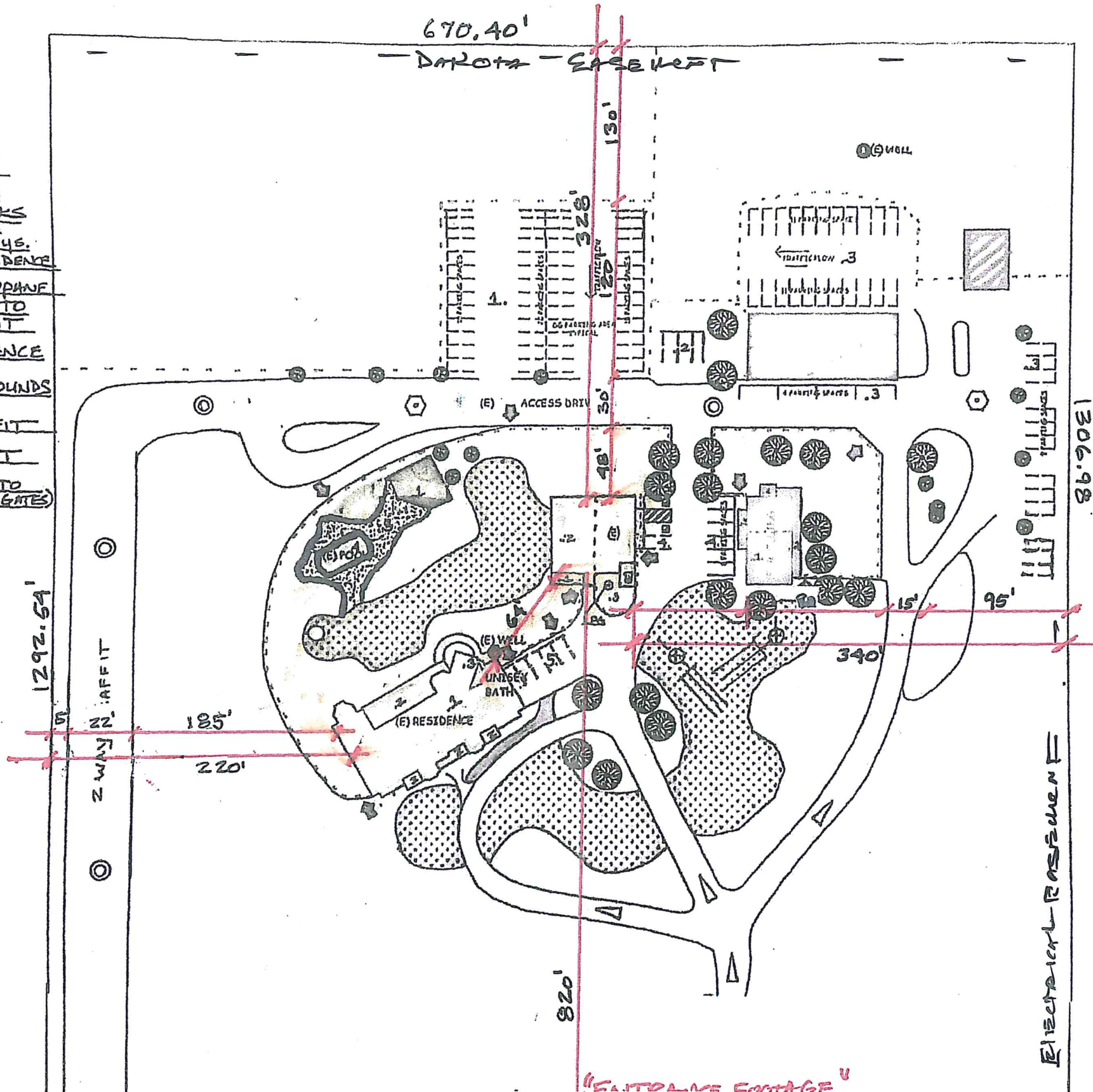


## LEDGER KEY

- ZEA WELLS & STORAGE TANKS
- ⊕ ZEA SEPTIC SYS. FOR EA. RESIDENCE
- ⊙ ZEA LPG PROPANE TANKS NEXT TO HITCHIN POST
- - - INTERNAL FENCE
- ⬡ ZEA TURN AROUNDS
- ⊙ Z-WAY TRAFFIT
- ⚡ 1-WAY TRAFFIT
- ← HOME ACCESS TO REAR YARDS (GATES)

## LEDGER KEY

- EVENT AREA
- LAWN-HILLTOP GROUNDS
- HITCHIN POST
  1. FUTURE ADA REST-ROOMS / RESTROOMS
  2. PATIO EXTENSION 32' X 22' W/ 16' X 10'
  3. OPEN YARD SPACE
- PARKING FACILITIES
  1. GENERAL PARKING
  2. VIP CORRAL PARKING
  3. VIP ARENA PARKING
  4. HANDICAP & PREFERRED PARKING
  5. MANAGEMENT PARKING
- RED BARN RESIDENCE
  1. 30' X 40' SHOP AREA
  2. COVERED PATIOS
  3. 1600 SQ. FT. HOME
- REDHAWK GABLES
  1. 5200 SQ. FT. HOME
  2. COVERED PATIOS
  3. UNISEX BATHROOM
- HERON POINT
  1. 1000 SQ. FT. LATTICE PATIO COVER
  2. OUTDOOR KITCHEN
  3. 3000 SQ. FT. CONK ENCL. PATIO
  4. 30' X 20' POOL
- STORAGE BAY FACILITY
  1. 20' X 22' ENCLOSED SEA GARAGES
  2. UNISEX REST ROOM
  3. 10' X 10' STORAGE BAYS (SEA)
  4. 104' X 16' COVERED PATIO
- METAL CAR PORT/STORAGE
  1. 40' X 30' W/ SIDES



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**LEDGER KEY**

- ZEA WELLS & STORAGE TANKS
- ⊕ ZEA SEPTIC SYS. FOR EA. RESIDENCE
- ⊙ ZEA LPG PROPANE TANKS NEXT TO HITCHIN' POST
- - - INTERNAL FENCE
- ⬡ ZEA TURN AROUNDS
- ⊙ Z-WAY TRAFFIT
- ⚡ 1-WAY TRAFFIT
- ➔ HOME ACCESS TO REAR YARDS (GATES)



**LEDGER KEY**

- LAWN-HILLTOP GROUNDS
- HITCHIN' POST
  - 1. FUTURE ADA REST ROOMS / RESTROOMS
  - 2. PATIO EXTENSION 32'x22' w/ 16'x10'
  - 3. OPEN YARD SPACE
- PARKING FACILITIES
  - 1. GENERAL PARKING
  - 2. VIP CORRAL PARKING
  - 3. VIP ARENA PARKING
  - 4. HANDICAP & PREFERRED PARKING
  - 5. MANAGEMENT PARKING
- RED BARN RESIDENCE
  - 1. 30'x40' SHOP AREA
  - 2. COVERED PATIOS
  - 3. 1600 SQ. FT. HOME
- REDHAWK GABLES
  - 1. 5200 SQ. FT. HOME
  - 2. COVERED PATIOS
  - 3. UNISEX BATHROOM
- HERON POINT
  - 1. 1000 SQ. FT. LATTICE PATIO COVER
  - 2. OUTDOOR KITCHEN
  - 3. 3000 SQ. FT. CONC. ENCL. PATIO
  - 4. 40'x20' POOL
- STORAGE BAY FACILITY
  - 1. 20'x32' ENCLOSED 3EA GARAGES
  - 2. UNISEX RESTROOM
  - 3. 10'x10' STORAGE BAYS (3EA)
  - 4. 104'x16' COVERED PATIO
- METAL CAR PORT/STORE
  - 1. 40'x30' w/ SIDES

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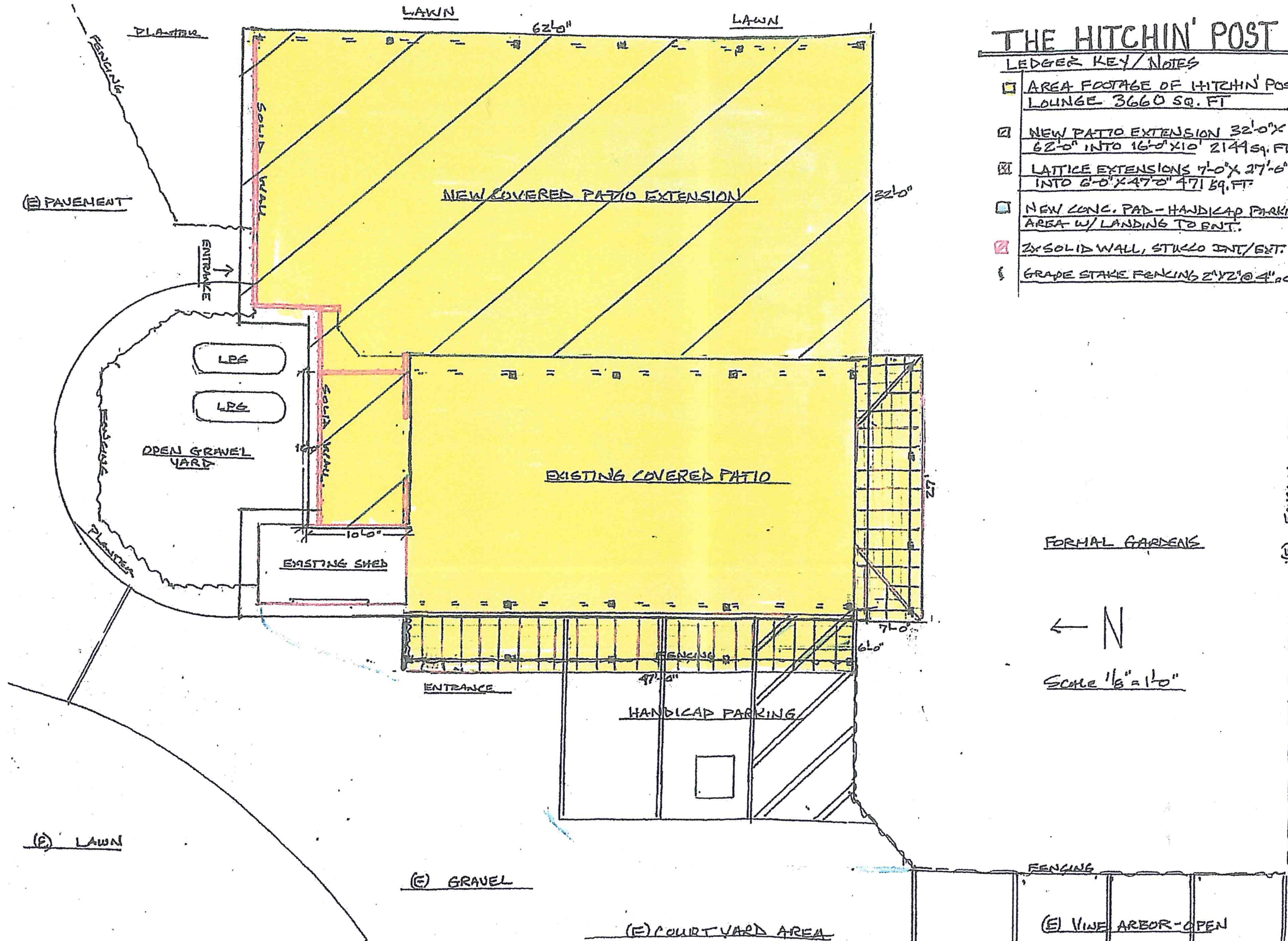
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CUP 5573

# THE HITCHIN' POST

## LEDGER KEY/NOTES

- AREA FOOTAGE OF HITCHIN' POST LOUNGE 3660 SQ. FT
- NEW PATIO EXTENSION 32'-0" X 62'-0" INTO 16'-0" X 10' 2144 SQ. FT
- LATTICE EXTENSIONS 7'-0" X 27'-0" INTO 6'-0" X 47'-0" 471 SQ. FT
- NEW CONC. PAD - HANDICAP PARKING AREA W/ LANDING TO ENT.
- 2" SOLID WALL, STUCCO INT/EXT.
- ⊆ GRADE STAKE FENCING 2" X 2" @ 4" OC



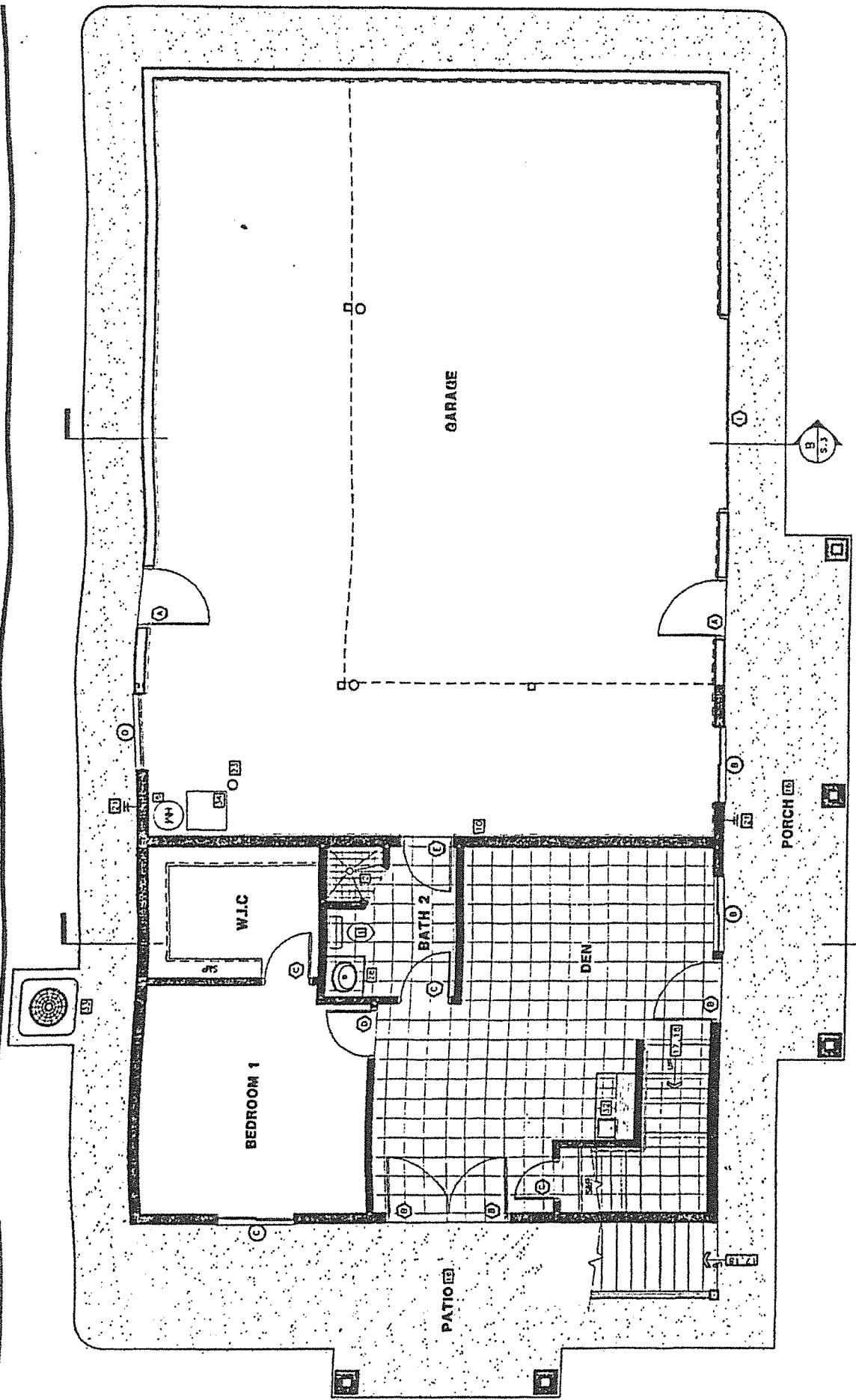
FORMAL GARDENS

← N  
SCALE 1/8" = 1'-0"

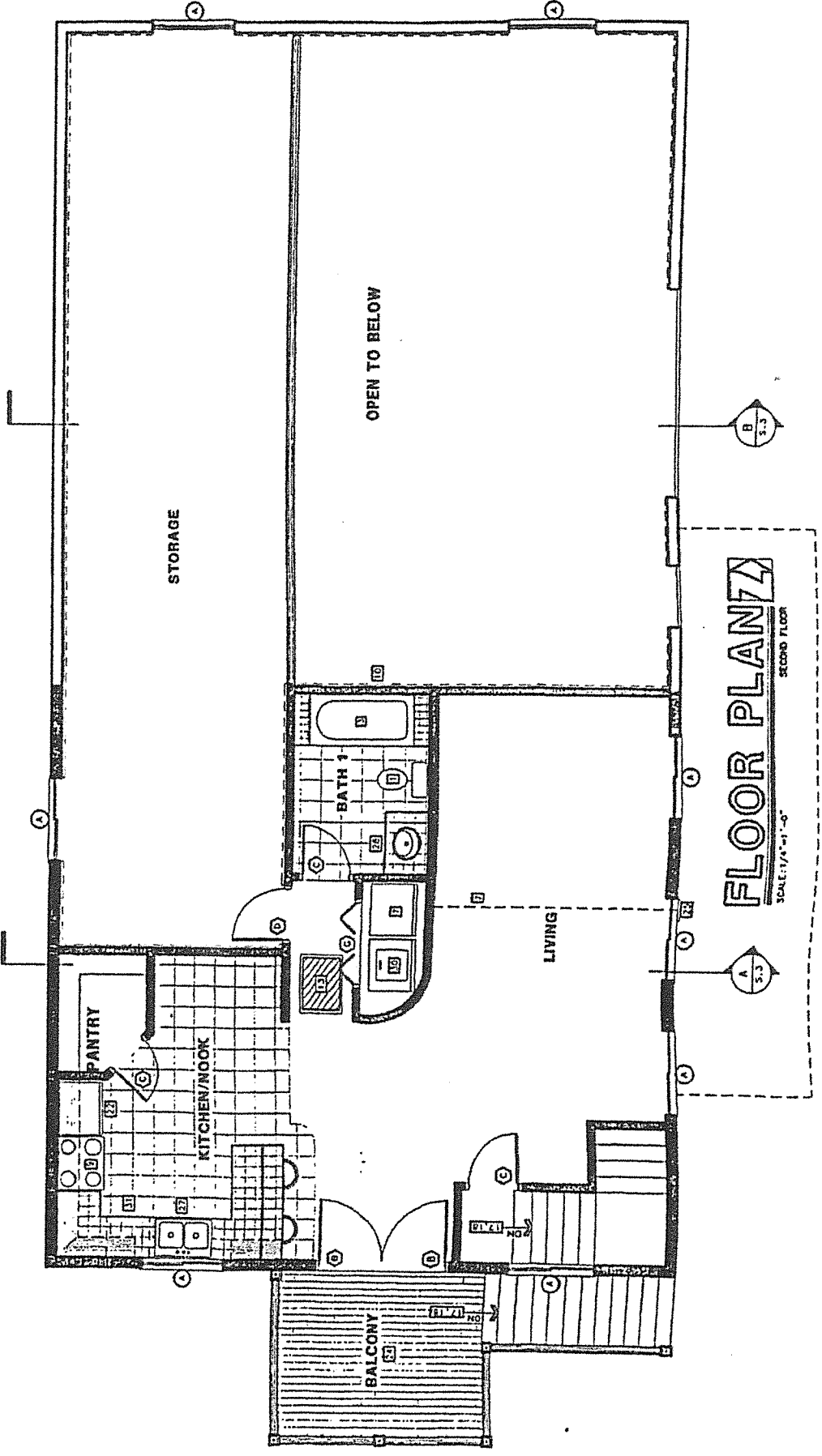
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**FLOOR PLAN 1**  
SCALE: 1/4" = 1'-0"  
FIRST FLOOR



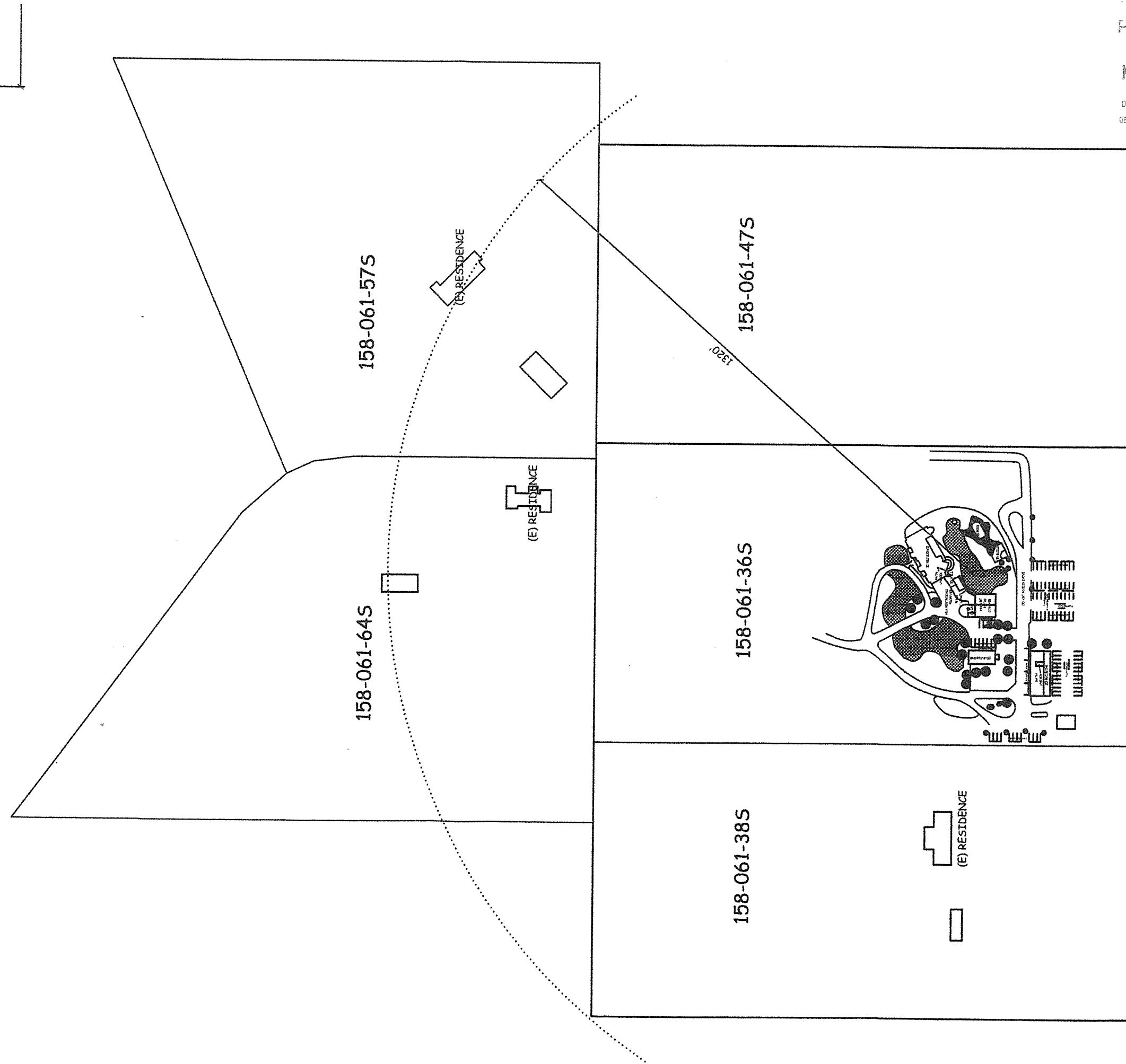
**FLOOR PLAN 2**  
SCALE: 1/4" = 1'-0"  
SECOND FLOOR



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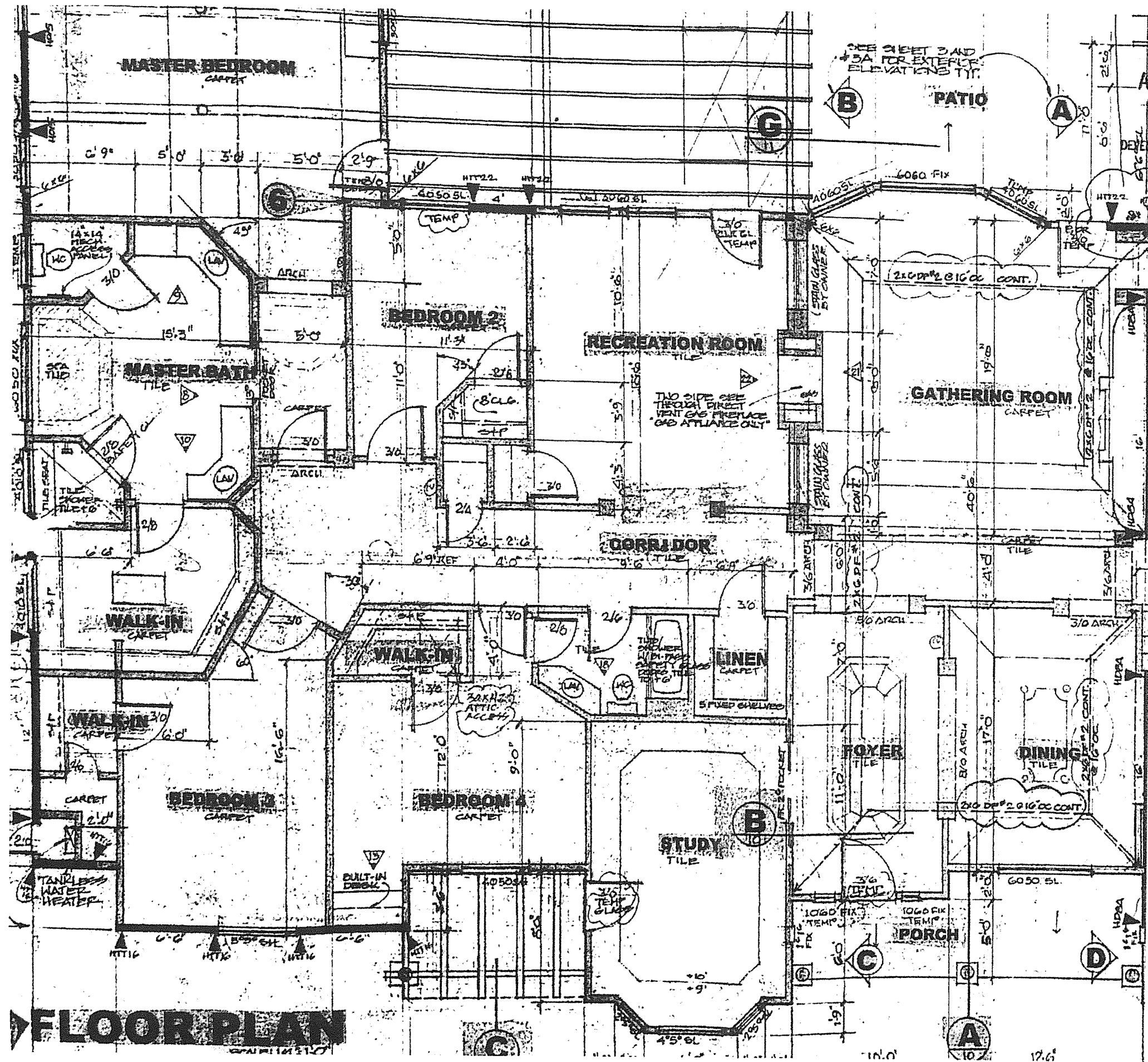




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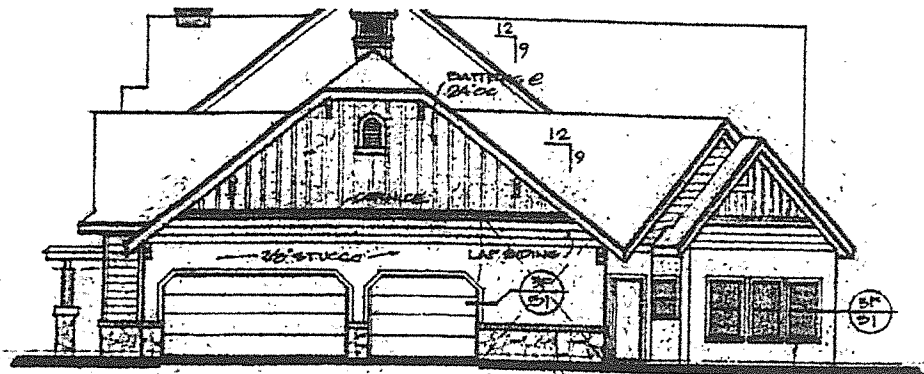


FLOOR PLAN

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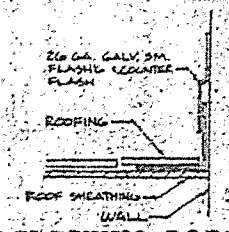
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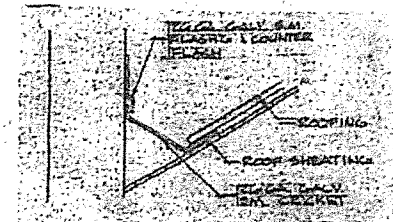
**RIGHT ELEVATION / WEST**  
SCALE: 1/8" = 1'-0"

**REAR ELEVATION / SOUTH**  
SCALE: 1/8" = 1'-0"

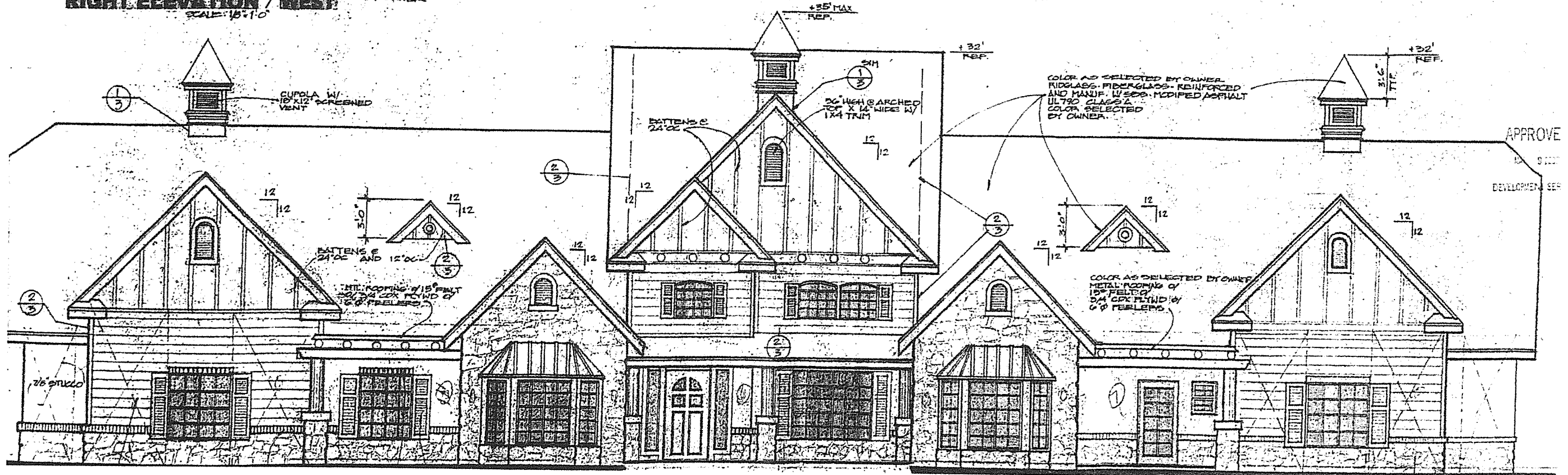
**ROOFING NOTES:**  
1. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH 2" MIN. UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMALLY REQUIRED UNDERLAYMENT. C.E. 1909.  
2. ROOF COVERING MUST CONFORM TO THE STANDARDS OF C.E. 1909.  
3. ROOF COVER/ASSEMBLY CLASSIFICATION TO BE CERTIFIED BY INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.



**FLASHING ROOF TO WALL**



**CHIMNEY CRICKET**



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S INDICATE  
WALL PANELS  
JL PLAN.

WIDE FLASHING AND COUNTER FLASHING AT ALL  
F AND CHIMNEY TO WALL INTERSECTIONS ALSO  
RE THE SLOPED ROOF ABUTS THE WALL.  
SLOPED FLASHING IS REQUIRED.  
DETAIL E/A.7

# LEFT SIDE

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

