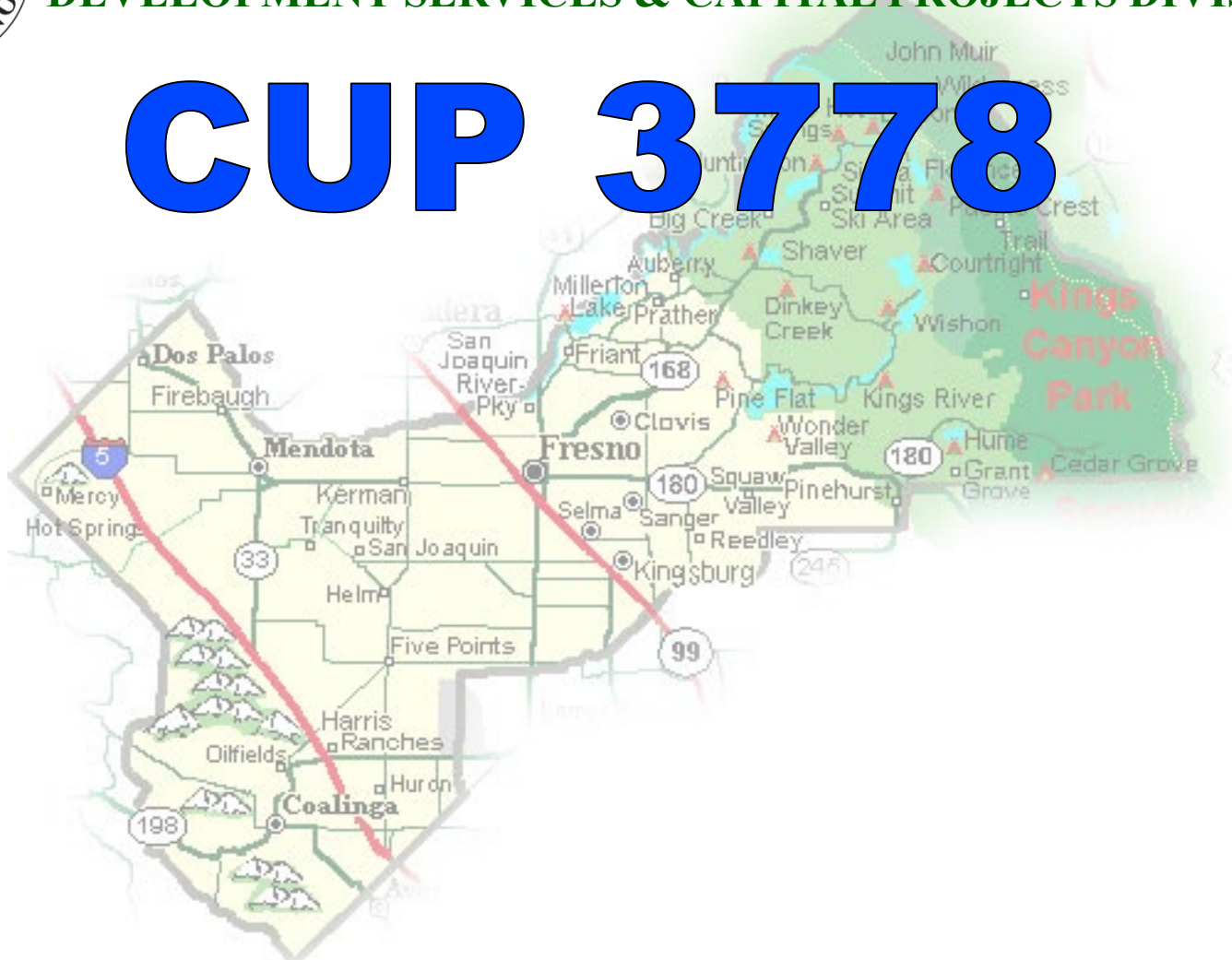




DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

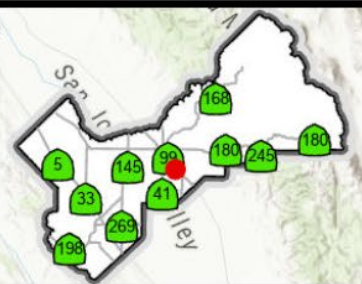
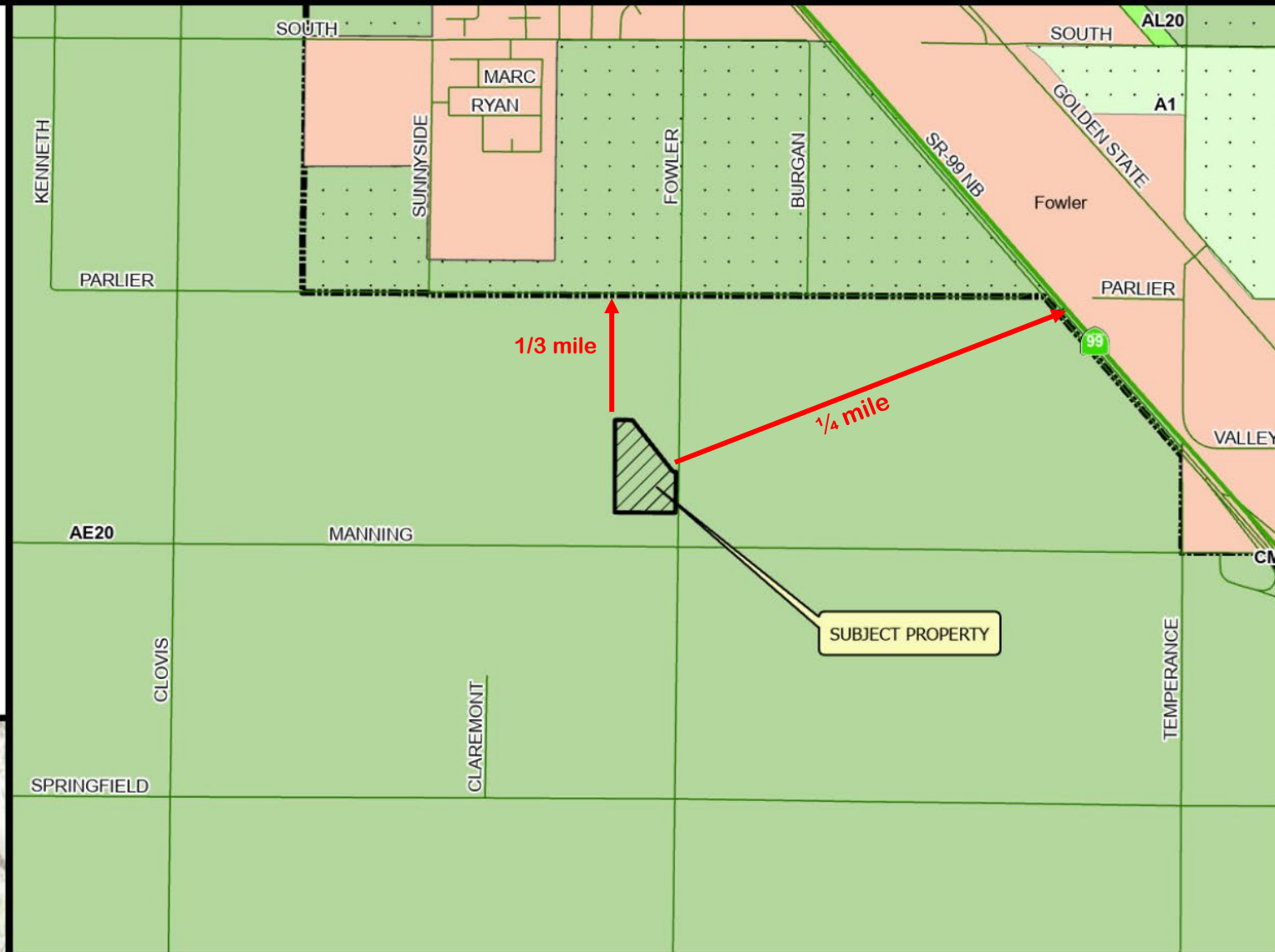
CUP 3778





Legend

-  SubjectProperty
-  Fowler
-  City Sphere of Influence
-  CM
-  A1
-  AE20
-  AL20



Existing Zoning Map

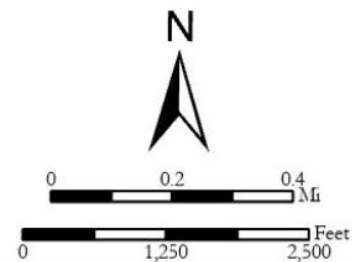
CUP3778 & VA4158
STR 21 - 15S / 21E

2026

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division

Person Prepared by : mdo

On Date : 3/5/2026



Fowler Avenue looking west at the existing barn on the project site

Barn

House

Main parking area/76 spaces

© 2025 Google

Google Earth

Imagery Date: 1/2025 36°36'22.17" N 119°41'00.00" W elev 385 ft eye alt



Fowler Avenue looking north with the
special event facility on the left



Fowler Avenue looking south toward Manning Avenue



Intersection of S. Fowler and E. Manning Avenue looking northwest at the project site



40-foot diameter
circular column
structure ↓

Elevated 25 x 50 platform

Additional parking

Residence

Barn

Primary parking area

Water storage tanks

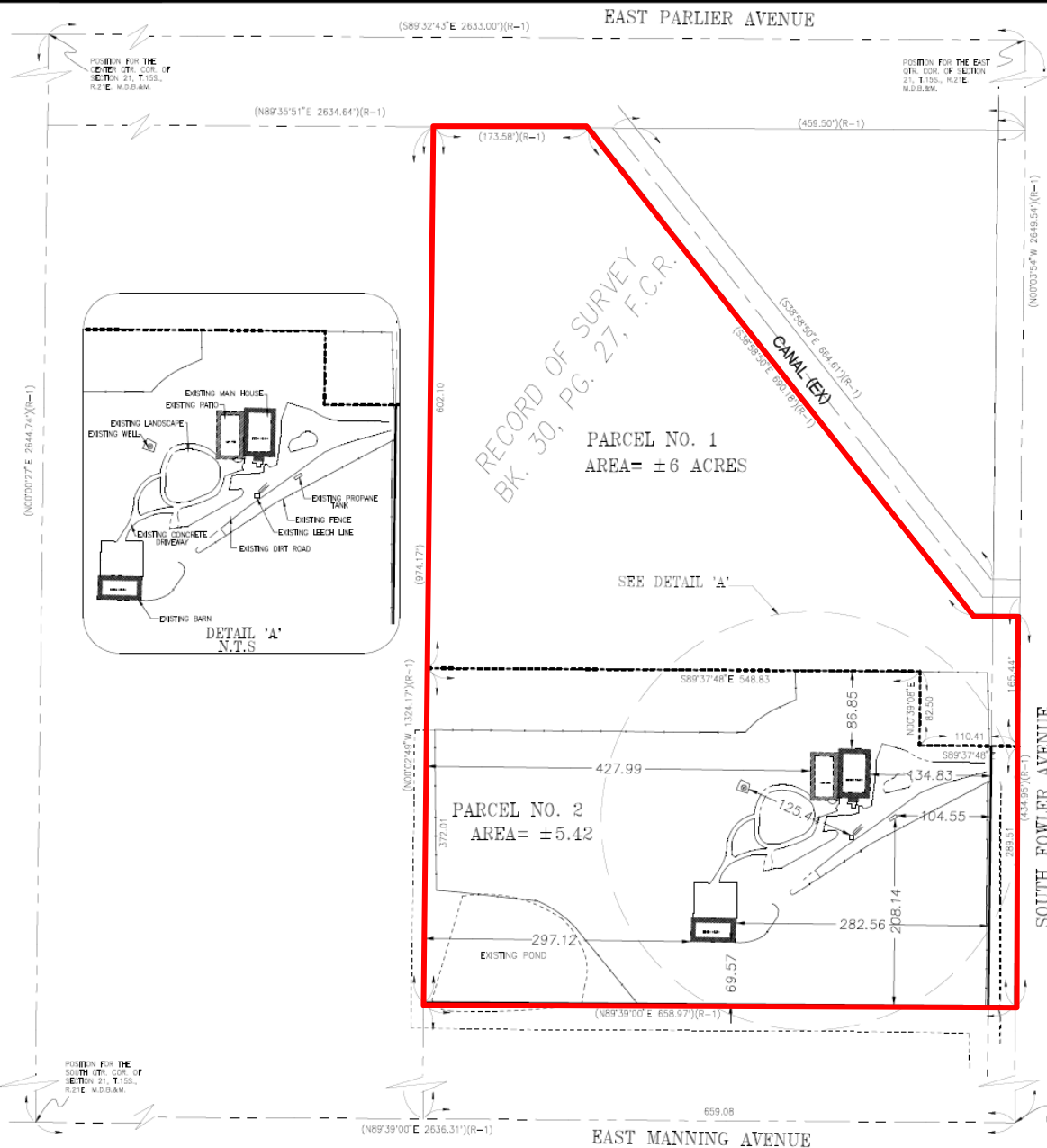


Proposed permanent restroom building

N FOWLER AVENUE

**NEW SERVICE
FROM EXISTING
POWER LINE**

PROPERTY LINE - 28.37'



TENTATIVE PARCEL MAP No. _____

IN THE COUNTY OF FRESNO,
STATE OF CALIFORNIA

A PORTION OF THE EAST HALF OF THE SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 15 SOUTH, RANGE 21 EAST
CONSISTING OF ONE SHEET

FOR
GURPREET K. KHOSLA
NOVEMBER, 2023

OWNER'S INFO:

GURPREET K. KHOSLA
9114 SOUTH VET AVENUE
FRESNO, CA 93709
TEL: (209) 686-7678
APN: 345-140-165



STATE'S CONTROL DATUM

BUILDING (BASE) OF PARCELS
TO BE PLATTED IF OR OTHERWISE OTHERWISE
OF THE PROPERTY OF THE PROPERTY OF THE
THE (S-1)

EXISTING USE	AG/RESIDENTIAL
PROPOSED USE	AG/RESIDENTIAL
STORM DRAIN BY	N/A
WATER BY	DOMESTIC WELL
SEWER BY	SEWAGE LEACH LINE
APN	345-140-165

CENTRAL VALLEY ENGINEERING AND SURVEYING

2511 LOGAN STREET TEL: (559) 891-8811
SEMA, CA 93662 Fax: (559) 891-8815
WWW.CVEAS.COM Email: info@cveas.com

DATE OF SURVEY 07/14/2023
JOB NO. 221890
CAD TECH. J. STUBER
CHECK BY N. SAKETL
DRAWING NAME TFW
DATE 11/06/2023
REVISION DATE

TENTATIVE PARCEL MAP No. _____

IN THE COUNTY OF FRESNO,
STATE OF CALIFORNIA

A PORTION OF THE EAST HALF OF THE SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 15 SOUTH, RANGE 21 EAST

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APN: 345-140-165



LEGEND:

- SECTION LINE
- PROPERTY LINE (S)
- PROPOSED PROPERTY LINE
- FENCE CHAIN
- WATER STRUCTURE(S) OUTLINE
- PROPERTY R.O.W.
- STRUCTURE(S) OUTLINE
- EXISTING CONCRETE
- EXISTING DITCH
- SD - SD STORMWATER PIPE
- SS - SS SEWER PIPE
- HW WATER HOLE
- F.C.R. FRESNO COUNTY RECORDS
- (R-1) RECORD DATA RECORD OF SURVEY RECORDED IN BOOK 30, PAGE 27, FRESNO COUNTY RECORDS

OWNER'S CONTROL PLAT

RECORD DATA RECORD OF SURVEY RECORDED IN BOOK 30, PAGE 27, FRESNO COUNTY RECORDS

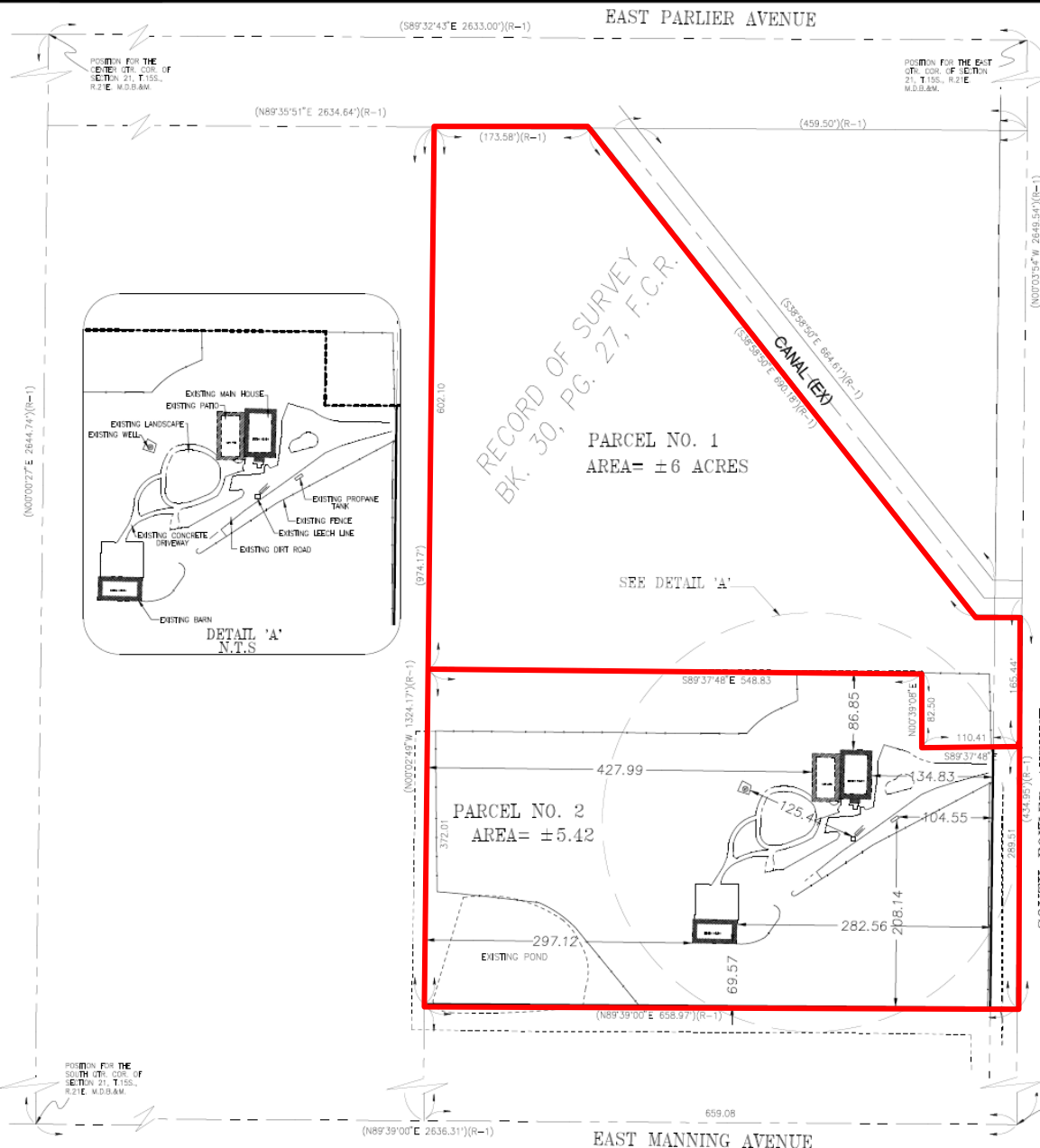
EXISTING USE	AG/RECREATIONAL
PROPOSED USE	AG/RECREATIONAL
STORM DRAIN BY	N/A
WATER BY	DOMESTIC WELL
SEWER BY	SEWER LEACH LINE
APN	345-140-165

CVEAS CENTRAL VALLEY
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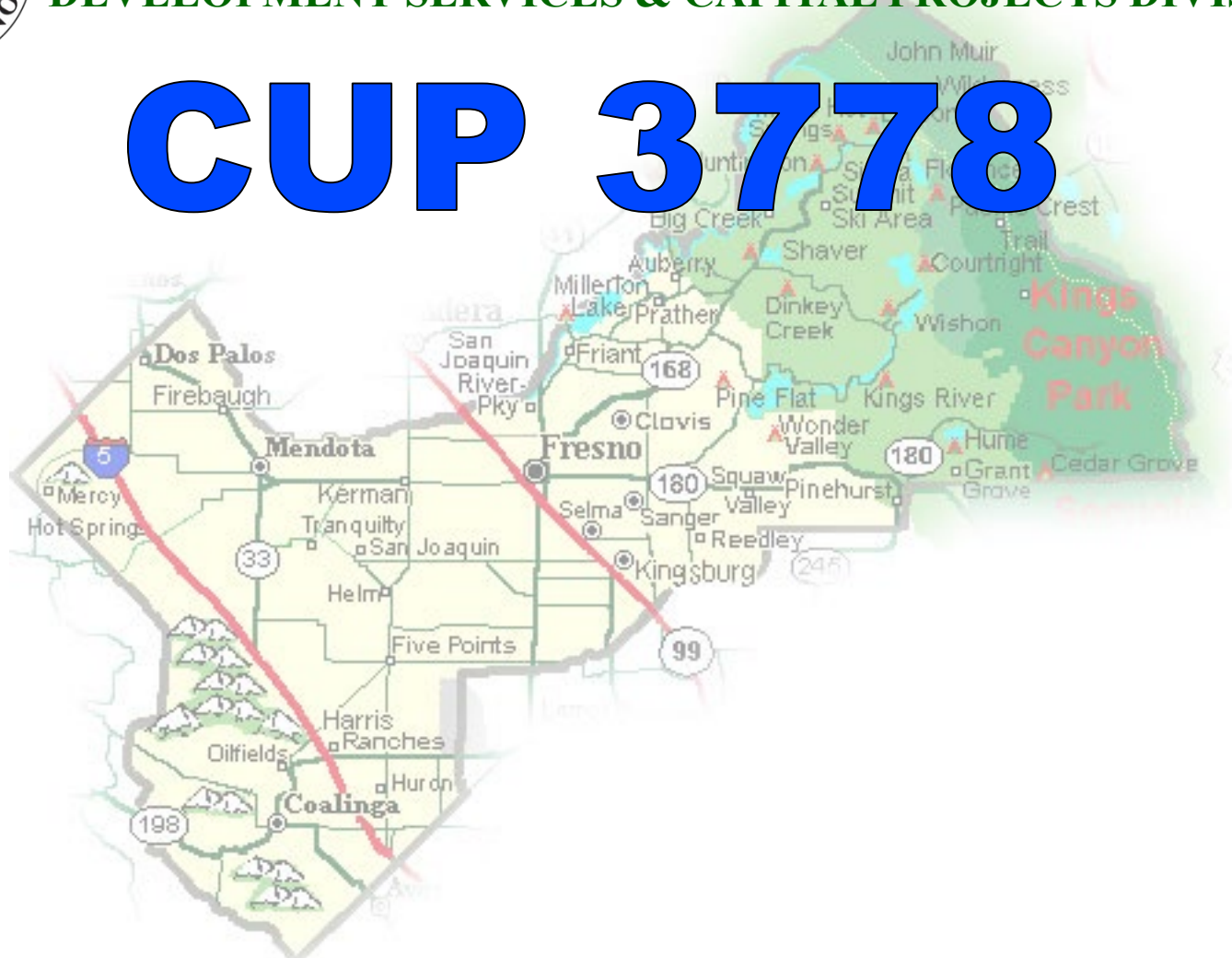
DATE OF SURVEY	07/14/2023
SURV. NO.	221890
CAD TECH	STUMPER
CHECK BY	N. SAKETI
DRAWING NAME	T.M.
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DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

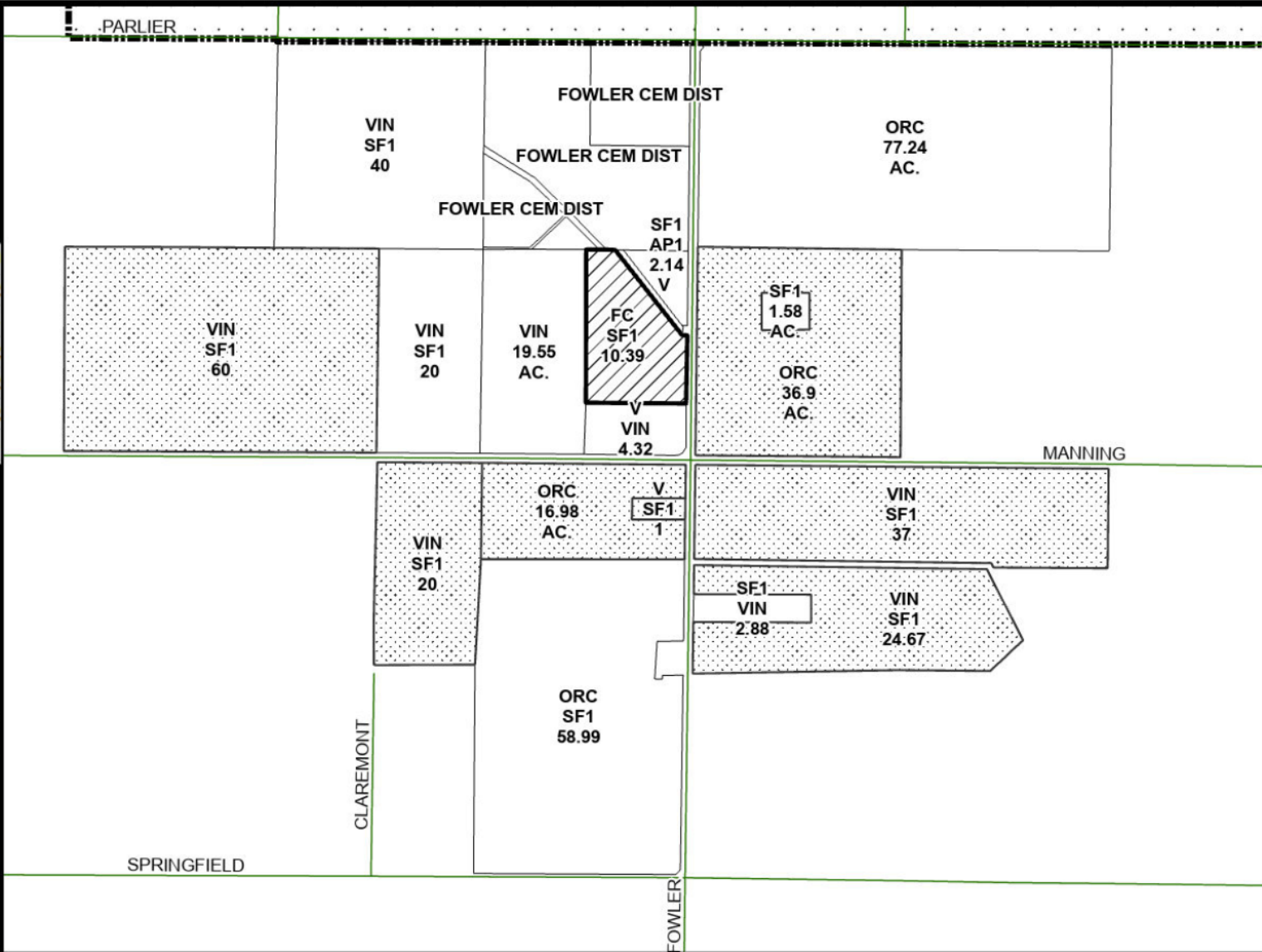
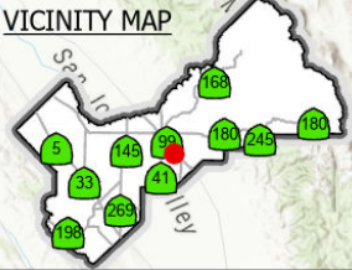
CUP 3778



LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND
VIN - VINEYARD
AP1 - APARTMENT
FC - FIELD CROP
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
ORC - ORCHARD



Existing Land Use Map

CUP3778 & VA4158

2026

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division

Person Prepared by : mdo

On Date : 3/6/2026

