



# County of Fresno

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

DATE: December 5, 2023

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez,  
Planning and Resource Management Officer  
Development Services and Capital Projects, Attn: William M. Kettler,  
Deputy Director  
Development Services and Capital Projects, Attn: Chris Motta, Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga,  
Principal Planner  
Development Services and Capital Projects, Current/Environmental  
Planning, Attn: David Randall, Senior Planner  
Development Services and Capital Projects, Policy Planning, Attn:  
Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review,  
Attn: Daniel Gutierrez, Senior Planner  
Development Services and Capital Projects, Development Engineering,  
Attn: Laurie Kennedy, Office Assistant III  
Water and Natural Resources Division, Attn: Augustine Ramirez, Division  
Manager  
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner  
Water and Natural Resources Division, Transportation Planning, Attn:  
Hector Luna, Senior Planner  
Water and Natural Resources Division, Community Development, Attn:  
Yvette Quiroga, Principal Planner  
Design Division, Attn: Mohammad Alimi, Division Manager;  
Erin Haagenon, Principal Staff Analyst  
Resources Division, Attn: Daniel Amann, Interim Division Manger  
Resources Division, Special Districts, Attn: Christopher Bump, Principal  
Staff Analyst,  
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,  
Supervising Engineer  
Department of Public Health, Environmental Health Division, Attn: Deep  
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,  
Environmental Health Specialist;  
Agricultural Commissioner, Attn: Melissa Cregan  
Sheriff's Office, Attn: Captain Ryan Hushaw, Adam Esmay, Kevin Lolkus, Lt. Brandon  
Purcell  
CA Highway Patrol (CHP), Attn: Captain Kevin Clays,  
Pacific Gas and Electric, Centralized Review Team, Attn: [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)  
CALTRANS, Attn: David Padilla, Division Chief/Nicholas Isla, Transportation Planner  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric  
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural  
Resources Director

Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman,  
Director/Shana Powers, Cultural Director  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director  
City of Fowler, Attn: Jeannie Davis, City Manager/City Clerk ([jdavis@ci.fowler.ca.us](mailto:jdavis@ci.fowler.ca.us))  
Attn: Dawn Marple, City Planning Consultant ([dmarple@ci.fowler.ca.us](mailto:dmarple@ci.fowler.ca.us))

FROM: Elliot Racusin, Planner  
Development Services and Capital Projects Division

SUBJECT: Unclassified Conditional Use Permit No. 3778, Variance No. 4158, and Initial Study  
No. 8517

APPLICANT: Nick Sahota

DUE DATE: **December 20, 2023**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing an Unclassified Conditional Use Permit to allow a high-intensity park (wedding venue) and concurrent Variance to create a 5-acre parcel (vacant) and a 5.39-acre parcel (event venue) from an existing 10.39-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the west side of S. Fowler Ave., 2,273 feet north of E. Manning Ave., approximately one-half mile southwest of the City of Fowler. (APN: 345-140-16S) (8853 S. Fowler Ave.) (Sup. Dist. 4).

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

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

We must have your comments by **December 20, 2023**. Any comments received after this date may not be used.

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

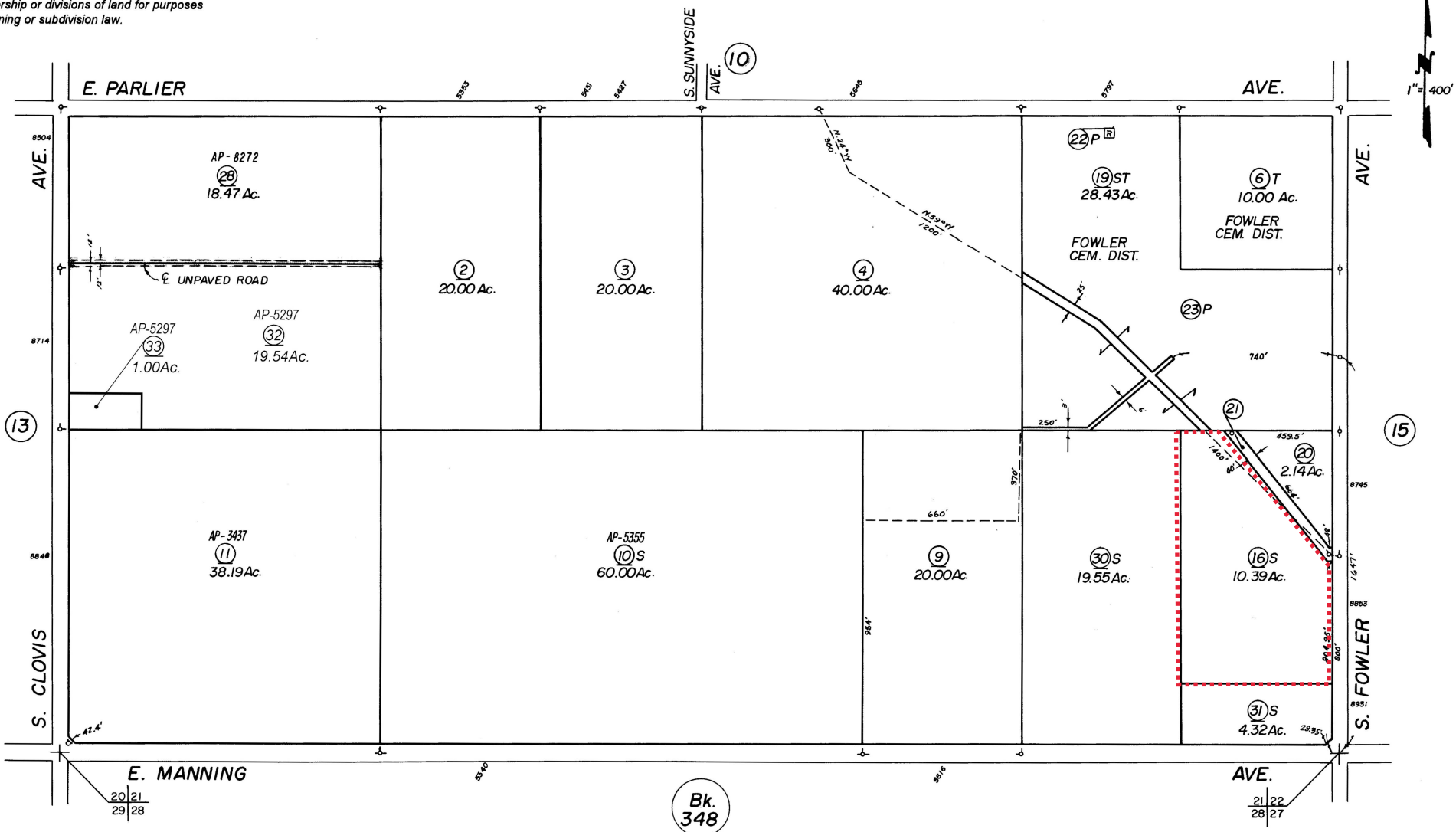
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Elliot Racusin, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4245, or email [eracusin@fresnocountyca.gov](mailto:eracusin@fresnocountyca.gov)

ER  
G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3700-3799\3778\Routing\CUP 3778 & VA 4158 Routing Ltr.doc

*Activity Code (Internal Review): 2381*

Enclosures

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



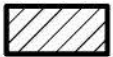
Agricultural Preserve

Assessor's Map Bk.345 - Pg. 14

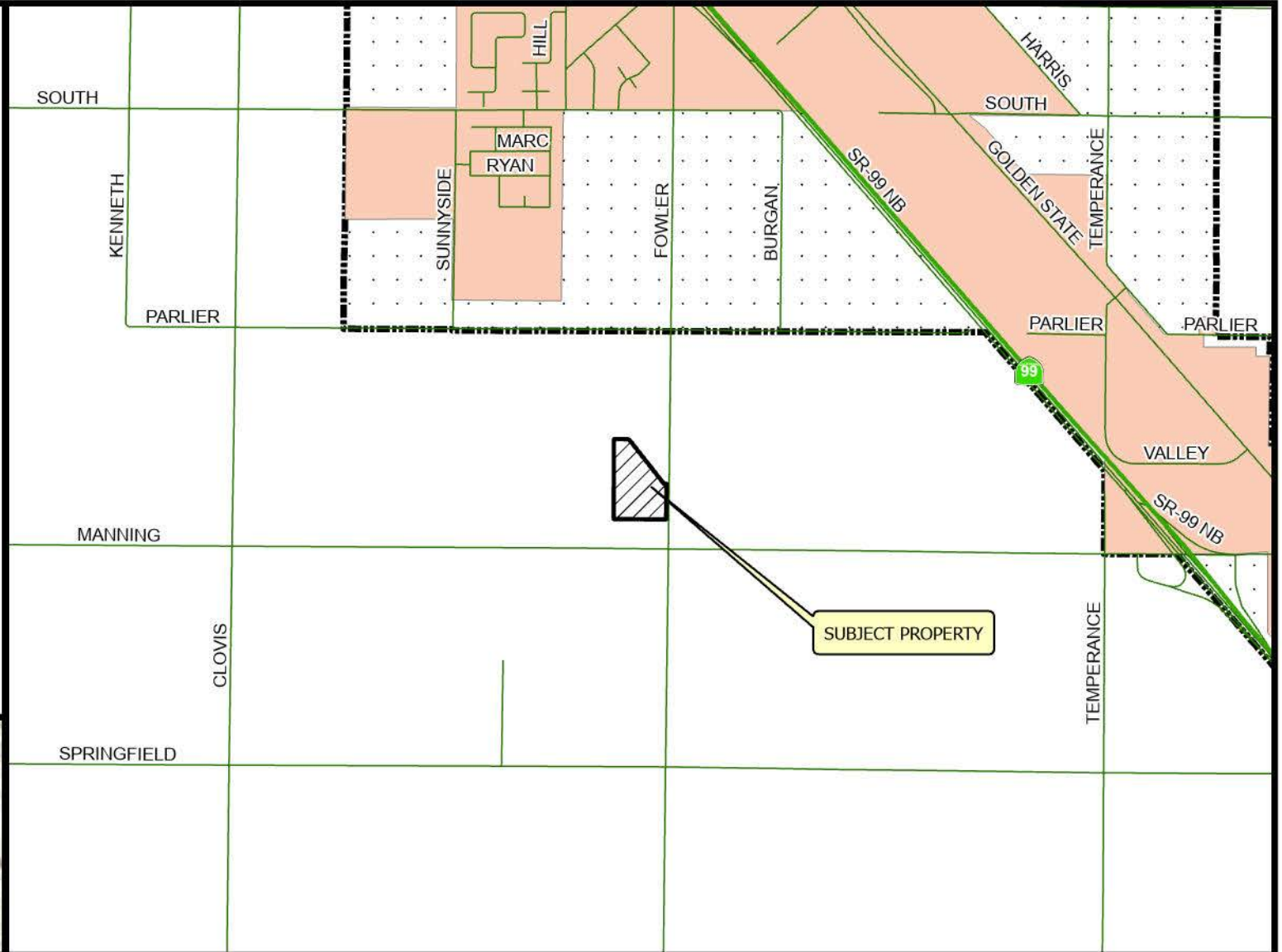
County of Fresno, Calif.



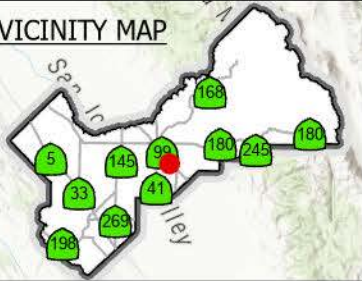
**Legend**



Subject Property



**VICINITY MAP**

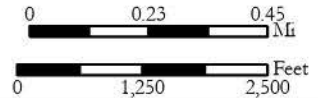


# LOCATION MAP



## CUP3778 & VA4158

## 2023

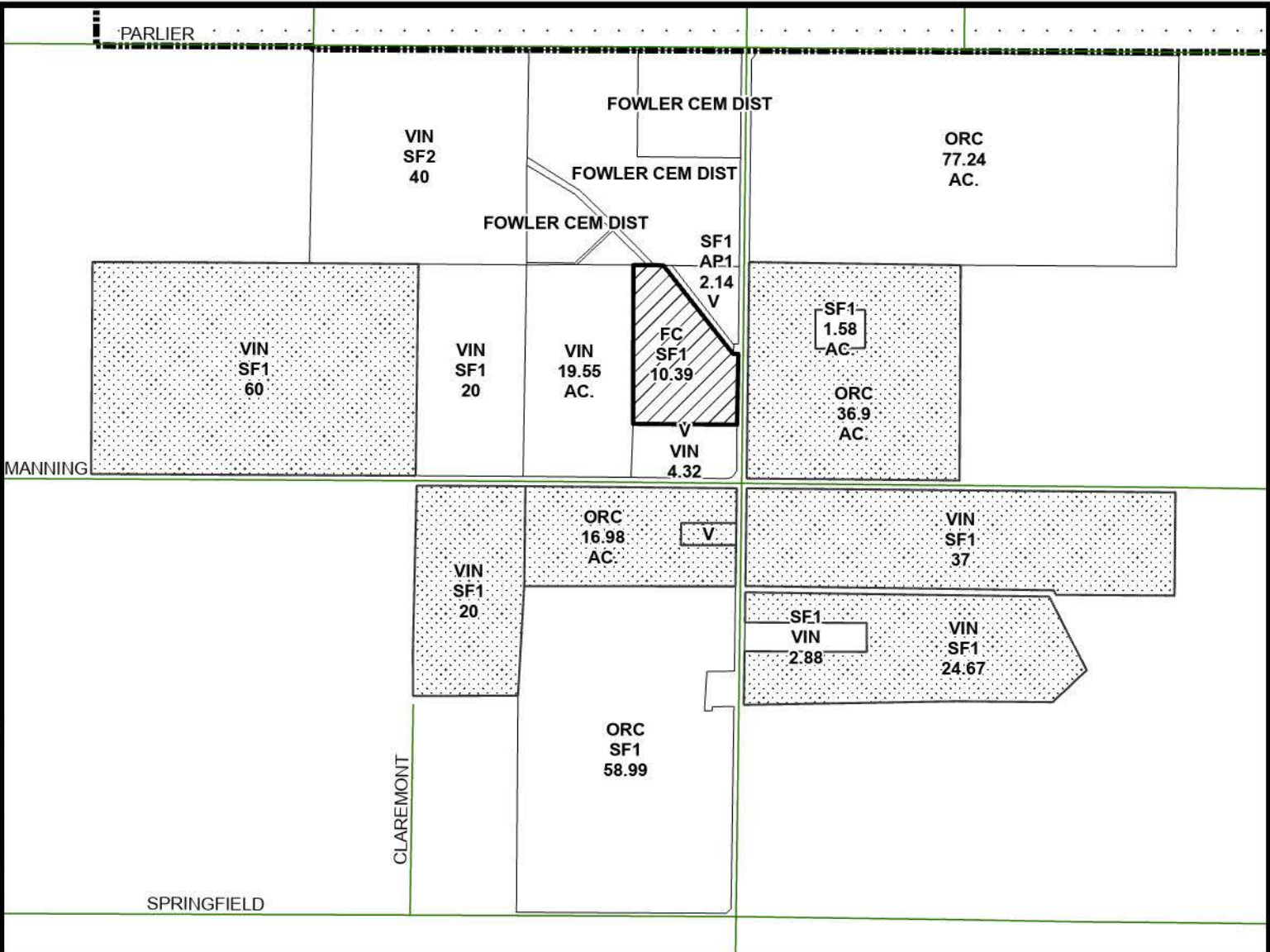
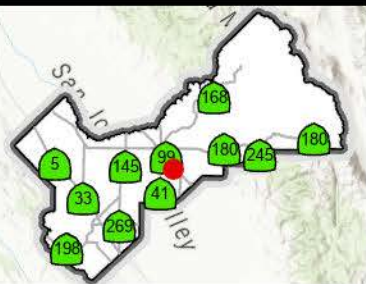
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : jocervantes  
On Date : 12/4/2023



**LEGEND:**

-  Subject Property
-  Ag Contract Land

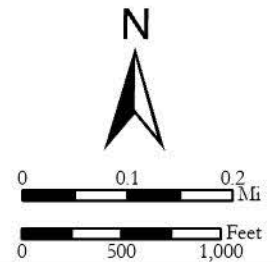
LEGEND
AP1 - APARTMENT
FC - FIELD CROP
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

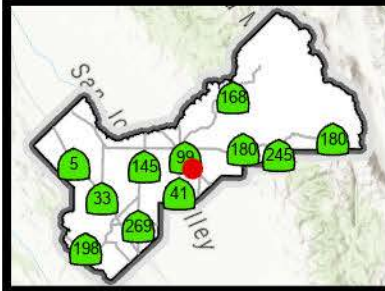
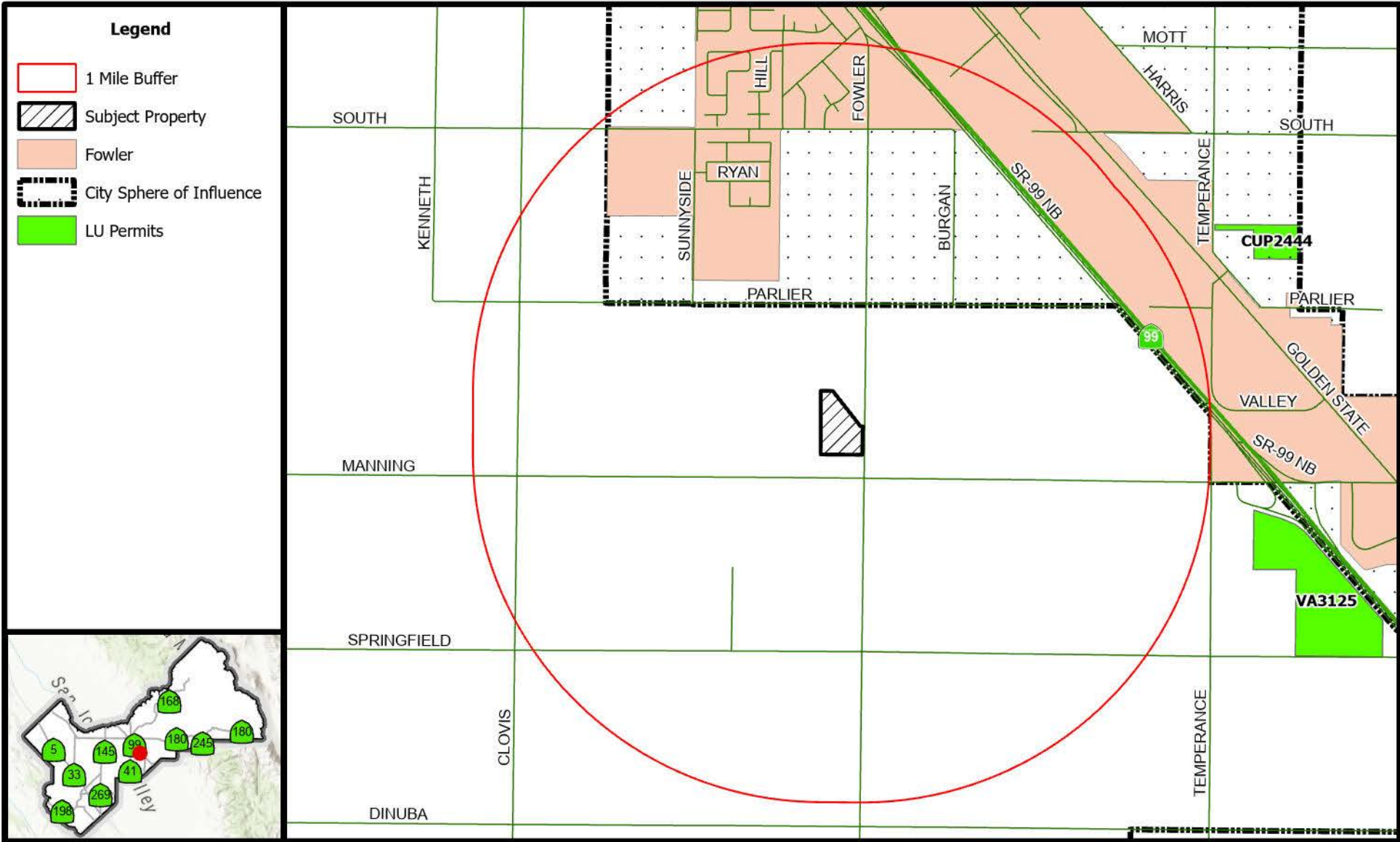


# Existing Land Use Map

## CUP3778 & VA4158 | 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : jocervantes  
 On Date : 12/4/2023

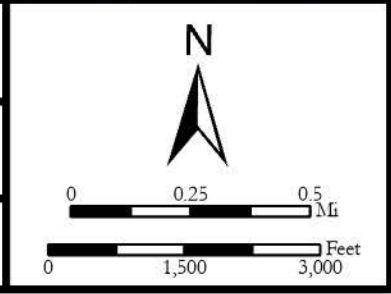


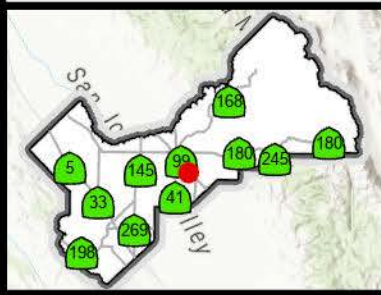
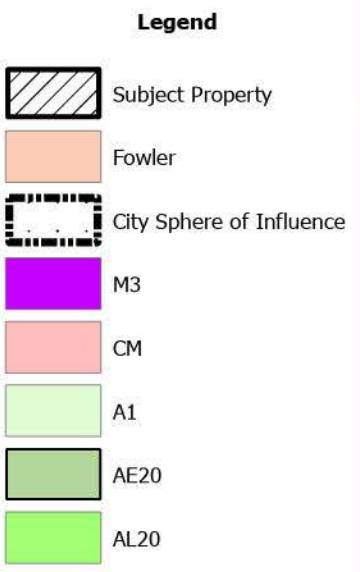
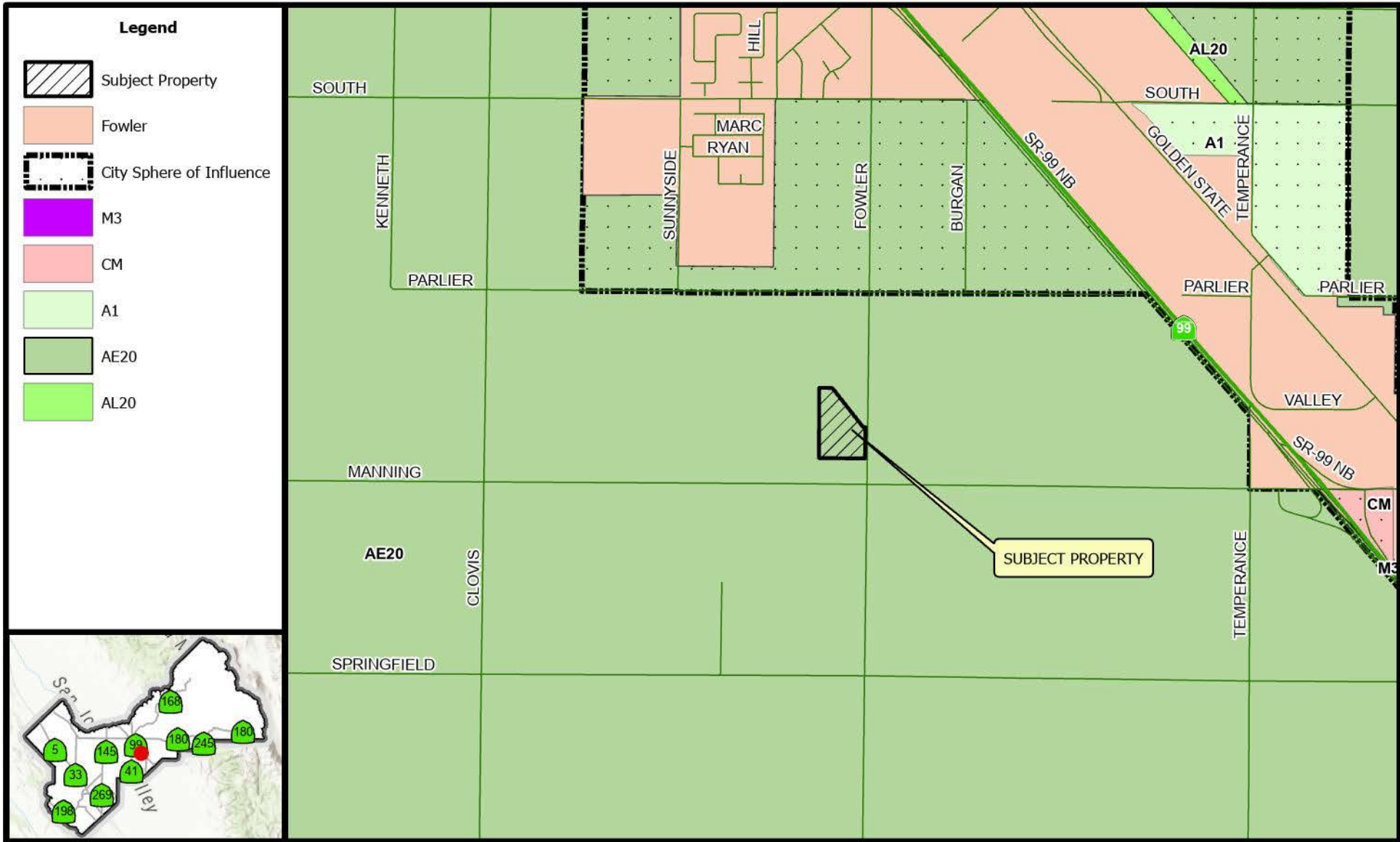


# Proximity Map

## CUP3778 & VA4158 | 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : jocervantes  
 On Date : 12/4/2023



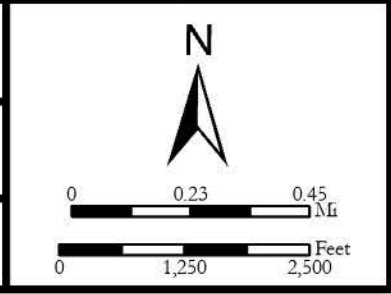


**Existing Zoning Map**

CUP3778 & VA4158  
STR 21 - 15S / 21E

**2023**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : jocervantes  
On Date : 12/4/2023



ALL IDEAS, CONCEPTS, INFORMATION AND OTHER INDICATORS OR REPRESENTATIONS ARE PROVIDED BY THIS DRAWING ARE INTENDED TO BE USED AS A GUIDE ONLY. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND DATA PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



SITE PLAN KEYED NOTES - EXISTING	
X	DESCRIPTION
A	(E) DRIVEWAY APPROACH.
B	(E) LANDSCAPING.
C	(E) CENTERLINE OF ROAD.
E	(E) WOOD FENCE
F	(E) CONCRETE PATH
G	(E) PROPERTY LINE
H	(N) PARKING AREA
I	(E) ORCHARD VINEYARD LIMIT
J	(E) PROPERTY SET BACK
K	(E) GRAVEL PATH
L	(E) PONDING BASIN
M	(E) PROPANE TANK
N	(E) CONCRETE SLAB
O	(E) ELECTRICAL METER

**PROPOSED SITE PLAN**  
SCALE: 1:360

**CVEAS**  
**CENTRAL VALLEY**  
 ENGINEERING & SURVEYING, INC.  
 2511 LOGAN STREET Tel: (554) 841-0811  
 SELMA, CA 93662 Fax: (554) 841-0815  
 WWW.CVEAS.COM Email: info@cveas.com

**PROJECT**  
**PROPOSED EVENT PLACE FOR**  
**"THE SUNSET ACRES"**  
 8853 SHELBY AVE.  
 FOWLER, CA 95126  
 APN: 345-140-169

REGISTERED PROFESSIONAL ENGINEER  
 RICARDO LEAL  
 No. C 77825  
 Exp. 06-30-25  
 CIVIL  
 STATE OF CALIFORNIA  
 DATE SIGNED: 11/27/2023

Revisions:	Date:
△ -	-
△ -	-
△ -	-
△ -	-
△ -	-

**PROPOSED SITE PLAN**

CVEAS JOB #: 2218

DATE: 11/27/2023

PLANNING SUBMITTAL #: XX-XXXX

PLAN CHECK SUBMITTAL #: XX-XXXX

DRAWN BY: EL

CHECKED BY: RL

SCALE: NOTE ON PLANS

CIVIL ENGINEERING • LAND SURVEYING • CONSULTING • STRUCTURAL DESIGN • ARCHITECTURAL DRAFTING • COMMERCIAL & RESIDENTIAL BUILDING DESIGN • PLANNING & PROJECT MANAGEMENT



# 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. KHOSA  
NOVEMBER, 2023

**OWNERS INFO:**

GURPREET K. KHOSA  
9114 SOUTH WEST AVENUE,  
FRESNO, CA, 93706  
TEL: (209) 640-7676  
APN: 345-140-165

**LEGEND:**

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

**SURVEY CONTROL DATUM**

HORIZONTAL (BASIS OF BEARINGS):  
THE EAST LINE OF THE SOUTHEAST QUARTER OF  
SECTION 21 TAKEN TO BE NORTH 00°03'54" WEST  
PER (R-1)

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

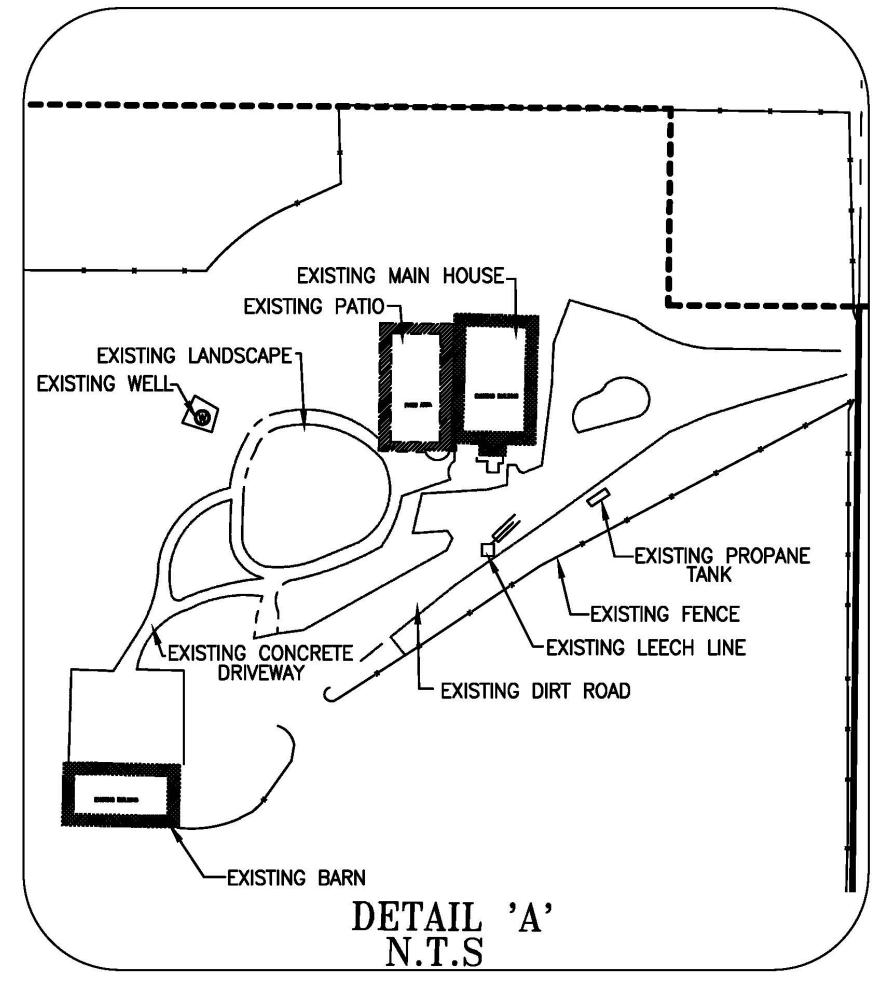
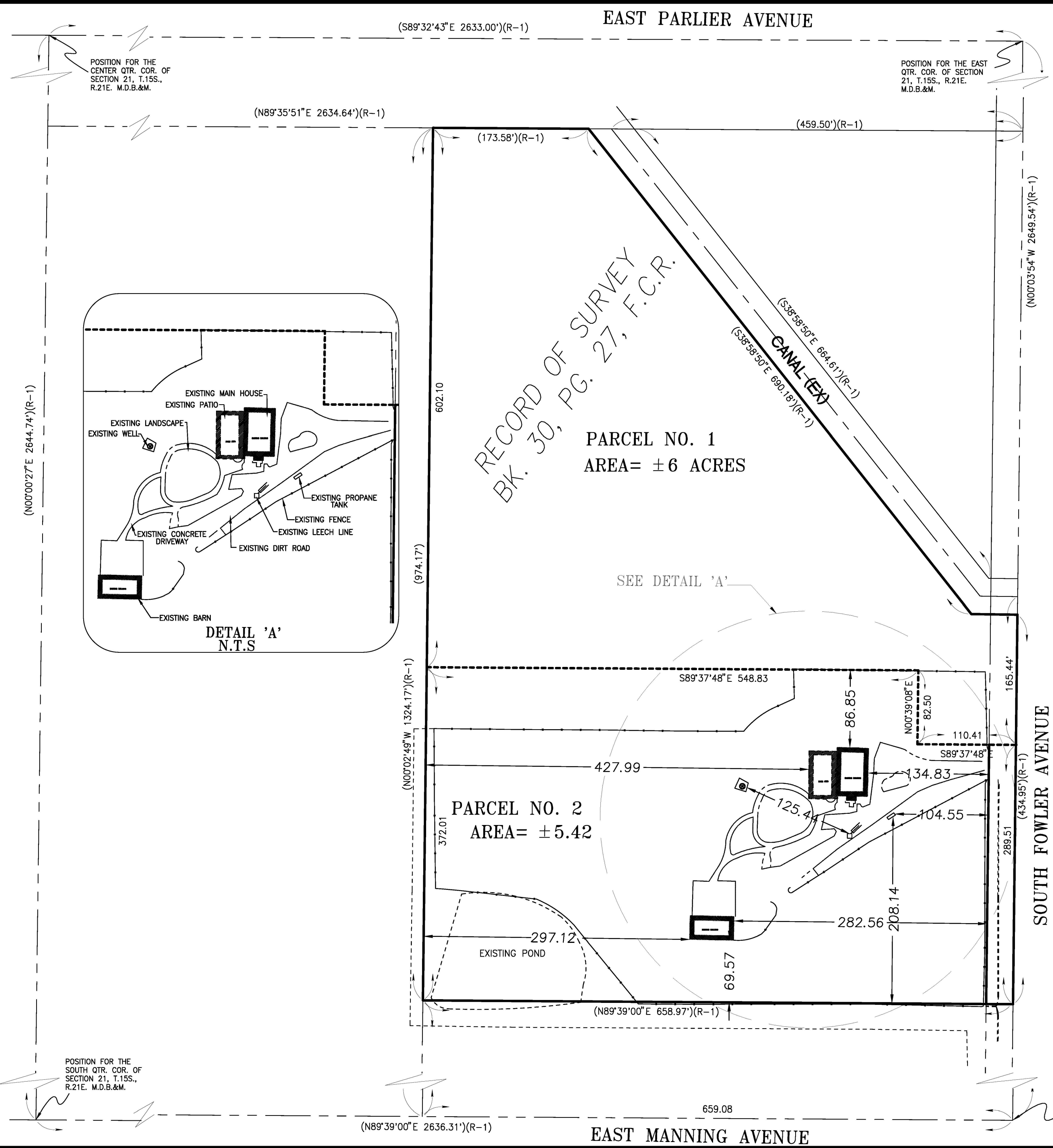
**CVEAS CENTRAL VALLEY ENGINEERING AND SURVEYING**

2511 LOGAN STREET  
SELMA, CA 93662  
WWW.CVEAS.COM

Tel. (559) 891-8811  
Fax (559) 891-8815  
Email: info@cveas.com

CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION • CUSTOM HOME DESIGN  
COMMERCIAL BUILDING DESIGN • PLANNING & PROJECT MANAGEMENT

DATE OF SURVEY	07/14/2023
JOB NO.	22118MX
CAD TECH	S.STUBER
CHECK BY	N.SAHOTA
DRAWING NAME	TPM
DATE	11/06/2023
REVISION DATE	



POSITION FOR THE  
SOUTHEAST COR. OF  
SECTION 21, T.15S.,  
R.21E. M.D.B.&M.

POSITION FOR THE  
SOUTH QTR. COR. OF  
SECTION 21, T.15S.,  
R.21E. M.D.B.&M.

POSITION FOR THE  
CENTER QTR. COR. OF  
SECTION 21, T.15S.,  
R.21E. M.D.B.&M.

POSITION FOR THE EAST  
QTR. COR. OF SECTION  
21, T.15S., R.21E.  
M.D.B.&M.

## Variance Findings for Pre App 21-104303

November 27, 2023

Project Description: Requesting variance to waive road frontage requirements in conjunction to creating a six acre parcel and a 5.42 acre parcel from an existing 10.42 acre parcel.

1. The proposed Sunset Acres project is a new and exciting opportunity unlike anywhere in the Fowler, California, area. The Sunset Acres will provide much needed space for the City of Fowler and surrounding areas to celebrate and enjoy special events without traveling long distance. The Sunset Acres will be one of the most desirable and affordable locations for special events without impacting traffic in the area. The Sunset Acres is located on approximately 10 acres of land. We are seeking a variance from the County because we intend to develop and reside in the residence that is also located on the same property as The Sunset Acres. Our residence must be separate from the event venue operations for legal reasons. Circumstances applicable to this property which do not apply to other properties in the vicinity having the identical zoning classification is that the subject parcel has not been farmed for many years prior to the purchase of the land.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right under like conditions in the vicinity having the identical zoning classification. Adjacent to the property site are other rural properties that also have residences. Many of the owners of the adjacent properties live on the residences and thereon. We must also be afforded this right like other adjacent property owners to live in our residence on the property site as a separate parcel from the event site at the Sunset Acres.
3. By allowing the residence on the property site to be separated from the event site, there will be absolutely no impact on the adjacent landowners. The ownership rights of neighbors will not be affected. Allowing a parcel split will only affect the insurance, property tax, and ownership rights of the applicants. In fact the adjoining property owners support the establishment of the event by signing letter of support and consent, a copy of which is attached hereto as Exhibit "A".
4. Fresno County General Plan promotes beauty of the area being developed in order to beautify the neighborhood for everyone to enjoy which The Sunset Acres does. The granting of the variances will allow the event operator to separate the ownership rights of the residence. This will create clear lines between how the County may benefit from operations at the event site, including but not limited to property, sales, and other related taxes. There will be a clear distinction between the obligations of the event site and the residence.

I am politely and humbly requesting that Fresno County grant this variance for the proposed project based on the above mentioned.

Respectfully submitted,

A handwritten signature in purple ink, consisting of a stylized 'G' followed by a long, wavy horizontal line.

Gurpreet Kaur Khosa



Fresno County Department of Public Works and Planning

Date Received: (Application No.)

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

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A Street Level Fresno Phone: (559) 600-4497 Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

UCLUP for a high intensity park to establish event venue.

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: side of between and

Street address: 8853 South Fowler Avenue, Fowler, Ca 93625

APN: 345140165 Parcel size: Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

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

Table with 5 columns: Name, Address, City, Zip, Phone. Rows for Owner (Gurpreet Kaur Khosa) and Applicant (Gurjant Singh Khosa).

CONTACT EMAIL: gkhosa99@att.net

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

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

UTILITIES AVAILABLE:

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

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s):

Zone District:

Parcel Size:



# County of Fresno

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

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

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

#### OFFICE USE ONLY

IS No. \_\_\_\_\_

Project No(s). \_\_\_\_\_

Application Rec'd.: \_\_\_\_\_

### GENERAL INFORMATION

1. **Property Owner:** Gurpreet K. Khosa **Phone/Fax:** (209) 598-8154  
**Mailing Address:** 9114 S. West Ave. Fresno CA 93706  
**Street City State/Zip**
2. **Applicant:** CVEAS, INC. - Elvira Lopez **Phone/Fax:** (559) 891-8811  
**Mailing Address:** 2511 Logan St. Selma CA 93662  
**Street City State/Zip**
3. **Representative:** CVEAS, INC. - Elvira Lopez **Phone/Fax:** (559) 891-8811  
**Mailing Address:** 2511 Logan St Selma CA 93662  
**Street City State/Zip**
4. **Proposed Project:** Requesting CUP to allow event venue to be conducted on the parcel.
5. **Project Location:** 8853 S. Fowler Ave. Fowler CA 93625
6. **Project Address:** " "
7. **Section/Township/Range:** 21 / 15 / 21      8. **Parcel Size:** 10.39 AC
9. **Assessor's Parcel No.** 345-140-165      OVER.....

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

11. What other agencies will you need to get permits or authorization from: None.

- |  |  |
|--|--|
| <input type="checkbox"/> LAFCo (annexation or extension of services) | <input type="checkbox"/> SJVUAPCD (Air Pollution Control District) |
| <input type="checkbox"/> CALTRANS                                    | <input type="checkbox"/> Reclamation Board                         |
| <input type="checkbox"/> Division of Aeronautics                     | <input type="checkbox"/> Department of Energy                      |
| <input type="checkbox"/> Water Quality Control Board                 | <input type="checkbox"/> Airport Land Use Commission               |
| <input type="checkbox"/> 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!: AE-20

14. Existing General Plan Land Use Designation!: Agricultural

**ENVIRONMENTAL INFORMATION**

15. Present land use: Rural residential

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

existing house, existing barn, existing waterwell  
existing septic.

Describe the major vegetative cover: some shrubs and trees

Any perennial or intermittent water courses? If so, show on map: N/A

Is property in a flood-prone area? Describe:  
N/A

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

North: Fowler Cemetery

South: vine yards

East: fruit trees

West: vine yards

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

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

19. Transportation:

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

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

B. Daily traffic generation:

I. Residential - Number of Units 1  
Lot Size Approx. 974' x 646'  
Single Family 1  
Apartments 0

II. Commercial - Number of Employees N/A  
Number of Salesmen N/A  
Number of Delivery Trucks N/A  
Total Square Footage of Building N/A

III. Describe and quantify other traffic generation activities: \_\_\_\_\_  
Approximately 75 cars per event.

20. Describe any source(s) of noise from your project that may affect the surrounding area: \_\_\_\_\_  
music on event days.

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

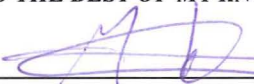
22. Describe the probable source(s) of air pollution from your project: N/A

23. Proposed source of water:  
 private well  
 community system<sup>3</sup>--name: \_\_\_\_\_

OVER.....

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: N/A
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>: N/A
27. Anticipated type(s) of liquid waste: N/A
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: N/A
29. Anticipated volume of hazardous wastes<sup>2</sup>: N/A
30. Proposed method of hazardous waste disposal<sup>2</sup>: N/A
31. Anticipated type(s) of solid waste: to vary per event
32. Anticipated amount of solid waste (tons or cubic yards per day): N/A
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): N/A
34. Proposed method of solid waste disposal: waste management once a week
35. Fire protection district(s) serving this area: Frisno Fire Department.
36. Has a previous application been processed on this site? If so, list title and date: N/A
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No X
38. If yes, are they currently in use? Yes \_\_\_\_\_ No X

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

  
 \_\_\_\_\_  
 SIGNATURE

11/27/2023  
 \_\_\_\_\_  
 DATE

<sup>1</sup>Refer to Development Services and Capital Projects 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, 2023: \$3,839.25 for an EIR; \$2,764.00 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

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

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

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



\_\_\_\_\_  
Applicant's Signature

11/27/2023

\_\_\_\_\_  
Date



The Sunset Acres – 8853 South Fowler Avenue – Fowler, CA 93625

PROPERTY OWNER: Gurpreet Khosa

421 East South Avenue – Fowler, CA 93625

#### OPERATIONAL CHECKLIST:

1. NATURE OF OPERATION: Offering a countryside backdrop for wedding celebrations, our operational family ranch serves as an ideal event venue. We take a personalized approach to wedding coordination and aesthetics, featuring an open-air barn and enclosed pastures.
2. OPERATIONAL TIME LIMITS: Our operational hours typically span from 6PM to 10PM, primarily on Fridays and Saturdays, with the main events themselves lasting around 4. The prime wedding season, extending from April to November, showcases the beauty of our venue. Ceremonies take place outdoors in the scenic pasture area or within the charming confines of our open-air barn, an existing structure that adds character to the setting. We accommodate 1 to 2 wedding events per month, ensuring a tailored and memorable experience.
3. NUMBER OF CUSTOMERS OR VISITORS: The typical wedding gathering at our venue comprises approximately 50-75 guests. In this context, The Sunset Acres stands ready to facilitate wedding events encompassing a guest list spanning from 50 to 75 individuals.
4. NUMBER OF EMPLOYEES: There are no employees for the Sunset Acres. It is owner operated.
5. SERVICE AND DELIVERY VEHICLES: Anticipate 1 to 2 deliveries via rental trucks and vans, dedicated to transporting essential event decorating and music equipment. The optimal scheduling approach involves coordinating the majority of deliveries in the early hours of the event day, with subsequent pickups scheduled at the end of the day.
6. ACCESS TO SITE: Private driveway with recycled asphalt.
7. NUMBER OF PARKING SPACES FOR EMPLOYEES, CUSTOMERS AND SERVICE/DELIVERY VEHICLES TYPE OF SURFACE ON PARKING AREA: The designated parking area is situated within the expansive eastern pasture adjacent to the main house. Accessible via a convenient circular driveway, this parking space is thoughtfully designed to comfortably accommodate up to 50-75 vehicles.
8. ARE ANY GOODS TO BE SOLD ON-SITE? No goods will be sold on-site.
9. WHAT EQUIPMENT IS USED? No equipment is being used.
10. WHAT SUPPLIES OR MATERIALS ARE USED AND HOW ARE THEY STORED? The available inventory comprises a restricted quantity of supplies, primarily encompassing tables and chairs tailored for intimate wedding events. These provisions are securely housed within the confines of a barn, the access to which is consistently maintained under lock and key.
11. DOES THE USE CAUSE ANY UNSIGHTLY APPEARANCE? NOISE? NO GLARE? NO DUST? NO ODOR? NO

The ranch boasts meticulous upkeep, characterized by expansive lawns, picturesque mature trees, and flourishing floral displays. The paddocks and corral zones stand as exemplars of cleanliness and order, meticulously maintained to the highest standards. Moreover, the verdant pastures are consistently manicured, ensuring a seamlessly convenient environment for venue activities.

12. LIST ANY SOLID OR LIQUID WASTE TO BE PRODUCED.

For an event of moderate scale, accommodating approximately 50 to 75 wedding guests, the accumulation of waste typically necessitates the use of 4 to 5 large garbage bags. To facilitate efficient waste management, a strategically positioned commercial bin is provided in the vicinity of the wedding venue, with scheduled disposal occurring on Wednesday. Notably, our commitment to environmental responsibility is exemplified by the provision of dedicated receptacles for segregating glass and plastic materials. In terms of sanitation facilities, temporary toilets are employed to accommodate guest needs. The removal of these facilities and associated waste is managed by our contracted vendor promptly in the days following the wedding event. This meticulous process ensures the restoration of the venue's pristine condition and contributes to an overall seamless event experience.

13. ESTIMATED VOLUME OF WATER TO BE USED (GALLONS PER DAY?)

SOURCE OF WATER? Domestic Water Well

GALLONS PER DAY?

In the context of portable toilet facilities, each unit consumes approximately 50 gallons of water for toilet usage and an additional 50 gallons for hand-washing. Consequently, the deployment of two portable toilets would typically entail an aggregate water usage of around 200 gallons. It's important to note that actual water consumption tends to be lower than this estimate per individual event.

To address the hydration needs of our guests, bottled water is thoughtfully provided for drinking purposes, ensuring their comfort and convenience throughout the event. This approach strikes a balance between meeting guest requirements and maintaining responsible water usage practices.

14. DESCRIBE ANY PROPOSED ADVERTISING INCLUDING SIZE, APPEARANCE AND PLACEMENT?

The distinctive Sunset Acres logo, resembling a metal brand, will be prominently displayed on the property's entrance gate. The logo itself will measure 36" x 36", serving as a distinctive and representative mark of the establishment. It's important to note that this logo will be the sole form of signage employed on the property, ensuring a tasteful and uncluttered visual environment. This measured approach contributes to the property's aesthetic appeal while effectively communicating its identity.

15. WILL EXISTING BUILDINGS BE USED OR WILL NEW BUILDINGS BE CONSTRUCTED?

The current barn structure provides an open-air setting that can potentially serve as a ceremony site. However, the expansive and charming fenced pasture areas, along with other well-maintained grassy zones, present more accommodating seating options and an enhanced sense of open space.

It's noteworthy that there are no plans for the construction of any new buildings on the premises. This commitment to maintaining the existing structures preserves the natural

and rustic ambiance of the venue, while the careful consideration of alternative spaces ensures that the event experience is optimally suited to guest comfort and aesthetic preferences.

16. EXPLAIN WHAT BUILDINGS OR WHAT PORTION OF BUILDINGS WILL BE USED IN THE OPERATION.

The open-air barn is utilized on an occasional basis as a venue for wedding ceremonies. This versatile space provides a unique and rustic backdrop for such events, adding to the overall charm and ambiance of the occasion.

17. WILL ANY OUTDOOR LIGHTING OR AN OUTDOOR SOUND AMPLIFICATION SYSTEM BE USED?

Adequate temporary outdoor lighting will be strategically arranged throughout the visitor and reception areas, extending to encompass the parking area as well. This thoughtful illumination enhances both safety and aesthetics for attendees during evening events.

Regarding auditory elements, the appointed DJs are equipped with their own sound equipment. Notably conscientious of noise levels and the stipulated shutdown timeframe, they adhere to these guidelines to ensure a harmonious event environment. Importantly, the positioning of their speakers is directed towards the designated dance floor area, further contributing to a focused and immersive auditory experience for all attendees.

18. LANDSCAPING OR FENCING PROPOSED?

The boundary of Sunset Acres is defined by circular wooden fence posts, contributing to its rustic and charming aesthetic. The overall ranch area is meticulously landscaped, enhancing its natural beauty and visual appeal. It's important to note that there are no plans for introducing new landscaping or fencing alterations. The existing landscaping and fencing elements stand as a testament to the property's well-maintained and picturesque environment, maintaining its established character and ambiance.

19. ANY OTHER INFORMATION THAT WILL PROVIDE A CLEAR UNDERSTANDING OF THE PROJECT OR OPERATION.

The Sunset Acres is dedicated to offering a unique and intimate boutique wedding experience set against a rural family-ranch backdrop. With its fenced pastures, open-air barn, and meticulously maintained lawn areas, the venue provides the bride and groom with versatile choices for their ceremony and reception settings. This diversity of spaces allows for a personalized and tailored event that aligns with the couple's preferences and vision.

Beyond catering to couples, The Sunset Acres also presents local wedding vendors with valuable prospects to expand their businesses within the valley. This collaborative approach not only enriches the event offerings within the region but also fosters growth and development within the local wedding industry. The synergistic relationship between The Sunset Acres and these vendors contributes to the overall enrichment of the community's event landscape.

20. IDENTIFY ANY OWNERS, OFFICERS, AND/OR BOARD MEMBERS FOR EACH APPLICATION SUBMITTED.

Gurpreet Khosa, property owner. Gurpreet Khosa will also play the role of on-site owner operator/manager.

Gurpreet

8/25/23



*The*  
**SUNSET**   
**ACRES**  
**559-316-0778**  
**8853 S FOWLER AVE**  
**FOWLER, CA 93625**

*The*  
**SUNSET**   
**ACRES**  
**559-316-0778**  
**8853 S FOWLER AVE**  
**FOWLER, CA 93625**



8853 S. Fowler Ave. Fowler, CA



West



North-East



East





South-West



West



West



West



South



North (@ intersection)