



# County of Fresno

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

DATE: December 18, 2025

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 of Planning  
Development Services and Capital Projects, Attn: Chris Motta, Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga,  
Principal Planner  
Development Services and Capital Projects, Attn: Attn: James Anders,  
Principal Planner  
Development Services and Capital Projects, Current/Environmental  
Planning, Attn: Tawanda Mtunga, Principal Planner  
Development Services and Capital Projects, Policy Planning, Attn:  
Tawanda Mtunga, Principal Planner  
Development Services and Capital Projects, Zoning & Permit Review,  
Attn: Daniel Gutierrez, Senior Planner  
Development Services and Capital Projects, Development Engineering,  
Attn: Laurie Kennedy, Office Assistant III  
Water and Natural Resources Division, Attn: Augustine Ramirez, Division  
Manager  
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner  
Water and Natural Resources Division, Transportation Planning, Attn:  
Hector Luna, Senior Planner/Darren Findley, Senior Engineering  
Technician/Brody Hines, Planner  
Water and Natural Resources Division, Community Development, Attn:  
Yvette Quiroga, Principal Planner  
Design Division, Attn: Mohammad Alimi, Division Manager;  
Erin Haagenson, Program Manager  
Resources Division, Attn: Daniel Amann, Interim Division Manger  
Resources Division, Special Districts, Attn: Christopher Bump, Special Districts  
Manager  
Road Maintenance and Operations Division, Attn: Mohamoud Mohamed  
Department of Public Health, Environmental Health Division, Attn: Deep  
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,  
Environmental Health Specialist;  
Fresno County Agricultural Commissioner, Attn: Melissa Cregan, Commissioner  
California Department of Fish and Wildlife, Attn: Jim Vang, Environmental Scientist;  
Craig Bailey, Environmental Scientist; [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
Fresno County Fire Protection District, Attn: Diane Rodriguez, [tku.prevention-planning@fire.ca.gov](mailto:tku.prevention-planning@fire.ca.gov)  
San Joaquin Valley Unified Air Pollution Control District, Attn: PIC-CEQA Division,  
[ceqa@valleyair.org](mailto:ceqa@valleyair.org), [michael.corder@valleyair.org](mailto:michael.corder@valleyair.org), [pati.siong@valleyair.org](mailto:pati.siong@valleyair.org)

CA Regional Water Quality Control Board, Attn: Lewis Lummen,  
[lewis.lummen@waterboards.ca.gov](mailto:lewis.lummen@waterboards.ca.gov); [centralvalleyfresno@waterboards.ca.gov](mailto:centralvalleyfresno@waterboards.ca.gov)  
Consolidated Mosquito District, Attn: Jodi Holeman, District Manager  
[jholeman@mosquitobuzz.net](mailto:jholeman@mosquitobuzz.net)  
Alta Irrigation District, Attn: Chad Wegley, General Manger, [cw@altaid.org](mailto:cw@altaid.org)  
Pacific Gas and Electric, Attn: Centralized Plan Review Team,  
[pgeplanreview@pge.com](mailto:pgeplanreview@pge.com)  
Kings River Conservation, Attn: Charlotte Gallock, Director of Water Resources,  
[cgallock@krcd.org](mailto:cgallock@krcd.org), [sthiede@krcd.org](mailto:sthiede@krcd.org)

FROM: Arianna Brown, Planner  
Development Services and Capital Projects Division

SUBJECT: Conditional Use Permit Application No. 3840 and Initial Study 8841

APPLICANT: Tanya Moore

DUE DATE: **January 19, 2026**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a Special Event Facility on an approximately 39-acre parcel with mixed use AL-20 (Limited Agriculture, 20-acre minimum), RC-40 (Resource Conservation), and O (Open Conservation Land Use) Zone Districts.

The subject parcel is located on the south side of Highway 180 (E. Kings Canyon Rd.) on the southwest corner where S. Reed Ave. turns into E. Kings Canyon Rd. within the unincorporated community of Minkler (APN: 333-220-79) (Sup. Dist. 5).

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

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

We must have your comments by **January 19, 2026**. 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, Arianna Brown, 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 [abrown@fresnocountyca.gov](mailto:abrown@fresnocountyca.gov)

AB

"G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3800-3899\3840\Routing\CUP 3840 Routing Ltr.doc"

Activity Code (Internal Review): 2381

Enclosures

Wwds.secretary@gmail.com



Email to: TANYA MOORE  
wwds.sectetary@gmail.com

Mail to: TANYA MOORE  
18463 E. KINGSCANYON RD  
SANGER, CA 93657

Development Services  
and  
Capital Projects  
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 25-012047  
APPLICANT: TANYA MOORE  
PHONE: 408-605-6163

PROPERTY LOCATION: 18463 E KINGS CANYON RD  
APN(s): 333-220-79 ALCC: No  Yes # VIOLATION NO. 20-010550  
CNEL: No  Yes (level) LOW WATER: No  Yes WITHIN 1/2 MILE OF CITY: No  Yes  
ZONE DISTRICT: AL-20/RC-40 & O; SRA: No  Yes HOMESITE DECLARATION REQ'D.: No  Yes  
LOT STATUS:

Zoning:  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: ( ) 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: ( ) Inside /  Outside District No.: FLOOD PRONE: No Yes   
PROPOSAL UNCLASSIFIED CONDITIONAL USE PERMIT TO ALLOW SPECIAL EVENTS (WEDDINGS/CORPORATE MEETING)

COMMENTS:  
ORD. SECTION(S): ARTICLE 7 PAGE 7-97 BY: ALBERT AGUILAR DATE: 9/15/25

GENERAL PLAN POLICIES: Agriculture ( ) GPA: ( ) MINOR VA:  
LAND USE DESIGNATION: ( ) AA: (x) HD: 992.00  
COMMUNITY PLAN: (x) CUP: 9,968.95 (x) AG COMM: 93.00  
REGIONAL PLAN: Kings River ( ) DRA: ( ) ALCC:  
SPECIFIC PLAN: ( ) VA: (x) IS/PER\*: 5,628.64  
SPECIAL POLICIES: ( ) AT: (x) Viol. (35%): 3,489.13  
SPHERE OF INFLUENCE: ( ) TT: ( ) Other:  
ANNEX REFERRAL (LU-G17/MOU): ( ) PLA: Filing Fee: \$  
COMMENTS: ( ) TPM: Pre-Application Fee: - 254.41 262.04  
( ) TPMW: Total County Filing Fee: \$19,909.68

FILING REQUIREMENTS: OTHER FILING FEES:  
(x) Land Use Applications and Fees (x) Archaeological Inventory Fee: \$75 at time of filing  
(x) This Pre-Application Review form (Separate check to Southern San Joaquin Valley Info. Center)  
(x) Copy of Deed / Legal Description (x) CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,916.75  
(x) Photographs (Separate check to Fresno County Clerk for pass-thru to CDFW.  
( ) Letter Verifying Deed Review Must be paid prior to IS closure and prior to setting hearing date.)  
(x) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.  
(x) Site Plans - One (1) Copy (folded to 8.5"x11") \*PDF COPY PREFERRED  
( ) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction  
(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  
( ) Nitrogen Loading Analysis or RWQCB supplemental treatment

BY: Arianna Brown DATE: 10/22/25  
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)

PLU # 113 Fee: \$254.41  
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

Date Received: NOV 06 2025



Fresno County Department of Public Works and Planning

DEPARTMENT OF PUBLIC WORKS  
DEVELOPMENT SERVICES DIVISION

MAILING ADDRESS:

Department of Public Works and Planning  
Development Services and Capital Projects 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

(Application No.)

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

[Empty box for description of proposed use or request]

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: West side of E. Reed Avenue  
between E. Kings Canyon Rd and Highway 180  
Street address: 18436 E. Kings Canyon Rd, Sanger, CA 93657

APN: 333-220-79 Parcel size: 38 acres Section(s)-Twp/Rg: S 10 - T 14 S/R 23 E

ADDITIONAL APN(s): 330-220-13 (former now renumbered)

I, Tanya Moore Tanya Moore (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.

Tanya Moore	18463 E. Kings Canyon Rd	Sanger	CA 93657	4086056163
Owner (Print or Type)	Address	City	Zip	Phone
NA				
Applicant (Print or Type)	Address	City	Zip	Phone
NA				
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: wands secretary@gmail.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

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

UTILITIES AVAILABLE:

WATER: Yes  / No   
 Agency: \_\_\_\_\_  
 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): \_\_\_\_\_

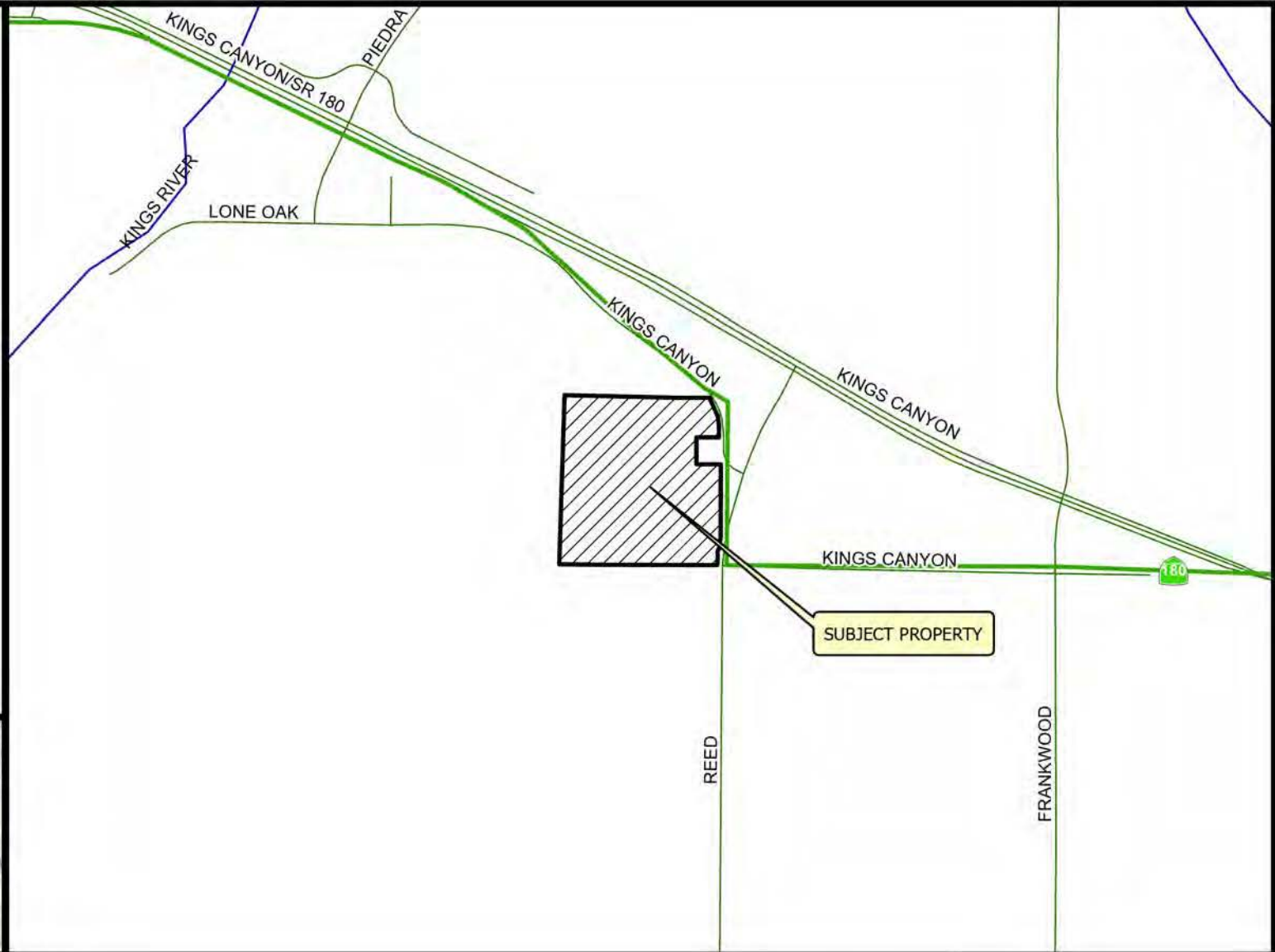
Zone District: \_\_\_\_\_

Parcel Size: \_\_\_\_\_

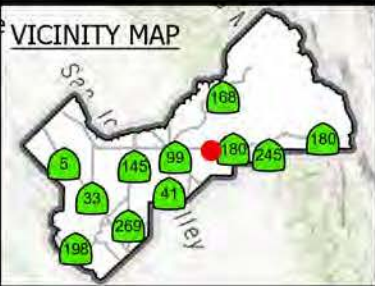
over.....

**Legend**

 Subject Property



**VICINITY MAP**

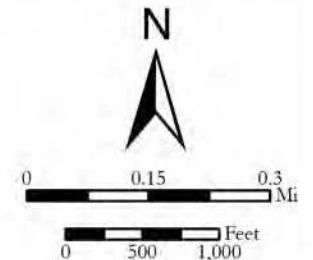


# LOCATION MAP












## CUP 3840

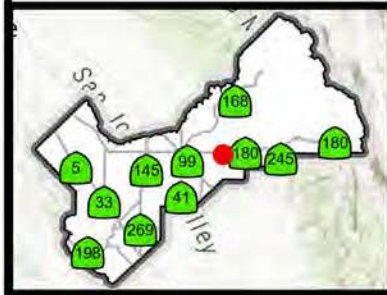
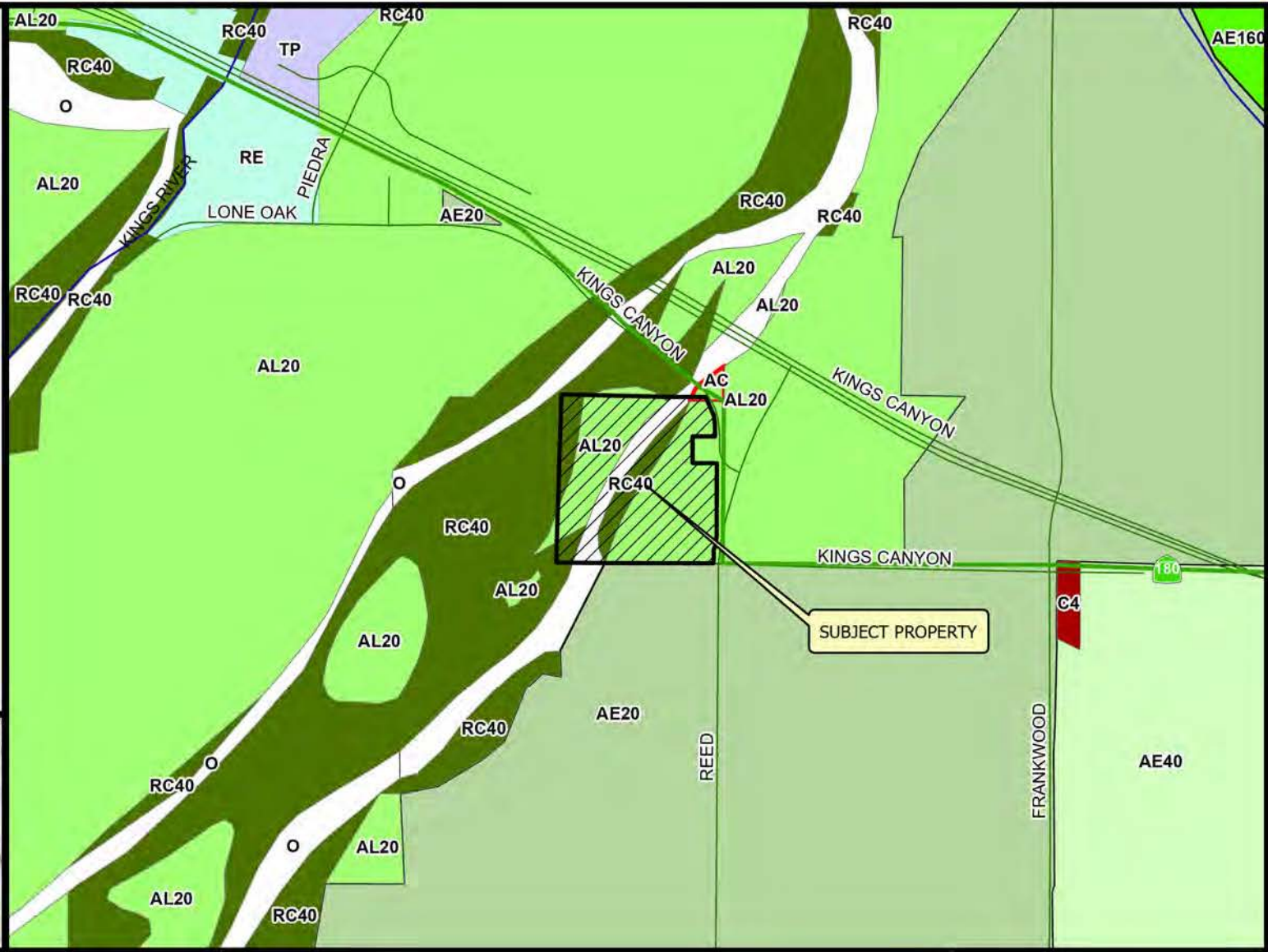
## 2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : chuvang  
On Date : 12/16/2025



**Legend**

-  Subject Property
-  O
-  AC
-  AE160
-  AE20
-  AE40
-  AL20
-  C4
-  RC40
-  RE
-  TP

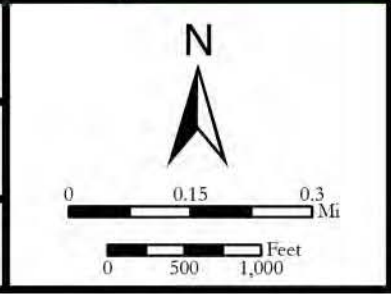


# Existing Zoning Map

CUP 3840  
STR 10 - 14S / 23E




2025

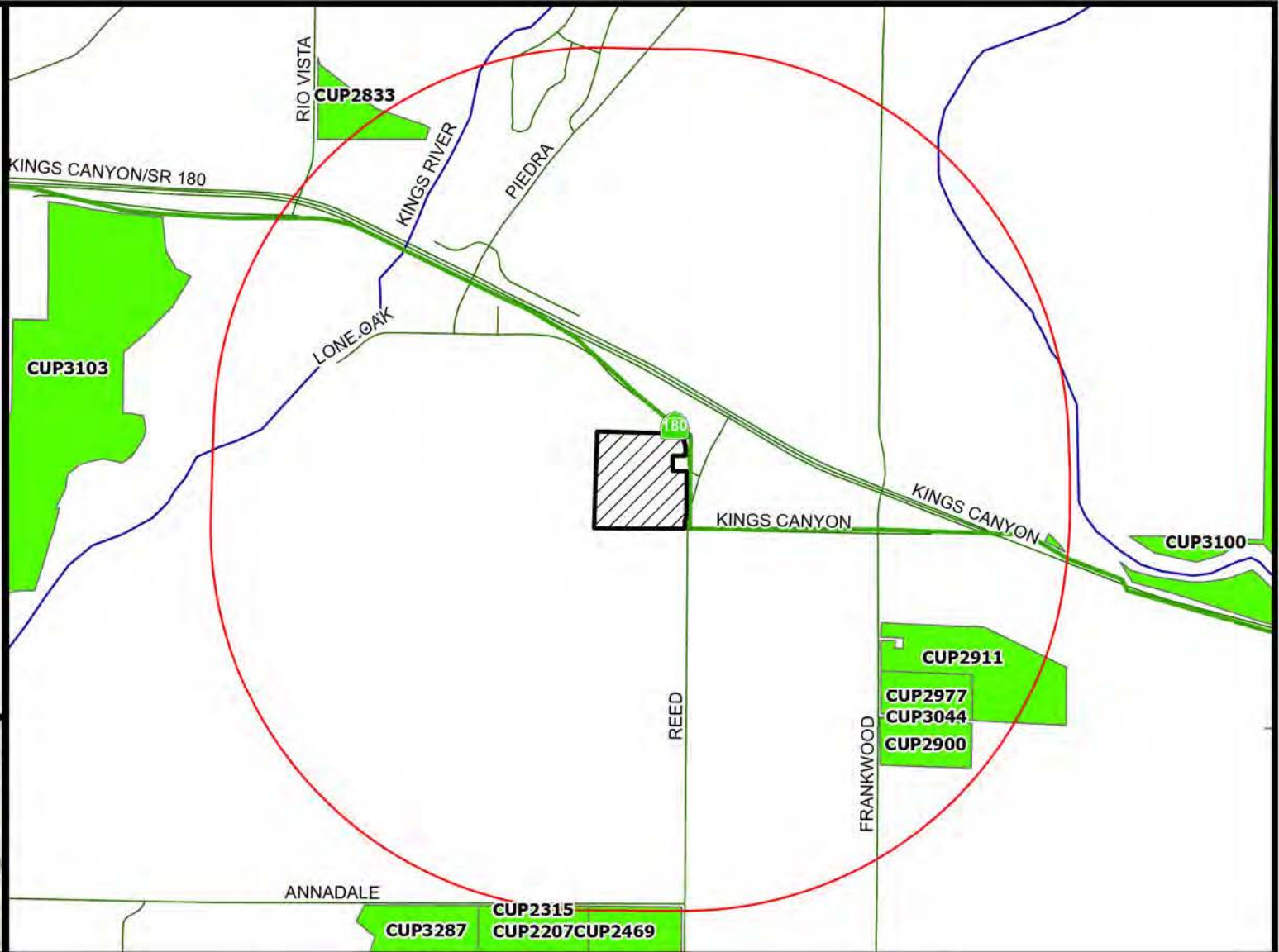
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : chuang  
 On Date : 12/16/2025





**Legend**

-  One mile buffer
-  Subject Property
-  LU Permits

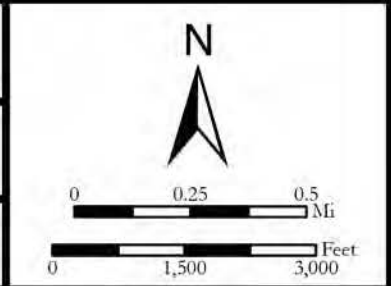


# Proximity Map

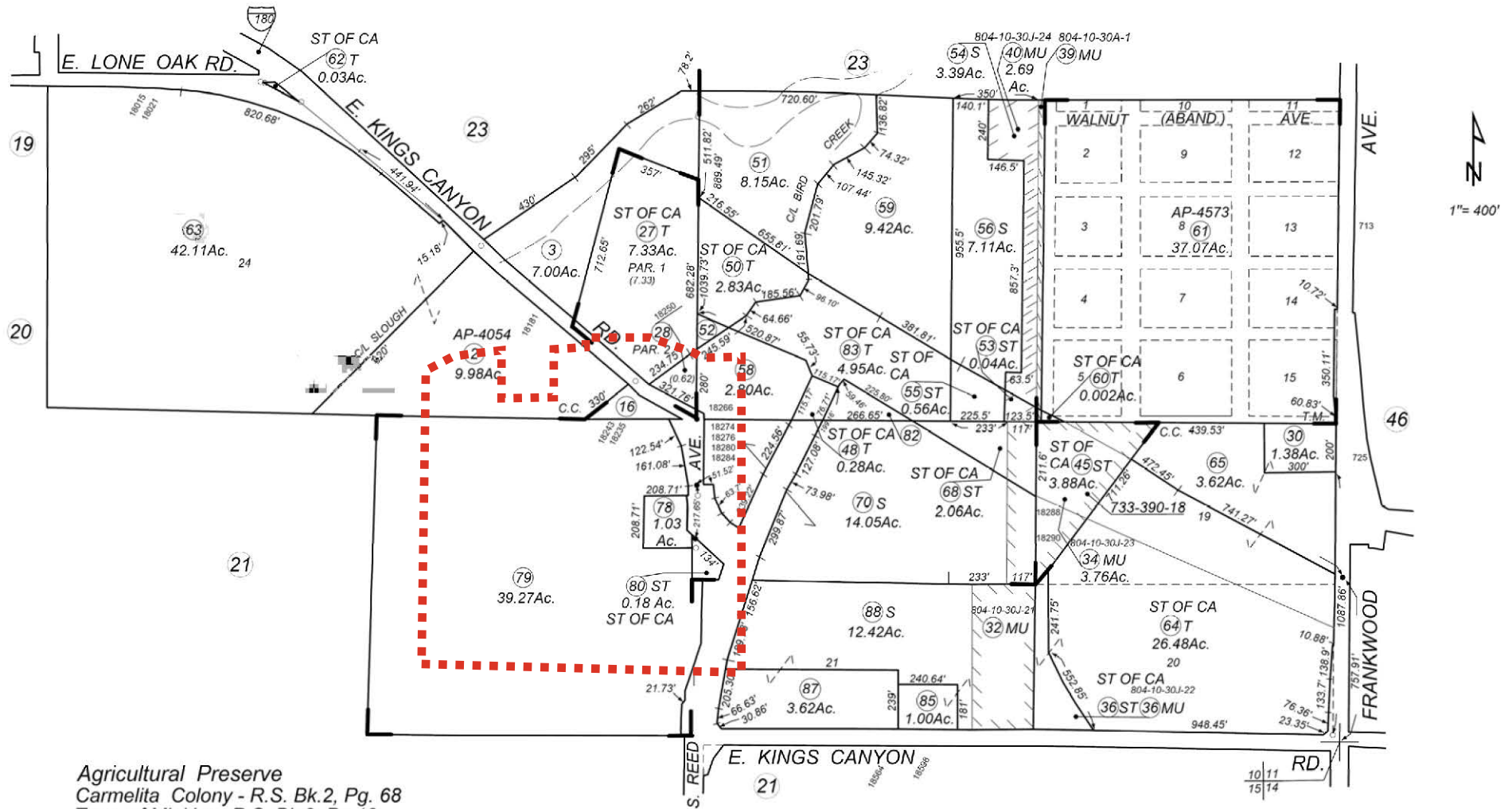
## CUP 3840

## 2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : chuang  
On Date : 12/16/2025



-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  
Carmelita Colony - R.S. Bk.2, Pg. 68  
Town of Minkler - R.S. Bk.8, Pg.13  
Parcel Map No. 4505 - Bk.32, Pg.27

Assessor's Map Bk.333 - Pg.22  
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

## Operational Statement

November 3, 2025

Tanya Moore  
Kings River Ranch  
18463 E. Kings Canyon Rd  
Sanger, CA 93657

Subject: CUP to allow a wedding event center

### **1. Nature of the operation – what do you propose to do? Describe in detail.**

The subject property is an approximately 38+ acres ranch ("Ranch") and is situated in AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District, is currently utilized as an irrigated livestock pasture (sheep and cattle), and includes an undeveloped wooded area rich with oak trees. The Ranch has multiple zoning, including AL-20, RC-40, and O. The Ranch also contains a single-family residence, farm housing (2), and accessory structures (barn, equipment garage) serving the ranch operations. The Ranch is in a predominantly agricultural area with very few rural residences dispersed throughout agricultural parcels, a small local grocery store, two fruit stands, and a restaurant. This location is ideal, positioned just off Highway 180, 2.25 miles east-southeast of Centerville, and approximately 7.6 miles north of Reedley at an elevation of 397 feet within the Minkler township. Minkler, a lightly populated agricultural zone located between Sanger and Reedley, serves as an ideal setting for the proposed wedding event center.

The applicant's family has lived on the Ranch continuously since purchasing the property in 1989. This property was a peach farm in the past and it was converted into a Ranch circa 2007. The Ranch also contains an artificial pond that was dug by previous owners. Owners are passionate about agritourism and which is permitted for AL-20 but it does not provide much income for the Ranch. Similarly, raising cattle and sheep does not generate much income due to limited AL-20 acreage. Renting portion of the Ranch for events would help in terms of offsetting the high cost of maintaining the small ranch and providing employment opportunities for the local families.

The proposed wedding venue ("Park") is approximately 2.5 acres of the parcel and consists of fields (2 acres) that can be used for guest, employee and vendor parking, and about .5 acre dedicated to the event location (see areal photograph of the proposed event area attached 1). Open field (see photograph 2) will be used for parking, and it can accommodate 150 plus parking spaces. (See attached photograph of the field) Guests will use the grassy shaded area near an

existing cement patio for ceremonies and socializing of guests. The party booking the event will be allowed to use the grass portion of the property, existing adjacent cement slab and walkways only (see photograph 3 of the proposed ceremony/reception area). This event area is in the middle half of the property, southwest of the existing residence, south of the existing artificial pond and tree line, and west of the house, south of the tree line and the artificial pond. This event area is approximately 20 acres removed from the nearby rural residences because it is in the center of the Ranch. All rentals, setup, catering, restrooms will be performed by vendors contracted for the events.

The Park will be rented out mainly for wedding type events, and once or twice a year for charitable events. The food and beverages shall be provided by caterers permitted by the Fresno County Department of Public Health, Environmental Health Division.

Operation of the park will be approximately an average of 1.5 events per month, about 20 events per year. Peak season will take place between the months of April – May and October-November, at weekends and between 4 p.m. to 10 p.m. with some allowance before and after that time for set up and breakdown of the event. Such set up and breakdown usually lasts no more than one hour, with a maximum of five to ten people on site setting up tables, chairs and decorations.

All buildings, open areas, deck, barn, garage, etc. are existing. The site has natural mature landscaping and no additional landscaping is proposed. No structural improvements except for ADA-compliant parking are anticipated. Approximately 4 acres of the Ranch are dedicated to residential use (owner's residence and 2 farm labor houses) and are not part of this CUP application.

The Park expects an average of 150 visitors per event. Traffic trips will be approximately 60 round trips per event.

The portion used for the Park is a serene, park-like environment, providing a safe and picturesque setting for attendees. The goal is to create a venue that celebrates and preserves the natural beauty of Minkler while providing a versatile space for local community and private events.

No change is requested for General Plan Designation, Parcel Size, Structural Improvements, Surrounding Residences or Development. The only request is to allow Special Events to take place on the portion of the parcel ("Park") on weekends.

## **2. Operational time limits:**

**Months (if seasonal):** 12 months (predominantly October/November and April/June)

**Days per week:** 1 or 2 days

**Hours:** 4:00 p.m. to 10:00 p.m.

**Total hours per day:** 6 to 8 hours (counting set up)

**Special activities:** Weddings and events  
**Frequency:** 1 or 2 times per week  
**Hours:** 3:00 p.m. to 10:00 p.m.  
**Are these indoors or outdoors?** All activities outdoors.

Clarification: The venue will be available to host one to two events per weekend during the peak season (October, November, May and June), but the average per year will be less than 0.4 per week. The events will be scheduled for Fridays, Saturdays or Sundays, and will last approximately 6 to 8 hours each day. Music and amplified noise will cease at 10:00 p.m.

**3. Number of customers or visitors:**

**Average number per day:** 50-200 per event  
**Maximum number per day:** N/A  
**Hours (when they will be there):** 4:00 p.m. to 10:00 p.m. – on events day only

**4. Number of employees:**

**Current:** 2

**Future:** 4

**Hours they work:** N/A

**Do any live on-site as a caretaker?** Yes, property owner and Ranch employees (2 Ranch employees currently live on-site as caretakers.

**5. Service and delivery vehicles.**

**Number:** N/A

**Type:** 1 pick up truck, 1 cargo van, 2 Utility vehicles for Ranch operations.

**Frequency:** 1 delivery average per day related to Ranch operations.

**6. Access to the site:**

**Public Road:** E. Kings Canyon Road and Reed Avenue

**Private Road:** N/A

**Surface:** Unpaved (dirt/gravel)/ Paved: Paved

**7. Number of Parking Spaces for employees, customers and service/delivery vehicles.**

100 parking space for guest parking, 5 parking spaces for employees and contracted vendors, gravel surface for service/delivery/employees and grass surface for customers

**Type of surfacing on parking area.** Compacted rock surface with grass and gravel on the top.

**8. Are any goods to be sold on site? If so, are these goods grown or produced on-site or at some other location? Explain.**

No goods will be sold on site.

**9. What equipment is used? If appropriate, provide pictures or brochure.**

None to be used for weddings.

**10. What supplies or materials are used and how are they stored?**

Chairs and tables will be supplied by a rental company.

**11. Does the use cause an unsightly appearance? If so, explain how this will be reduced or eliminated.**

No.

**Noise?** Amplified equipment for speaking arrangements and music will be meeting County of Fresno standards.

**Glare?** No.

**Dust?** No.

**Odor?** No.

**12. List any solid or liquid wastes to be produced.**

Solid waste: disposable plates, cups, utensils, napkins.

Liquid waste: all liquid waste will be properly disposed by a certified contractor. Mobile luxury restrooms will be used for events. Such restrooms carry away their own waste after the event completion.

**Estimated volume of wastes:** All wastes will be disposed of by a certified contractor after completion of the event.

**How and where is it stored?** N/A

**How is it hauled, and where is it disposed?** By a certified contractor.

**How often?** After each event.

**13. Estimated volume of water to be used (gallons per day). N/A**

**Source of water?** N/A

**14. Describe any proposed advertising including size, appearance, and placement.**

Small directional signage upfront at the entrance. It will be professionally made and adhere to Fresno County sign standards upon approval.

**15. Will existing buildings be used or will new buildings will be constructed?**

None.

**16. Explain which buildings or what portion of buildings will be used in the operation.**

N/A

**17. Will any outdoor lighting or an outdoor sound amplification system be used?**

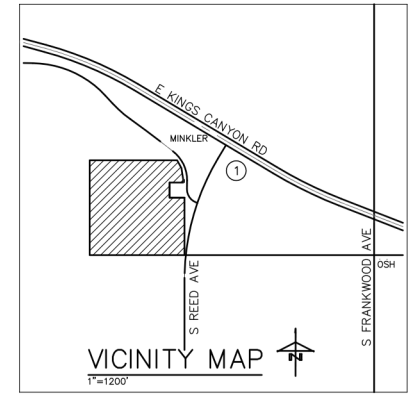
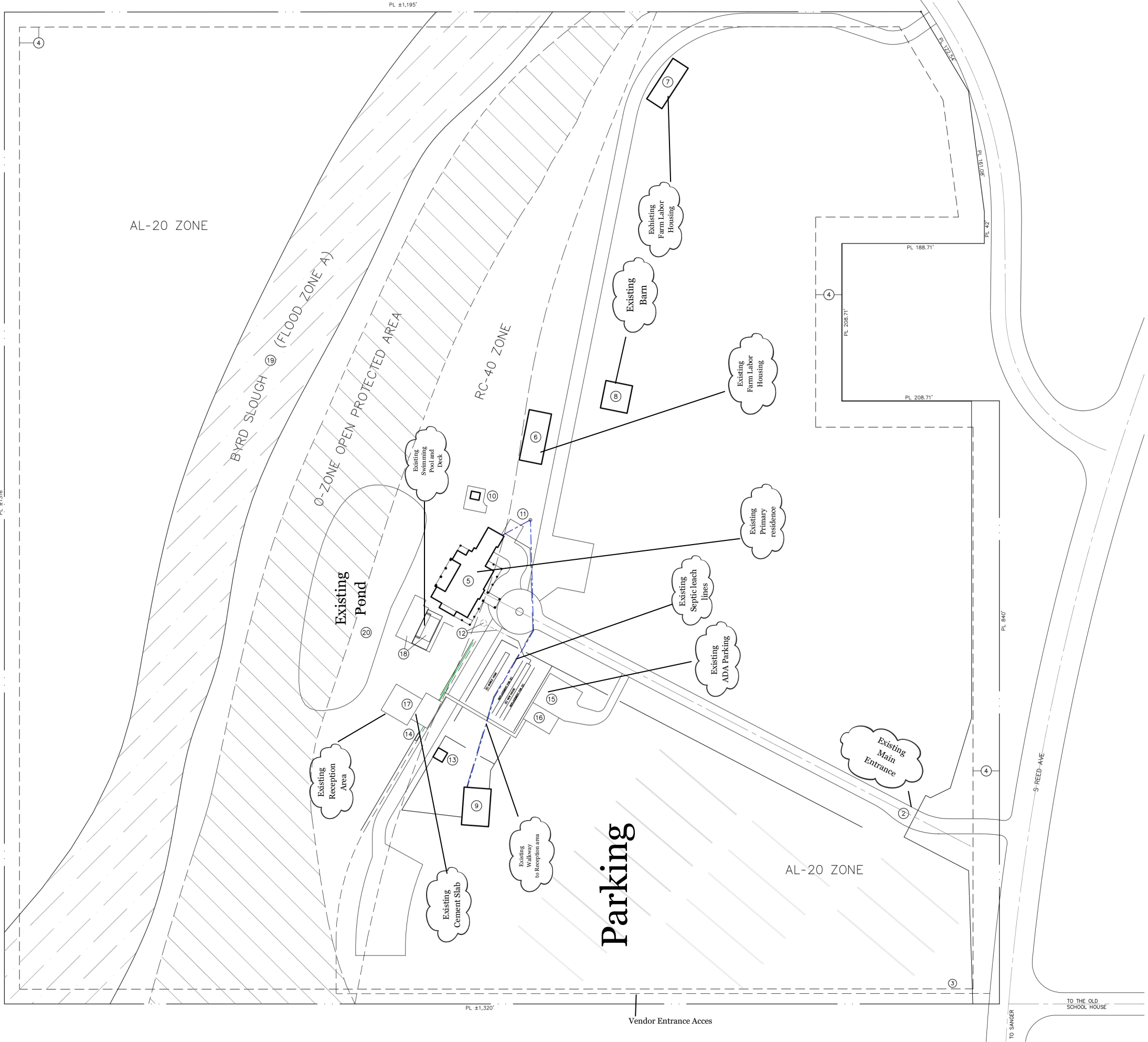
**Describe and indicate when used.**

Yes, per County of Fresno standards, existing outdoor lighting and some lighting throughout property.

**18. Landscaping or fencing proposed? Describe type and location.** No

**19. Any other information that will provide a clear understanding of the projection or operation.** All existing landscaping completed by landscapers and gardeners.

**20. Identify all Owners, Officers, and/or Board Members for each application submitted, this maybe accomplished by submitting a cover letter in addition to the information provided on the signed.** Tanya Moore – property owner.



**PROJECT DATA**

OWNER: MR & MRS MOORE  
18463 KINGS CANYON RD  
SANGER CA 93657

APN: 333-220-13

ADDRESS: 18463 KINGS CANYON RD - ACCESSORY

SITE AREA: ±38.68 AC

BLDG'S CONST TYPE: V-B

OCCUPANCIES: R, U, S-2 (MISC AG LOW-HAZARD STORAGE)

PROJECT: CUP TO ALLOW 'SPECIAL EVENT FACILITY'

BLDG ID	AREA	OCC	CONST	DISTANCE TO PROP LINE			
				NORTH	SOUTH	EAST	WEST
5	±4746	R-3/U	V-B-S	±678'	±535'	±620'	±560'
6	±2040	R-3	V-B	±528'	±716'	±594'	±683'
7	±1536	R-3	V-B	±62'	±1188'	±354'	±852'
8	±1332	U	V-B	±489'	±784'	±278'	±791'
9	±1800	U	II-B	±1028'	±235'	±674'	±606'
10	±120	U	V-B	±636'	±668'	±689'	±618'

- KEYED NOTES**
- 1 APPROXIMATE INTERCHANGE LOCATION OF HWY 180 W/ S REED AVE
  - 2 (E) PAVED DRIVEWAY W/ MOTORIZED GATE W/ FIRE/ SHERIFF ACCESS
  - 3 (E) SECONDARY PROPERTY ACCESS
  - 4 LINE OF SETBACK - 35' FRONT, 20' SIDES & REAR
  - 5 (E) PRIMARY SFR - 18463 E KINGS CANYON RD
  - 6 (E) FARM LABOR HOUSING - 18461 E KINGS CANYON RD
  - 7 (E) FARM LABOR HOUSING - 18269 E KINGS CANYON RD
  - 8 (E) BARN ±36'x37'
  - 9 (E) EQUIPMENT GARAGE ±36'x50' W/ 100A. 240V SUBPANEL & 1 1/2" WATER FROM SERVICE & WELL NEAR THE RESIDENCE (±375', WELL/MSB TO BLDG 9)
  - 10 (E) STORAGE SHED
  - 11 (E) WELL W/ SUPPLIES TO THE RESIDENCE & GARAGE
  - 12 (E) SEPTIC SYSTEM
  - 13 (E) ABOVE GRADE FUEL
  - 14 (E) 250 GAL PROPANE TANK
  - 15 (E) DG PARKING AREA
  - 16 (E) CONCRETE SLAB W/ CONC WALK
  - 17 (E) PATIO SLABS
  - 18 (E) FENCED POOL ADJACENT TO RAISED WOOD DECK
  - 19 (E) SLOUGH
  - 20 (E) POND

CUP APPLICATION FOR:  
**18463 KINGS CANYON RD  
SANGER CALIFORNIA**  
FRESNO CALIFORNIA 93704 (559) 276-7711

1905 N HARRISON AVENUE

TABATA BLUHM ARCHITECTURE

JOB 24001  
DATE 10.28.25

SHEET A-1

**SITE PLAN**  
1"=60'



Parking

Vendor Entrance Access

TO THE OLD SCHOOL HOUSE

TO SANGER

## Photograph number 1



Photograph 1. Showing aerial view of the proposed event center general area (See proposed Main Parking lot, ADA parking and Employee/Delivery parking sites outlined in yellow)

Photograph number 2



Photograph 2. Showing the area of the Main Parking Lot looking East

Photograph number 3



Photograph 3. Showing Reception area with cement walkway toward the entrance and parking



# County of Fresno

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

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

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

OFFICE USE ONLY

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

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

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

### GENERAL INFORMATION

- Property Owner: Tanya Moore Phone/Fax: (408)605-6163  
Mailing Address: 18463 E. Kings Canyon Rd, Sanger CA 93657  
Street City State/Zip
- Applicant: Tanya Moore Phone/Fax: (408)605-6163  
Mailing Address: 18463 E. Kings Canyon Rd, Sanger CA 93657  
Street City State/Zip
- Representative: n/a Phone/Fax: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Street City State/Zip
- Proposed Project: Wedding event
- Project Location: 18463 E. Kings Canyon Rd, Sanger, CA 93657
- Project Address: Same as 5
- Section/Township/Range: 10, 14 S, 23 E 8. Parcel Size: 39 acres
- Assessor's Parcel No. 333-220-79 (former 333-220-13) OVER,.....

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

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

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

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

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

13. Existing Zone District<sup>1</sup>: AL-20

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

**ENVIRONMENTAL INFORMATION**

15. Present land use: AL-20 Limited Agricultural Livestock Cattle Ranch  
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: Grass / oak trees

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

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

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

North: AE-20 / AC Ag Commercial

South: AE-20

East: AE-20

West: AE-20



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 N/A
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: N/A
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 Certified Contractor
34. Proposed method of solid waste disposal: Certified Contractor
35. Fire protection district(s) serving this area: Sanger Cal Fire
36. Has a previous application been processed on this site? If so, list title and date: None
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No X
38. If yes, are they currently in use? Yes \_\_\_\_\_ No N/A

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

Tanya Moore  
SIGNATURE

11-3-2025  
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, 2024: \$4,051.25 for an EIR; \$2,916.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.*

*The following projects are exempt from the fees:*

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

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

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

Taryn Moore  
Applicant's Signature

11-3-2025  
Date

Fresno County Recorder  
Paul Dictos, CPA

**2023-0030083**

Recorded at the request of:  
SIMPLIFILE, PROVO

03/29/2023 09:35 22

Titles: 1 Pages: 3

Fees: \$25.00

CA SB2 Fees: \$75.00

Taxes: \$0.00

Total: \$100.00

**RECORDING REQUESTED AND WHEN  
RECORDED MAIL ORIGINAL TO:**

WITHERS BERGMAN LLP  
505 Sansome St.  
San Francisco, CA 94111  
ATTN: MARSHA LEVINSON, Esq.

**MAIL TAX STATEMENTS TO:**

TANYA MOORE, Trustee  
17330 Parkside Court  
Monte Sereno, CA 95030

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. 333-220-13

**TRUST TRANSFER DEED**

The undersigned Grantor declares under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$-0-, pursuant to Rev. & Tax'n Code Section 11930. This conveyance transfers an interest into or out of a Living Trust

THIS IS A TRANSFER TO A TRUST FOR THE BENEFIT OF THE GRANTOR AND IS EXEMPT FROM REAPPRAISAL PURSUANT TO R & T §62(d).

FOR NO CONSIDERATION, Tanya E. Moore, also known as Tanya Moore, hereby GRANTS to TANYA MOORE, as Trustee of the TANYA MOORE REVOCABLE TRUST, dated June 24, 2022, the following real property located in the City of Sanger, County of Fresno, State of California, and more particularly described in Exhibit A attached hereto and incorporated herein.

Dated: June 24, 2022.

Tanya Moore

Tanya E. Moore, also known as Tanya Moore

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

10685074/1

8

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:**

The Southeast quarter of the Southwest quarter of Section 10, Township 14 South, Range 23 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

EXCEPTING THEREFROM the following described land: Commencing at a point 800 feet North of the Southeast corner of the Southeast quarter of the Southwest quarter of Section 10, Township 14 South, Range 23 East, Mount Diablo Base and Meridian; thence West 208.71 feet; thence North 208.71 feet; thence East 208.71 feet thence South 208.71 feet to the point of commencement.

ALSO EXCEPTING that portion granted to the State of California by deed recorded August 6, 1976, Book 6638, Page 474, Official Records, described as follows:

Beginning at a point in the East line of the Southwest quarter of said Section, said point bears North 0° 05' 50" East 1008.71 feet from the South quarter corner of said Section; thence (1) at right angles from said East line, North 89° 54' 10" West, 20.00 feet; thence (2) along the West line of the East 20 feet of the Southwest quarter of said Section, North 0° 05' 50" East, 42.27 feet; thence (3) North 9° 03' 25" West, 161.08 feet; thence (4) North 28° 25' 12" West 122.54 feet to the North line of the Southeast quarter of the Southwest quarter of said Section; thence (5) along said North line South 89° 05' 11" East 104.14 feet to said East line; thence (6) along said East line South 0° 05' 50" West 307.48 feet to the point of beginning.

APN: 333-220-13