



County of Fresno

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

DATE: November 5, 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
Department of Public Works and Planning, Attn: William M. Kettler,
Deputy Director of Planning
Department of Public Works and Planning, Attn: Kevin Nehring, Deputy County Surveyor
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: James Anders, 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, Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Special Districts Manager
Road Maintenance and Operations Division, Attn: Mohamoud Mohamed, Senior
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 Maldonado
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
California Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
San Joaquin Valley Air Pollution Control District (PIC-CEQA Division), Attn:
CEQA@valleyair.org
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov
Fresno County Fire Districts, Attn: Diane Rodriguez, FKU.prevention@fresno.gov
Fresno Metropolitan Flood Control District, Attn: Development Review
North Kings GSA, Attn: Kassy D. Chauhan, P.E., Executive Office Designate
Kings River Conservation District, Attn: Charlotte Gallock, Director of Water Resources

Fresno Irrigation District, Attn: Engr-review@fresnoirrigation.com
Fowler Unified School District: Attn: Lindsay Sanders, Superintendent
City of Fresno, Attn: Georgeanne White, City Manager
City of Fresno, Attn: Jennifer Laird, Executive Assistant
City of Fresno, Public Utilities Department, Attn: Brock Buche, Director
City of Fresno, Public Works Department, Attn: Scott Mozier, Director;
Attn: Anthony White, Assistant Director;
Attn: Paul Amico, Assistant Director
Attn: Israel Trejo/Sophia Pagoulatos, Planning Manager
Attn: Jairo Mata, Public Works Manager
City of Fresno, Planning and Development, Attn: Jennifer Clark, Director
Attn: Ashley Atkinson, Assistant Director
Attn: Phillip Siegrist, Planning Manager
City of Fresno, Traffic and Engineering Division, Attn: Jill Gormley, Assistant Director
Attn: Angela Reis, Chief Engineering Technician

FROM: Alyce Alvarez, Planner
Development Services and Capital Projects Division,
Current/Environmental Planning

SUBJECT: Amendment Application No. 3887, and Initial Study No. 8839

APPLICANT: Tim Schneider, South Fresno Property Development, LLC

DUE DATE: **November 20, 2025**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to rezone two contiguous parcels, each with an area of 9.95-acres, from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1 (Light Manufacturing) Zone District.

The subject parcels are located between E. Annadale Ave and E. Vine Ave, approximately 0.25-miles south of the City limits of the City of Fresno. (APNS: 316-090-17 & 19) (ADDRESS: 5078 E. Vine 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.

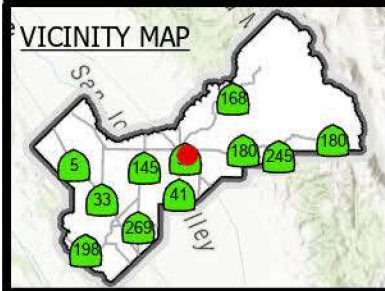
Based upon this review, a determination will be made regarding the conditions to be imposed on the project, including necessary on-site and off-site improvements.

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

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

AA
GG:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\AA 3887 - Routing Ltr.doc

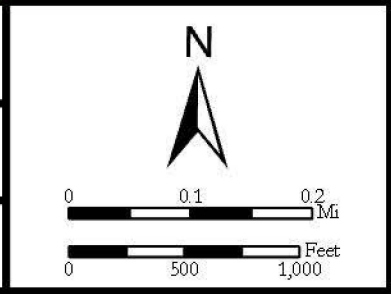
Activity Code (Internal Review): 2381





LOCATION MAP

AA 3887 | 2025

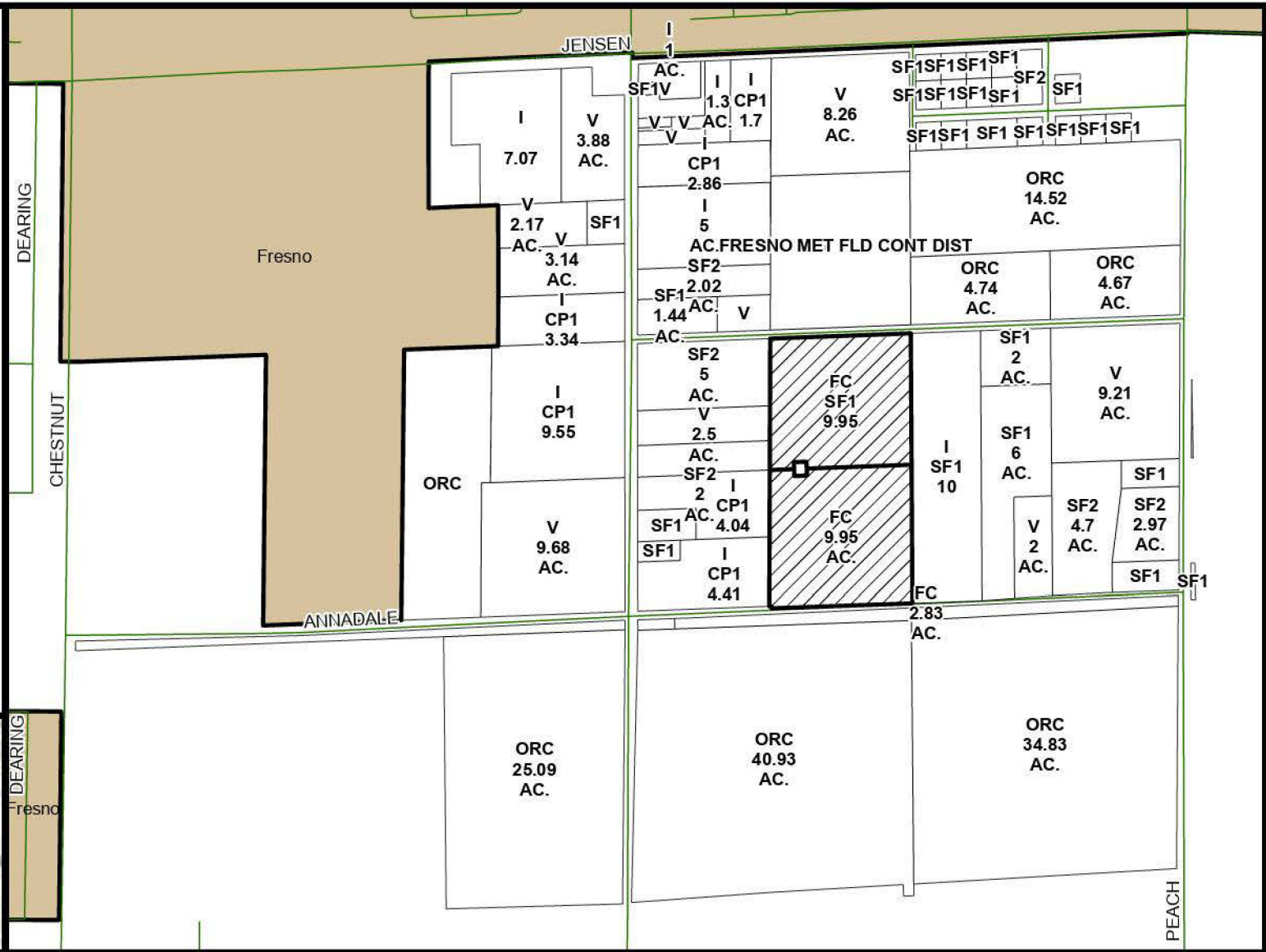
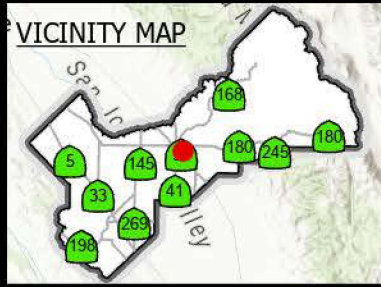
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 11/5/2025



LEGEND:

-  Subject Properties
-  Ag Contract Land

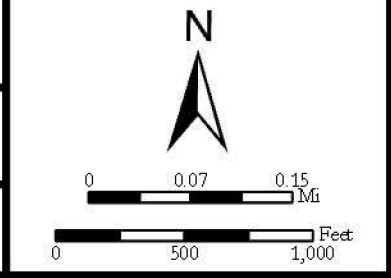
LEGEND
C - COMMERCIAL
CP# - OFFICE COMM./PROF
FC - FIELD CROP
I - INDUSTRIAL
ORC - ORCHARD
SF# - SINGLE FAMILY RESIDENCE
V - VACANT

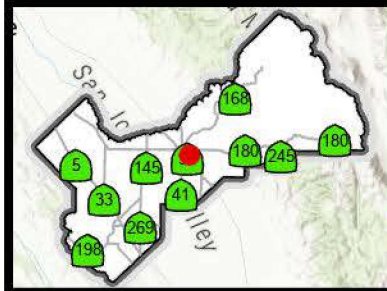
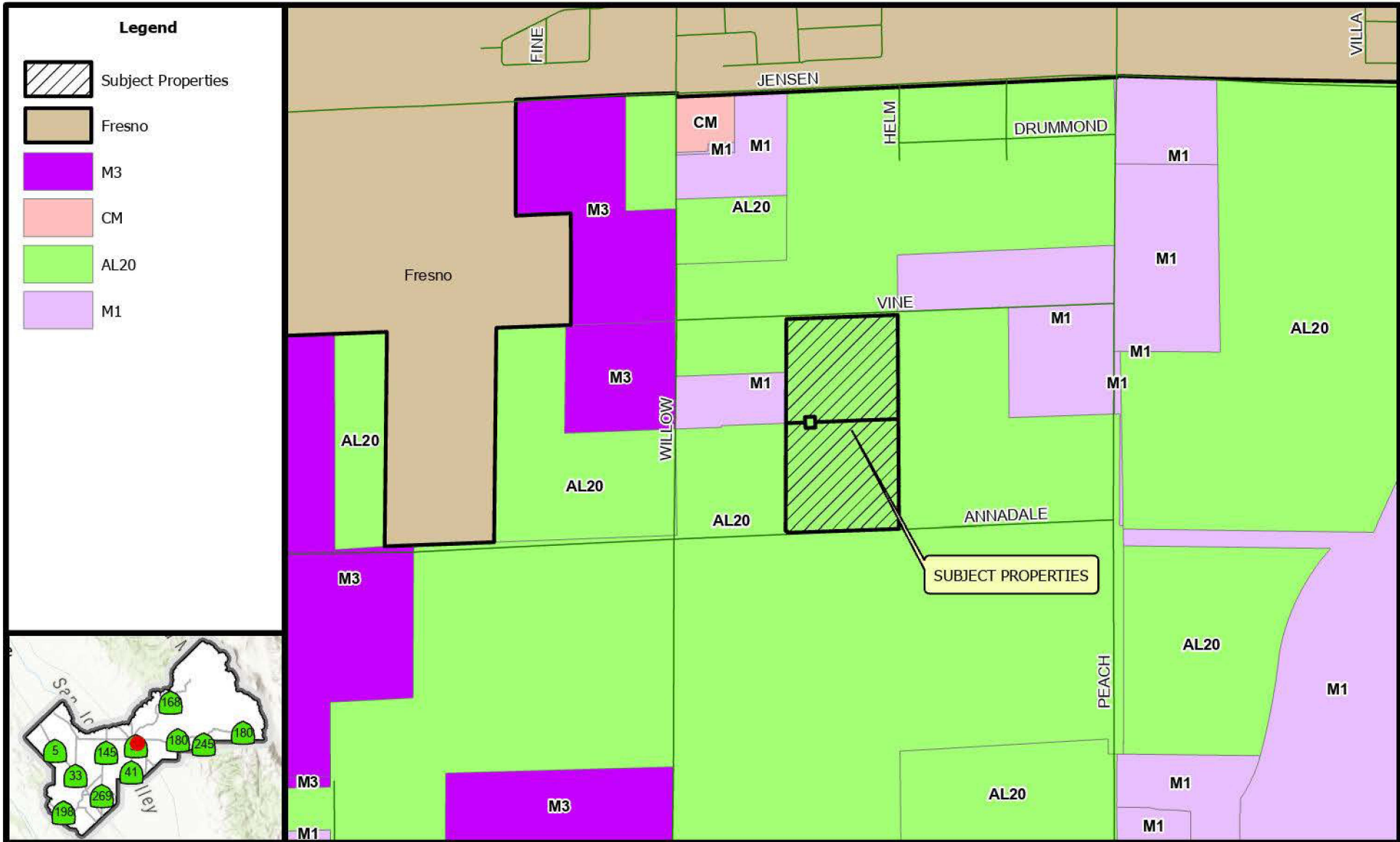


Existing Land Use Map

AA 3887 | **2025**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 11/5/2025



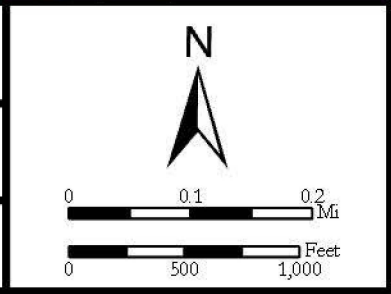


Existing Zoning Map

AA 3887
STR 19 - 14S / 21E

2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 11/5/2025

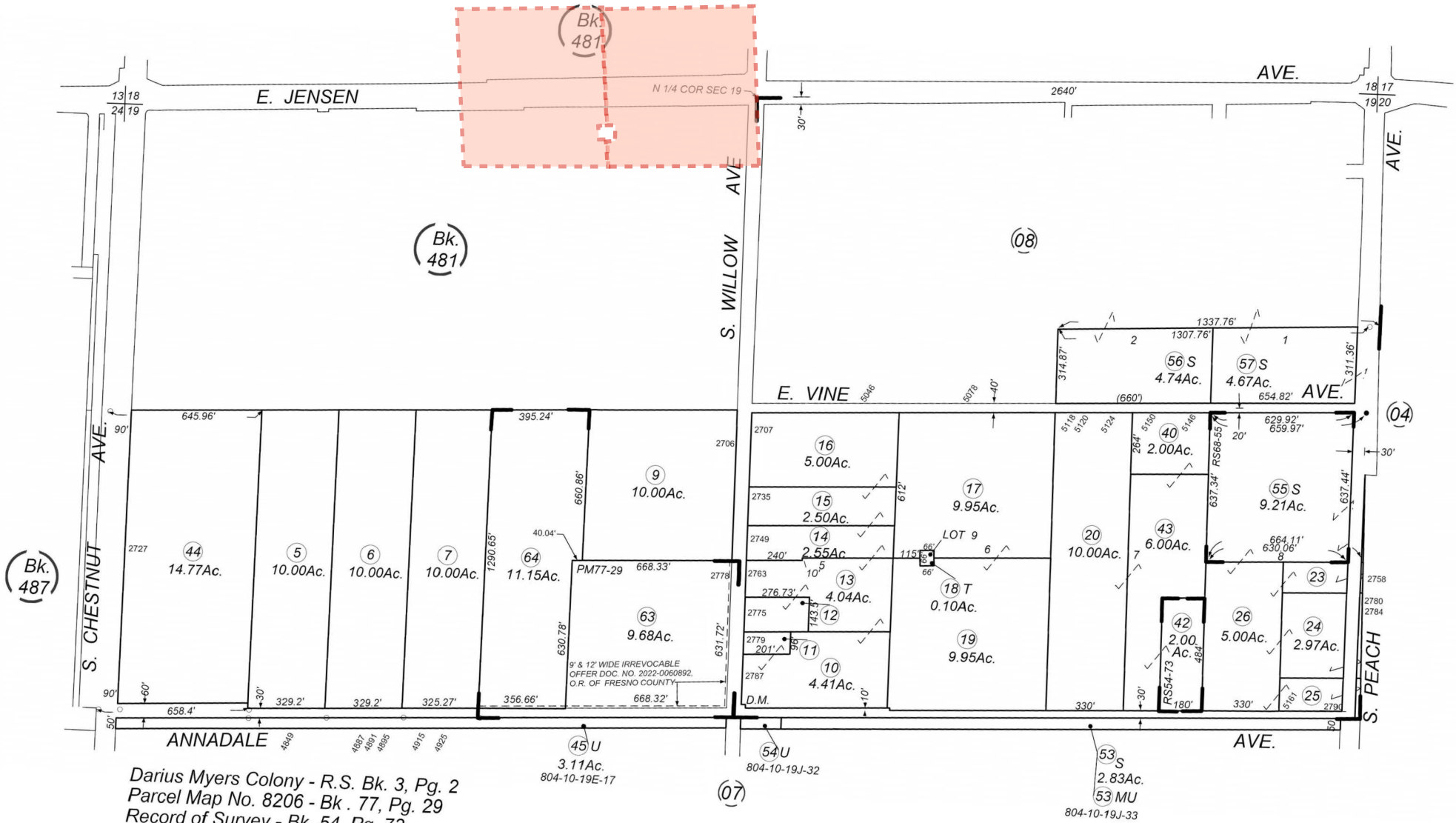
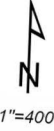


NOTE:
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SUBDIVIDED LAND & POR. SEC. 19, T. 14S., R. 21E., M.D.B. & M.

Tax Rate Area
95-011
95-022

316-09



Darius Myers Colony - R.S. Bk. 3, Pg. 2
Parcel Map No. 8206 - Bk. 77, Pg. 29
Record of Survey - Bk. 54, Pg. 73
Record of Survey - Bk. 68, Pg. 55

11/6/2024

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

Assessor's Map Bk. 316 - Pg. 09
County of Fresno, Calif.



Fresno County Department of Public Works and Planning

Date Received: (Application No.)

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

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A Street Level Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type) Roosevelt
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

DESCRIPTION OF PROPOSED USE OR REQUEST:

REZONE SITE TO M-1

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: E. side of WILLOW between E. ANNA CAVE and E. VINE Street address:

APN: 316-090-17419 Parcel size: 9.9511-Ac each Section(s)-Twp/Rg: S - T S/R E

I, Larry S. Schmitt (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.

Owner (Print or Type) SOUTH FRESNO PROPERTY DEV., LLC P.O. Box 2668 FRESNO, CA. 93745

Applicant (Print or Type) SAME

Representative (Print or Type) DIRK POESCHEL LAND DEV. SVCS 923 VANNESS #200, 93721

CONTACT EMAIL: 445-0374

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Table with columns for Application Type / No., Fee, and Received By. Includes rows for Application Type, PER/Initial Study, Ag Department Review, Health Department Review, and 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 # - - - over.....

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

- Property Owner : SOUTH FRESNO PROPERTY DEV. Phone/Fax: 559-647-8807
Mailing Address: POB 2668 FRESNO CA 93745
Street City State/Zip
- Applicant : SAME Phone/Fax: _____
Mailing Address: _____
Street City State/Zip
- Representative: DIRK POESCHEL LAND DEV. Phone/Fax: _____
Mailing Address: 923 VAN NESS, #200 FRESNO
Street City State/Zip
- Proposed Project: REZONE SITE TO M-1

- Project Location: _____

- Project Address: 5078 E. VINE AVE.
- Section/Township/Range: _____ / _____ / _____
- Parcel Size: _____
- Assessor's Parcel No. 316-090-17+19 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 _____	

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

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

13. Existing Zone District¹: AE-20

14. Existing General Plan Land Use Designation¹: LIGHT INDUSTRIAL

ENVIRONMENTAL INFORMATION

15. Present land use: TRUCK PARKING

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: TRUCKS

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

Is property in a flood-prone area? Describe:

NO

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

North: INDUSTRIAL

South: INDUSTRIAL

East: INDUSTRIAL

West: INDUSTRIAL

17. What land use(s) in the area may be impacted by your Project?: NO

18. What land use(s) in the area may impact your project?: NO

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 X No

B. Daily traffic generation:

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

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

III. Describe and quantify other traffic generation activities: N/A

20. Describe any source(s) of noise from your project that may affect the surrounding area: NONE

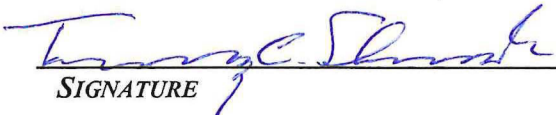
21. Describe any source(s) of noise in the area that may affect your project: NONE

22. Describe the probable source(s) of air pollution from your project: TYPICAL TRUCK EMISSIONS

23. Proposed source of water:
(X) private well
() community system³--name: _____ OVER.....

24. Anticipated volume of water to be used (gallons per day)²: TYPICAL
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: TYPICAL
27. Anticipated type(s) of liquid waste: TYPICAL
28. Anticipated type(s) of hazardous wastes²: N/A
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: TYPICAL
32. Anticipated amount of solid waste (tons or cubic yards per day): PER HISTORIC VOLUMES
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): TYPICAL
34. Proposed method of solid waste disposal: PRIVATE HAULER
35. Fire protection district(s) serving this area: FRESNO COUNTY FIRE
36. Has a previous application been processed on this site? If so, list title and date: NO
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No NO
38. If yes, are they currently in use? Yes _____ No _____

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


SIGNATURE

9.17.25
DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE


State law requires that specified fees (effective January 1, 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.


Applicant's Signature

9-17-25
Date

G:\4360Devs&PLN\PROJSEC\PROJDOCS\TEMPLATES\IS-CEQA TEMPLATES\INITIAL STUDY APP.DOTX

APPLICATION MAP

OWNER:

SOUTH FRESNO PROPERTY DEVELOPMENT, LLC,
A CALIFORNIA LIMITED PARTNERSHIP.
P.O. BOX 2668, FRESNO, CA 93745

C/O TIMOTHY B. SCHNEIDER
(559) 486-1100

PREPARED BY: DOUGLAS "JOHN" JOHNSON LAND SURVEYING
4444 N. DICKENSON AVENUE, FRESNO CA, 93723 (559) 905-9691

EAST VINE AVENUE

NORTH HALF OF LOT 6

DARIUS MYERS COLONY, FILED
IN BK. 3 OF RECORD OF
SURVEYS AT PG. 2, F.C.R.
9.604 ACRES

NOTE:

THIS PROPERTY MAY ABE SUBJECT TO AN
EASEMENT RECORDED SEPTEMBER 28, 1923
IN BOOK 371 AT PAGE 419, OFFICIAL RECORDS OF
FRESNO COUNTY. THE EXACT LOCATION OF
EASEMENT NOT DISCLOSED IN RECORD.

DOMESTIC WELL

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°10'48" W	41.11'
L2	N 87°27'55" E	66.00'
L3	N 00°10'48" E	41.15'
L4	N 00°10'48" E	24.85'
L5	S 87°27'55" W	66.00'
L6	S 00°10'48" W	24.89'

EXISTING PARCEL LINE

48" FID
SURGE
CHAMBER

N 87°25'41" E 660.34'

AG WELL

48" FID
SURGE
CHAMBER

N 87°25'41" E
115.13'

CENTERLINE FID EASEMENT

TRANSFORMER
POLE

N 87°57'09" E 660.08'
30' WIDE FID PIPE LINE
EASEMENT

SERVICE POLE

GUY ANCHOR

LOT 9

DARIUS MYERS COLONY, FILED
IN BK. 3 OF RECORD OF
SURVEYS AT PG. 2, F.C.R.
0.100 ACRES

NOTE:

THIS PROPERTY MAY ABE SUBJECT TO AN
EASEMENT RECORDED SEPTEMBER 28, 1923
IN BOOK 371 AT PAGE 419, OFFICIAL RECORDS OF
FRESNO COUNTY. THE EXACT LOCATION OF
EASEMENT NOT DISCLOSED IN RECORD.

SOUTH HALF OF LOT 6

DARIUS MYERS COLONY,
FILED IN BK. 3 OF RECORD
OF SURVEYS AT PG. 2, F.C.R.
9.587 ACRES

SCALE 1" = 100'



NORTH

S 87°28'30" W 660.36'

CENTERLINE EXISTING ROAD

N 88°25'32" E 2689.52'

SECTION LINE

EAST ANNADALE AVENUE

30'

**Amendment Application – Rezone
Mr. Timothy G. Schneider**

Operational Statement

November 4, 2025

Property Owners:

South Fresno Property Development LLC
Timothy G. Schneider - Chairman & CEO

Applicant

Mr. Timothy G. Schneider
2735 S. Willow Ave.
Fresno, CA 93725

Representative:

Dirk Poeschel Land Development Services, Inc.
c/o Mr. Dirk Poeschel
923 Van Ness Ave., Suite 200
Fresno, CA 93721

Location:

5078 E. Vine Ave. / See the attached project site plan

APN/Acreage:

316-090-17 & 19 / 19.9 +/- Ac.

Existing Land Use Designation:

Industrial

Existing Zone District:

AL-20 (Limited Agricultural)

Proposed Zone District:

M-1 (Light Manufacturing)

Request:

The applicant requests approval to rezone two (2) existing 9.95-acre parcels from the AL-20 (Limited Agricultural) Zone District to M-1 (Light Manufacturing) Zone District. The subject

properties are designated Industrial in the Fresno County General Plan.

Justification:

The applicant is requesting to rezone two (2) existing 9.95-acre parcels from the AL-20 (Limited Agricultural) Zone District to the M-1 (Light Manufacturing) Zone District. This request is intended to bring the zoning of the property into conformance with the *Industrial* land use designation established in the Fresno County General Plan. For more details, see *Attachment "A" – Application Map* prepared by Douglas "John" Johnson Land Surveying.

The proposed M-1 (Light Manufacturing) zoning will allow the property to be developed for light industrial purposes consistent with County standards. *Attachment "B" – Chapter 814.2: Industrial Zones* outlines the range of uses permitted within the M-1 Zone District. These uses align with the goals and policies of the Fresno County General Plan, which support the orderly transition of agriculturally zoned properties to industrial uses in areas specifically designated for such development.

The property is well-suited for industrial zoning based on its location and proximity to similar uses. Adjacent properties are currently developed or designated for light industrial, manufacturing, and trucking-related operations. The proposed rezone would therefore create continuity with surrounding land uses and support the County's intent to concentrate industrial activities in appropriate areas.

[https://dplds.sharepoint.com/shared documents/current clients/schneider, tim - rezone 25-45/aa application/t.schneider - operational statement.docx](https://dplds.sharepoint.com/shared%20documents/current%20clients/schneider,%20tim%20-%20rezone%2025-45/aa%20application/t.schneider%20-%20operational%20statement.docx)

CHAPTER 814.2 - INDUSTRIAL ZONES

814.2.010 – Purpose of Individual Industrial Zones

The purposes of the individual industrial zones and the manner in which they are applied are as follows.

- A. C-M (Commercial and Light Manufacturing) Zone.** The C-M zone is intended to provide for a close relationship between retail and wholesale sales, light manufacturing, warehousing, and distributing and storage operations which do not create adverse impacts involving dust, gas, lighting, odor, smoke, sound, soot, or vibration to any degree on adjacent uses. The C-M zone is consistent with the Mountain Commercial and Mountain Urban land use designations of the General Plan.
- B. M-1 (Light Industrial) Zone.** The M-1 zone is applied to areas appropriate for restricted non-intensive manufacturing and storage uses, including fabrication, manufacturing, and assembly of processed materials, which do not adversely impact surrounding uses. The M-1 zone is consistent with the Limited Industrial and General Industrial land use designations of the General Plan.
- C. M-2 (General Industrial) Zone.** The M-2 zone is applied to areas appropriate for a wider range of fabrication, manufacturing, processing, and storage uses, including warehousing and distribution facilities, mini-warehouse storage, and a variety of light manufacturing uses adjacent to non-industrial uses. The M-2 zone is consistent with the General Industrial land use designation of the General Plan.
- D. M-3 (Heavy Industrial) Zone.** The M-3 zone is applied to areas appropriate for heavy industrial uses engaged in the mechanical or chemical processing of materials or substances into new products, the assembling of component parts, or the blending of materials, including animal and poultry slaughtering, automobile assembly or recycling, machine shops, petroleum refining, and a variety of heavy manufacturing uses, which may require appropriate buffering from adjacent commercial and residential uses. The M-3 zone is consistent with the General Industrial land use designation of the General Plan.

814.2.020 – Industrial Zone Land Uses and Permit Requirements

A. Allowed land uses.

1. Table 2-8 indicates the uses allowed within each industrial zone and the planning permit required to establish each use, in compliance with Article 5 (Land Use and Development Review Procedures).
2. Industrial uses represent the principal allowed use, and only those additional uses that are complementary to, and can exist in harmony with, the industrial character of each zone may be allowed as accessory, conditionally permitted, and/or temporary uses.

- B. Prohibited land uses.** Any table cell with a “blank” means that the listed land use is prohibited in that specific zone. Excludes unclassified uses.
- C. Unclassified uses.** Certain specified land uses are allowed as unclassified uses through an Unclassified Conditional Use Permit (Chapter 842.5) or Unclassified Director’s Review and Approval (Chapter 846.5).
- D. Land uses not listed.** For land uses not listed in Table 2-8, the provisions of Section 802.1.020 (Rules of Interpretation) shall apply.
- E. Site Plan Review required.** All construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) and prior to establishment of any use/new use shall require Site Plan Review approval in compliance with Chapter 854.5 (Site Plan Review).
- F. Applicable Regulations.** Where the last column in the tables ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Zoning Ordinance may also apply.

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Education, Public Assembly, and Recreation					
Adult Businesses (Only when in compliance with Ordinance Code Chapter 6.33)		P	P	P	Ordinance Code Chapter 6.33
Libraries	P				
Reading Rooms	P				
Schools, Specialized Education and Training	P	P	P	P	
Sports and Recreational Facilities	C	C			

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Assembly					
Blacksmith			P		
Boat Building and Repairing	P	P	P	P	834.4.450
Electrical Equipment Manufacturing	P	P	P	P	834.4.450
Jewelry Manufacturing	P	P	P	P	834.4.450
Leather Products Manufacturing		P	P	P	834.4.450
Motor Vehicle Manufacturing		C	C	C	834.4.450
Paint Manufacturing			C	D	834.4.450
Textile Products Manufacturing	P	P	P	P	834.4.450
Tire Recapping, Retreading, and Rebuilding	P	P	P	P	834.4.450
Transportation Product Assembly		C	C	C	
Warehousing and Wholesaling (up to 10,000 square feet in gross floor area)	P	P	P	P	834.4.450
Warehousing and Wholesaling (greater than 10,001 square feet in gross floor area)	D	D	D	D	834.4.450
Welding	P	P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Processing					
Beverage Production	P	P	P	P	834.4.450
Canning and Kindred Food Products Manufacturing				C	834.4.450
Chemical Products Manufacturing				C	834.4.450
Clothing Products Manufacturing		P	P	P	834.4.450
Concrete and Cement Products Manufacturing		C	D	D	834.4.450
Concrete, Gypsum, and Plaster Product Manufacturing				C	834.4.450
Cosmetic Products Manufacturing	P	P	P	P	834.4.450
Dairy Products Manufacturing	D	P	P	P	834.4.450
Electronic Motor Rebuilding	D	P	P		
Explosives, Fireworks, and Ordinance Manufacturing				C	834.4.450
Fabric Product Manufacturing	P	P	P	D	834.4.450
Food and Beverage Manufacturing	P	P	P	D	834.4.450
Furniture/Fixture/Cabinet Shops	P	P	P	P	
Glass Products Manufacturing		P	P	D	834.4.450
Grain Elevators		P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Processing (Continued)					
Handcraft Industries, Small – Scale Manufacturing.		P	P	P	
Laboratories	P	P	P	P	
Laundries and Dry Cleaning Plants	P	P	P	P	
Lumber and Wood Products	P	P	P	P	834.4.450
Lumber and Wood Products, Including Planing Mill		P	P	P	834.4.450
Machinery Manufacturing, General (No Punch Presses and/or Drop Hammers greater than 20 tons)	D	P	P	P	834.4.450
Machinery Manufacturing, Heavy (With Punch Presses and/or Drop Hammers greater than 20 tons)		C	C	C	834.4.450
Medical marijuana cultivation facilities		P	P	P	Chapter 6.60
Metal Industries			C	D	
Meat packing and processing (No On-Site Animal Slaughtering)	C	D	P	P	834.4.450
Meat processing, commercial (With On-Site Animal Slaughtering)				C	834.4.450
Monument and Tombstone Works		P	P	P	
Paper Products Manufacturing		P	P	P	834.4.450

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director’s Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

1 See Article 7 for definitions of the land uses listed.

Notes (continued):

- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Manufacturing and Processing (Continued)					
Paving and Roofing Materials Manufacturing				C	834.4.450
Petroleum Bulk Plants	C	C	C	C	834.4.450
Petroleum Refining and Related Industries				C	834.4.450
Pharmaceutical Manufacturing	P	P	P	P	834.4.450
Plastics and Rubber Products	C	P	P	P	834.4.450
Plastics, Other Synthetics, and Rubber Product Manufacturing				C	834.4.450
Printing and Publishing	P	P	P	P	
Recycling Facilities – Large Collection Facility		P	P	P	834.4.300, 834.4.450
Recycling Facilities – Small Collection Facility		P	P	P	834.4.300
Recycling Facilities – Heavy Processing Facility				C	834.4.300, 834.4.450
Recycling Facilities – Light Processing Facility			P	P	834.4.300
Recycling Facilities – Reverse Vending Machines		P	P	P	834.4.300
Structural Clay and Pottery Products Manufacturing	P	P	P	P	834.4.450

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director’s Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Motor Vehicle Retail Trade and Services					
Motor Vehicle Parts and Sales	P	P	P	P	
Motor Vehicle Repair and Maintenance (Only Within an Enclosed Structure)	P	P	P	P	
Motor Vehicle Sales	P	P	P		
Motor Vehicle Service Stations	P	P	P	P	
Motor Vehicle Washes, All	P	P	P	P	
Motorcycle Shops	P	D			
Truck Repairing and Overhauling (Only Within Completely Enclosed Structure)	P	P	P	P	834.4.450

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
- 2 For any land use listed as permitted (P), a Director approved Site Plan Review Permit shall be required for all construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) in compliance with Chapter 854.5 (Site Plan Review).

**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Retail Trade					
Accessory Retail Uses (Only Ancillary to an Industrial Use)	P	P	P	P	See Article 7
Bakeries, Retail	P				
Building Material Stores	P	P	P	P	834.4.450
Cleaning and Dyeing Shops, (Retail Only, Dry Cleaning Clothes In Enclosed Machines, Using Non-Flammable Cleaning Compounds)	P				
Convenience Stores					
Department Stores	P				
Electric Supply Houses	P	P	P	P	
Equipment Rental/Sales Establishment	P	P	P	P	

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
<i>Blank</i>	Use not allowed	

Notes:

- 1 See Article 7 for definitions of the land uses listed.
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**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Retail Trade (Continued)					
Farm Equipment and Supply Sales, with Incidental Repairs	P	P	P	P	834.4.450
Flea Markets	C	C			
Frozen Food Lockers	P	P	P	P	834.4.450
Grocery Stores	P	P	P	P	
Ice Storage	P	P	P	P	834.4.450
Leather Goods and Luggage	P				
Music Stores	P				
Pawn Shops	P				
Plumbing Supplies (Only Within a Completely Enclosed Structure or Sound Wall)	P				834.4.450
Radio and Television Sales and Service	P				

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
C	Conditional Use Permit required	842.5
D	Director's Review and Approval required	846.5
TUP	Temporary Use Permit required	858.5
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Notes:

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**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Retail Trade (Continued)					
Retail Stores, General Merchandise (under 5,000 sf.)	P	P	P		
Secondhand Stores (Only Within Completely Enclosed Structure)	P				
Sporting Goods	P				
Temporary Uses	TUP	TUP	TUP	TUP	858.5
Fireworks Stands	P	P	P	P	834.4.175
Toy Stores	P				
Variety and Notion Shops	P				
Vending Machines, Food and Dairy Products (Walk In, Reach In), On Premise Sales (Located Inside of a Structure)	P				
Vending Machines, Food and Dairy Products (Walk In, Reach In), On Premise Sales (Located Outside of a Structure)	P	P	P		
Video Stores	P				

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
P	Permitted use	
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Notes:

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**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Services					
Advertising Structures	P	P	P	P	
Animal Hospitals/Veterinary Clinics	C	P	P	P	
Auction Houses	P	C			
Automated Teller Machines (ATM's), Drive-Up	P	P	P	P	
Automated Teller Machines (ATM's), Walk-Up	P	P	P	P	
Banks and Financial Services	P	P	P	P	
Bars and Alcoholic Beverage Drinking Places	D	D	D	D	834.4.080
Business Support Services	P				
Carpet and Rug Cleaning Plants	P				834.4.450
Cleaning and Dyeing Shops	P				
Copy Services	P				
Delicatessens	P	P	P	P	
Equipment Rental/Sales	P	P	P		
Farm Equipment Services	P				
Kennels	C	P	P	P	
Laboratories	P	P	P		

Key to Permit Requirements

Symbol	Applicable Process	See Chapter
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**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Services (Continued)					
Laundry and Dry Cleaning, Drop-Off/Pick Up Only	D				
Medical Services – Clinics, and Laboratories	D				
Mini Storage Facilities	P	P	P	P	834.4.450
Mortuaries and Funeral Parlors	C				
Offices, Business	P	P	P	P	
Offices, Corporate	P	P	P	P	
Offices, Professional	P	P	P	P	
Personal Services (No Adult Businesses)	P	P	P	P	
Printing and Publishing	P	P	P	P	
Restaurants	P	P	P	P	
Restaurants, With On-Site Consumption of Alcohol	C	C	C	C	
Sign Painting	P				
Storage Yards	P	P	P		834.4.450
Taxidermists	P				
Vehicle and Freight Terminals	P	P	P	P	834.4.450
Warehousing	P	P	P	P	834.4.450
Wholesaling and Distribution	P	P	P	P	834.4.450

Key to Permit Requirements

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TUP	Temporary Use Permit required	858.5
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**TABLE 2-8
ALLOWABLE USES AND PERMIT REQUIREMENTS
FOR INDUSTRIAL ZONES (Continued)**

Land Use ¹	Permit Requirement by Zone ²				
	C-M	M-1	M-2	M-3	See Section
Transportation and Telecommunication Facilities					
Broadcast and Recording Studios	P				
Communication Equipment Structures/Buildings	P	P	P		
Microwave Relay Structures	D	D	D	D	834.4.420
Parking Lots/Garages	P	P	P	P	
Public Utility Facilities	P	P	P	D	
Satellite Dish/Antenna, Ground or Surface Mounted	P	D	D	P	
Satellite Dish/Antenna, Mast or Tower Mounted	C	C	C	C	
Residential					
Caretaker	D	D	P	P	
Emergency Shelters	P	P			834.4.140
Nonresidential					
Observatories	C	C	C	C	
Other					
Community Gardens	D	P	P	P	
Planned Industrial Developments	C	C	C	C	834.4.230

Key to Permit Requirements

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Fresno County Recorder
Paul Dictos, CPA

2024-0002537

Recorded at the request of:
SIMPLIFILE, PROVO

01/11/2024 12:50 07

Titles: 1 Pages: 8

Fees: \$32.00

CA SB2 Fees:\$0.00

Taxes: \$1100.00

Total: \$1132.00

RECORDING REQUESTED BY:

Fidelity National Title Company

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

Timothy G. Schneider
South Fresno Property Development, LLC
P.O. Box 2668
Fresno, CA 93745

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: FFOM-2012302557

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to
Documentary Transfer Tax.

APN/Parcel ID(s): 316-090-17
316-090-19

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$1,100.00 and is computed on:
 the full value of the interest or property conveyed.
 the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Steven D. Magarian and Joanne L. Magarian, as Co-Trustees of the Magarian Revocable Trust dated June 13, 2000 and Erica Danielle Magarian, a single woman and Janelle Hovsepian, a widow and Elizabeth A. Kiler, a married woman dealing with her sole and separate property and Allison K. Giacobbe, a married woman dealing with her sole and separate property and Blake R. Hovsepian, a married man dealing with his sole and separate property

hereby GRANT(S) to South Fresno Property Development, LLC, a California limited liability company

the following described real property in the Unincorporated Area of the County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)


APN/Parcel ID(s): 316-090-17
316-090-19

Dated: December 27, 2023

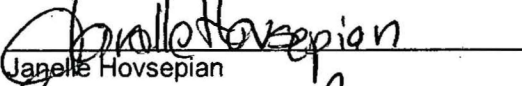
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Steven D. Magarian and Joanne L. Magarian, as Co-Trustees of the Magarian Revocable Trust dated June 13, 2000

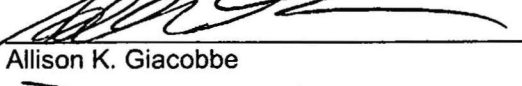
BY: 
Steven D. Magarian, Co-Trustee

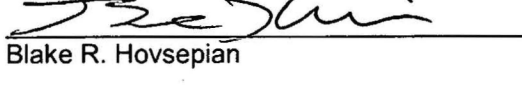
BY: 
Joanne L. Magarian, Co-Trustee


Erica Danielle Magarian


Janelle Hovsepian


Elizabeth A. Kifer


Allison K. Giacobbe


Blake R. Hovsepian

GRANT DEED
(continued)

APN/Parcel ID(s): 316-090-17
316-090-19

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Fresno

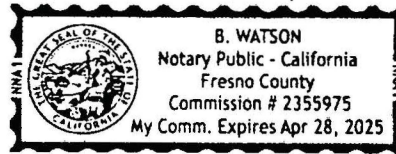
On December 29, 2023 before me, B. Watson, Notary Public,
(here insert name and title of the officer)

personally appeared Elizabeth A. Kiler,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

B. Watson
Signature B. Watson



GRANT DEED
(continued)

APN/Parcel ID(s): 316-090-17
316-090-19

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State of California

County of Fresno

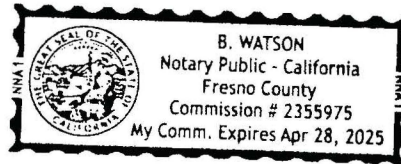
On January 2, 2024 before me, B. Watson, Notary Public,
(here insert name and title of the officer)

personally appeared Allison K. Giacobbe,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

B. Watson
Signature B. Watson



GRANT DEED
(continued)

APN/Parcel ID(s): 316-090-17
316-090-19

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State of California

County of Fresno

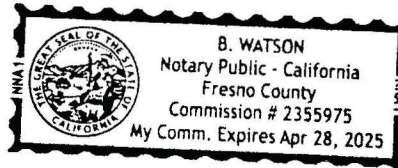
On January 3, 2024 before me, B. Watson, Notary Public,
(here insert name and title of the officer)

personally appeared Janelle Hovsepian,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

B. Watson
Signature B. Watson



GRANT DEED
(continued)

APN/Parcel ID(s): 316-090-17
316-090-19

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State of California

County of Fresno

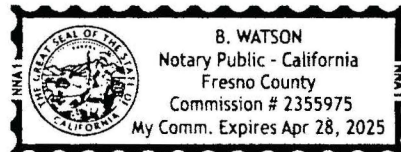
On January 5, 2024 before me, B. Watson, Notary Public,
(here insert name and title of the officer)

personally appeared Blake R. Hovsepian,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

B. Watson
Signature B. Watson



GRANT DEED
(continued)

APN/Parcel ID(s): 316-090-17
316-090-19

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Fresno

On January 8, 2024 before me, B. Watson, Notary Public,
(here insert name and title of the officer)

personally appeared Steven D. Magarian, Joanne L. Magarian, Erica Danielle Magarian,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and
correct.

WITNESS my hand and official seal.

B. Watson
Signature B. Watson

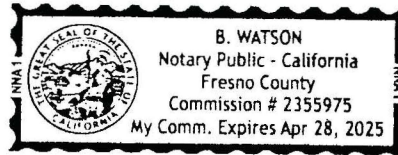


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 316-090-17 and 316-090-19

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

PARCEL 1:

The North half of Lot 6 in DARIUS MYERS COLONY as per the map of said Colony filed in the office of the County Recorder of said Fresno County on December 17, 1904.

EXCEPTING THEREFROM that certain cemetery plot located near the cent of the said Lot 6 comprising about one-eighth (1/8) of an acre, together with a perpetual right of way and easement over and across the above described land for ingress and egress to and from the said cemetery plot, such reservation and exception being as per the deed dated September 9, 1923, from Judah Myers and Salema B. Myers, his wife, to Stephen Magarian, which deed was recorded on September 28, 1923, in Book 371 at page 419 of Fresno County Official Records.

APN 316-090-17

PARCEL 2:

The South half of Lot 6 in DARIUS MYERS COLONY according to the map thereof recorded December 17, 1904, in Book 3, Page 2 of Record of Surveys, in the office of the County Recorder of said County.

EXCEPTING THEREFROM that certain cemetery plot located near the cent of the said Lot 6 comprising about one-eighth (1/8) of an acre, together with a perpetual right of way and easement over and across the above described land for ingress and egress to and from the said cemetery plot, such reservation and exception being as per the deed dated September 9, 1923, from Judah Myers and Salema B. Myers, his wife, to Stephen Magarian, which deed was recorded on September 28, 1923, in Book 371 at page 419 of Fresno County Official Records.

APN 316-090-19