



County of Fresno

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

DATE: March 15, 2024

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, Attn: James Anders,
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 Haagenson, 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;
Fresno County Counsel, Attn: Alison Samarin, Deputy County Counsel
San Joaquin Valley Air Pollution Control District, Attn: ceqa@valleyair.org
Sheriff's Office, Attn: Ryan Hushaw, Assistant Sheriff, Adam Esmay, Kevin Lolkus, Lt.
Brandon Pursell
City of Fresno Planning and Development Department, Attn: Israel Trejo, Planning
Manager, Current Planning
City of Fresno Planning and Development Department, Attn: Sophia Pagoulatos,
Planning Manager, Long Range Planning

City of Fresno Public Works Department, Attn: Scott Mozier/ Andreina Aguilar/Jill Gormley/Harmanjit Dhaliwal/Andrew Benelli
City of Fresno Public Utilities Department, Attn: Brock Buche
Fresno Metropolitan Flood Control District, Attn:
developmentreview@fresnofloodcontrol.org
Fresno Irrigation District, Attn:Engr-Review@fresnoirrigation.com
North Kings GSA, Attn: Kassy D. Chauhan, P.E., Executive Officer
CA Highway Patrol (CHP), Attn: Captain Austin Matulonis, Sgt. Miguel Andrade
Pacific Gas and Electric, Centralized Review Team, Attn: 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

FROM: Jeremy Shaw, Planner
Development Services and Capital Projects Division

SUBJECT: Unclassified Conditional Use Permit No. 3783, and Initial Study No. 8551

APPLICANT: Malika BK Singh and Ranvir Dhillon

DUE DATE: **March 29, 2024**

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 two parcels totaling approximately 7.38-acres, in the R-R (Rural Residential, two-acre minimum parcel size) Zone District.)

The subject parcels are located on the south side of E. McKenzie Avenue, approximately 1,000 feet west of its intersection with N. Temperance Avenue, and easterly adjacent to the City of Fresno (APNs 313-270-54, 25) (6735 E. McKenzie Ave.) (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 conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **March 29, 2024**. 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, Jeremy Shaw, 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) 600-4207, or email jshaw@fresnocountyca.gov

JS

Activity Code (Internal Review): 2384
Enclosures



Fresno County Department of Public Works and Planning

Date Received: 2-22-24

CUP 3783

(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) Conditional Use Permit Outdoor Venue
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:

Allow an event venue (high intensity park) on two parcels in the Rural Residential Zone District

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: South side of McKenzie Avenue between Temperance Ave and Highway 180
Street address: 6735 E. McKenzie Ave

APN: 313-270-54 Parcel size: 3.98 acres Section(s)-Twp/Rg: S 3 - T 14 S/R 21 E

ADDITIONAL APN(s): 313-270-25

I, Malika BK Singh & Ranvir Dhillon (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.

Malika BK Singh & Ranvir Dhillon 6735 E. McKenzie Ave Fresno 93727 559-240-0728

Owner (Print or Type) Address City Zip Phone
Farm House Venues, LLC 6735 E. McKenzie Fresno 93727 559-240-0728

Applicant (Print or Type) Address City Zip Phone
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: enigma5868@gmail.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3783 Fee: \$9,123.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: IS No. 8551 Fee: \$5,191.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$992.00
Received By: J.S. Invoice No.: TOTAL: \$15,266.00

UTILITIES AVAILABLE:

WATER: Yes [X] / No []
Agency: Well
SEWER: Yes [X] / No []
Agency: Septic Tank

STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg: - T S/R E

Related Application(s): APN #
Zone District: APN #
Parcel Size: APN #



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).

GENERAL INFORMATION

OFFICE USE ONLY	
IS No.	_____
Project No(s).	_____
Application Rec'd.	_____

1. **Property Owner:** MAIKA BIKSINGH **Phone/Fax:** 559-240-0728
Mailing Address: RAHVIR DHILLON
6735 - E MCKENZIE AVE, FRESNO, CA 93727
Street City State/Zip

2. **Applicant:** FARM HOUSE VENUES, LLC **Phone/Fax:** 559-240-0728
Mailing Address: 6735 - E MCKENZIE AVE, FRESNO CA 93727
Street City State/Zip

3. **Representative:** N/A **Phone/Fax:** _____
Mailing Address: _____
Street City State/Zip

4. **Proposed Project:** OUTDOORS SPECIAL EVENTS VENUE

5. **Project Location:** 6735 - E MCKENZIE AVE, FRESNO, CA 93727
6781 - E MCKENZIE AVE, FRESNO, CA 93727

6. **Project Address:** 6735 - E MCKENZIE AVE, FRESNO, CA 93727

7. **Section/Township/Range:** / / 8. **Parcel Size:** 3.98 $\frac{1}{4}$ 3.46 ACRES

9. **Assessor's Parcel No.** 313 - 270 - 54 Q 313 - 270 - 25 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 District: RR

14. Existing General Plan Land Use Designation: Rural density residential

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:
None

Describe the major vegetative cover: Fruit trees
Any perennial or intermittent water courses? If so, show on map: Fercher Creek seasonal

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

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):
North: Rural residential
South: Rural residential
East: Rural residential
West: Residential

17. What land use(s) in the area may be impacted by your Project?: None

18. What land use(s) in the area may impact your project?: None

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 7.44 Acres
Single Family 0
Apartments 1

II. **Commercial - Number of Employees** 0
Number of Salesmen 0
Number of Delivery Trucks 0
Total Square Footage of Building 0

III. **Describe and quantify other traffic generation activities:** _____

 Increased traffic of up to 150 people
 during event

20. Describe any source(s) of noise from your project that may affect the surrounding area: _____

 Music during event

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: _____

 None

23. Proposed source of water:

private well

community system³--name: _____

OVER.....

24. Anticipated volume of water to be used (gallons per day)²: 60-80 gallons dry event
25. Proposed method of liquid waste disposal:
 septic system/individual + Portable toilets
 community system³-name 0-
26. Estimated volume of liquid waste (gallons per day)²: 0 (Portable toilets)
27. Anticipated type(s) of liquid waste: Fluid waste / Sewage waste to septic and Portable Toilets
28. Anticipated type(s) of hazardous wastes²: 0
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: TRASH
32. Anticipated amount of solid waste (tons or cubic yards per day): 1-2 ^{Cubic} yards per event
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 1 ^{Cubic} yard per event
34. Proposed method of solid waste disposal: WASTE MANAGEMENT 2 yards Commercial Bins
35. Fire protection district(s) serving this area: FRESNO COUNTY
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
38. If yes, are they currently in use? Yes No NA

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

[Signature]
SIGNATURE

2/22/2024
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

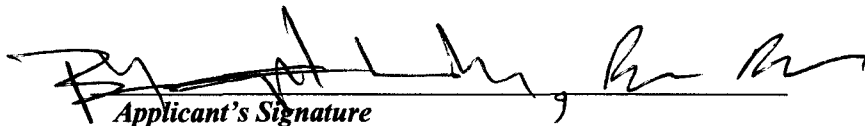
State law requires that specified fees (effective January 1, 2024: \$4,051.25 for an EIR; \$2,916.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County 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.

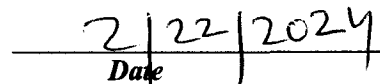
The following projects are exempt from the fees:

- 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


Date



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) Conditional Use Permit Outdoor Venue
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:

Empty box for description of proposed use or request.

CEQA DOCUMENTATION: Initial Study PER N/A

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Farm House Venues, LLC 6735 E. McKenzie Fresno 93727 559-240-0728
Applicant (Print or Type) Address City Zip Phone
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: enigma5868@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 [X] / No []
Agency: Well
SEWER: Yes [X] / No []
Agency: Septic Tank

STAFF DETERMINATION: This permit is sought under Ordinance Section:

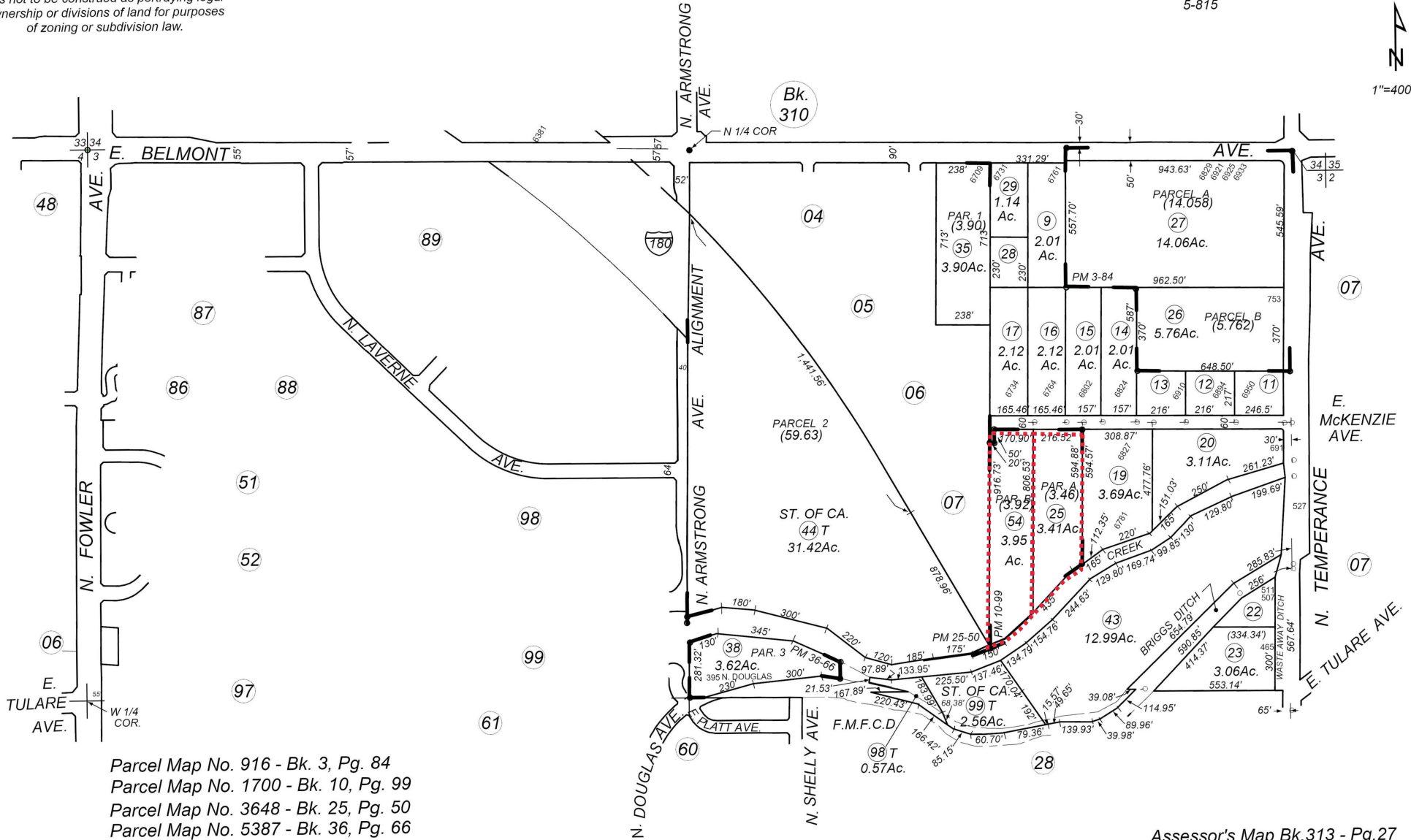
Sect-Twp/Rg: - T S/R E
APN # - - -
APN # - - -
APN # - - -
APN # - - -

Related Application(s):
Zone District:
Parcel Size:

SUBDIVIDED LAND IN POR. SEC. 3, T. 14 S., R. 21 E., M.D.B. & M.

-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.

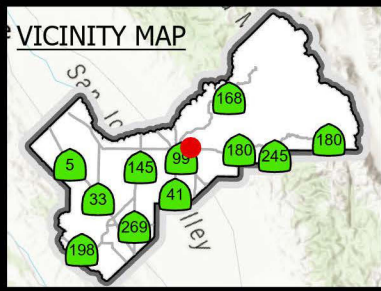
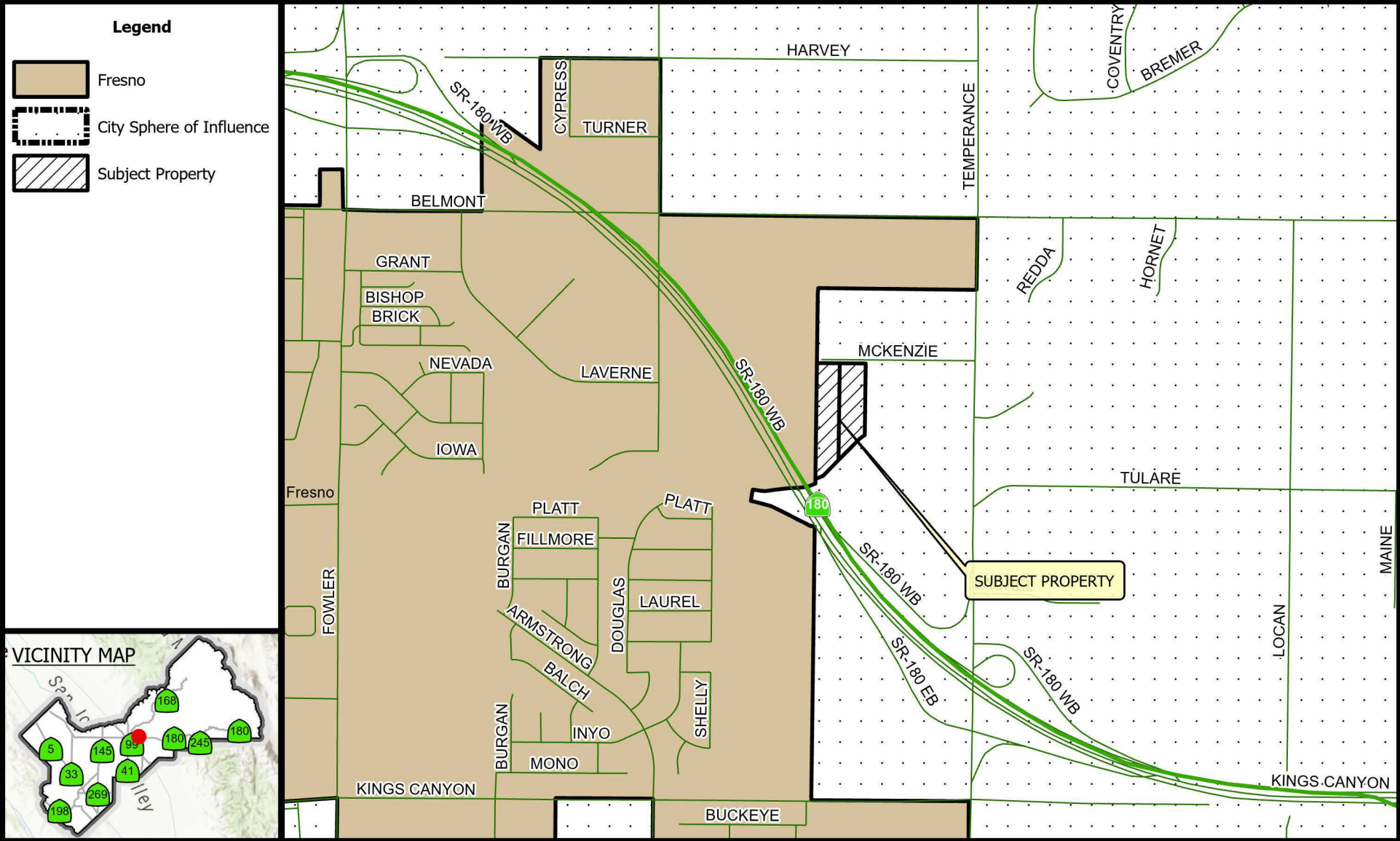
1"=400'



Parcel Map No. 916 - Bk. 3, Pg. 84
Parcel Map No. 1700 - Bk. 10, Pg. 99
Parcel Map No. 3648 - Bk. 25, Pg. 50
Parcel Map No. 5387 - Bk. 36, Pg. 66

Assessor's Map Bk.313 - Pg.27
County of Fresno, Calif.

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

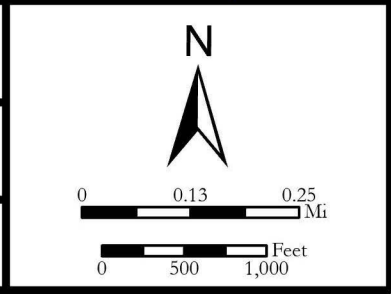


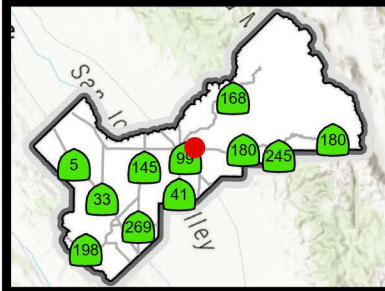
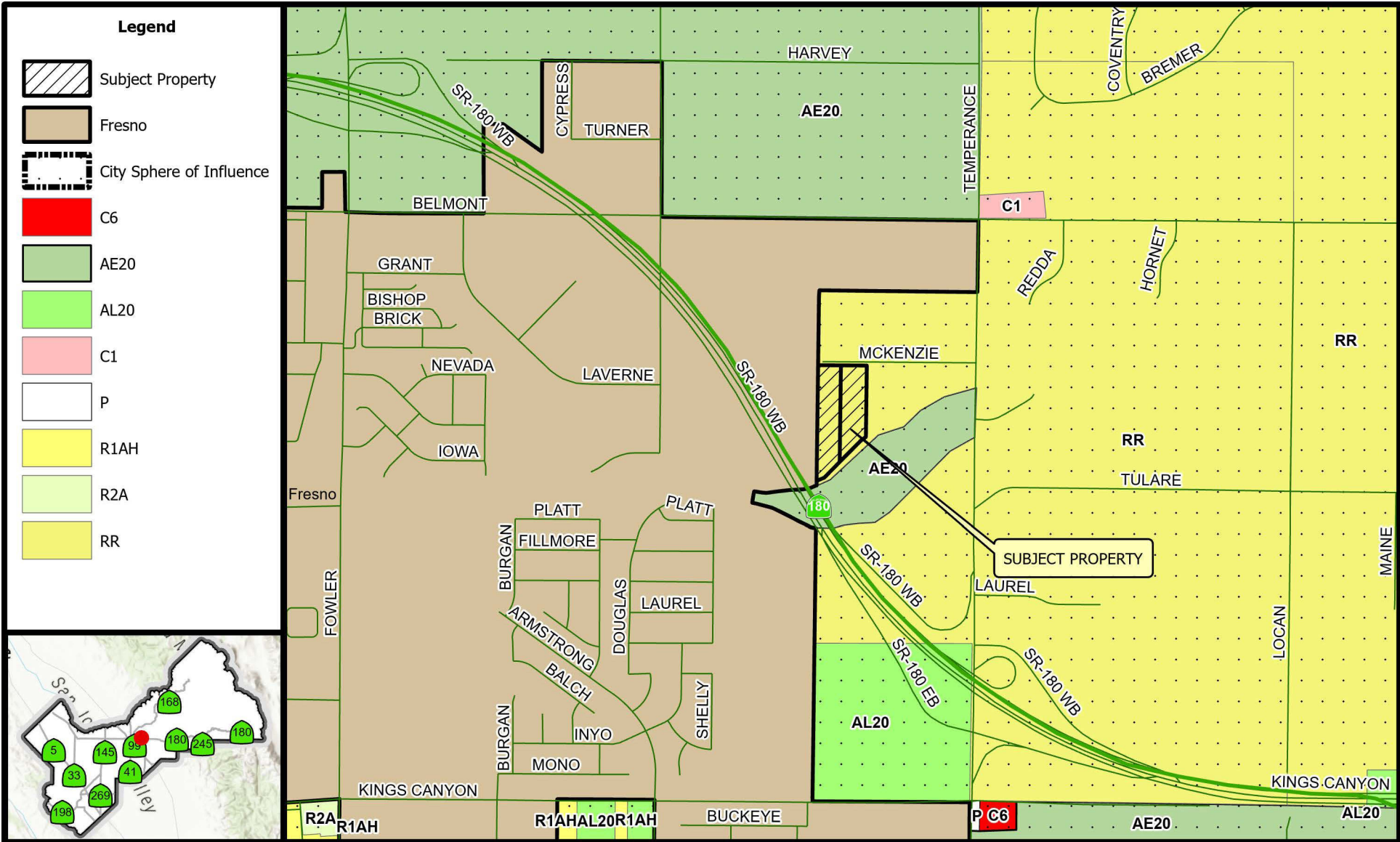
LOCATION MAP

CUP3783&IS8551

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 3/4/2024



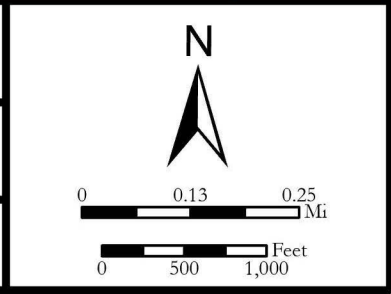


Existing Zoning Map

CUP3783&IS8551
STR 13 - 14S / 21E

2024

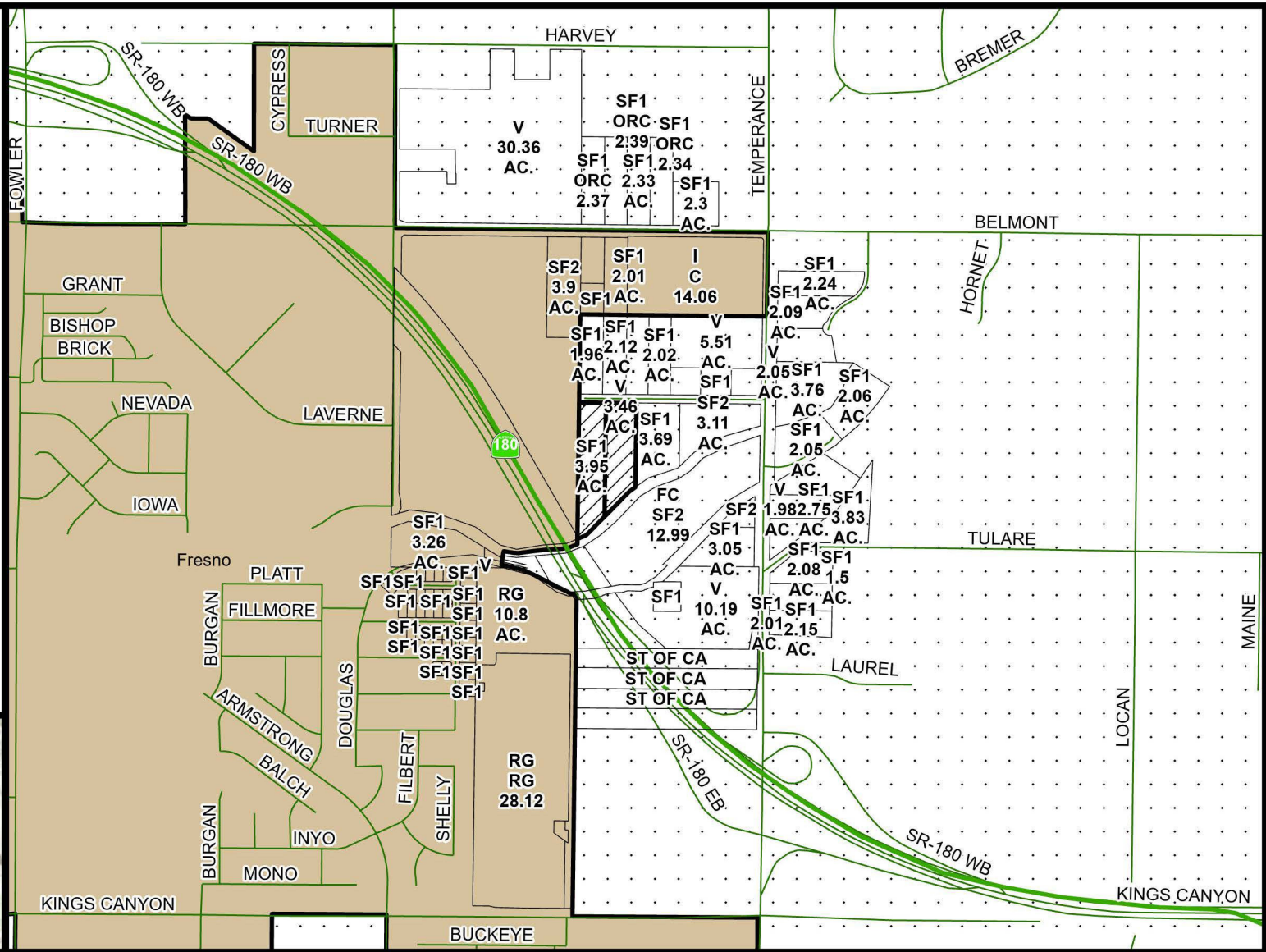
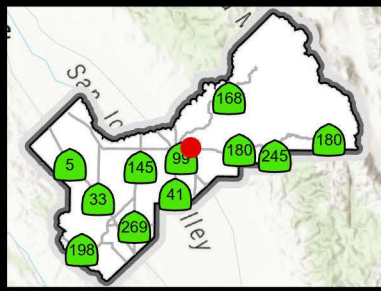
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 3/4/2024



LEGEND:

 Subject Property

LEGEND
C - COMMERCIAL
CHU - CHURCH
FC - FIELD CROP
I - INDUSTRIAL
ORC - ORCHARD
RG - RESIDENTIAL GROUP FACIL
S_LEGEND
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

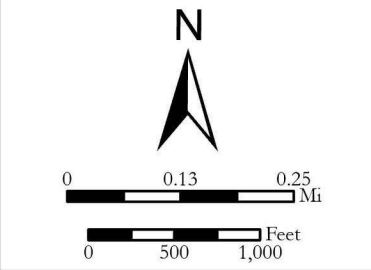


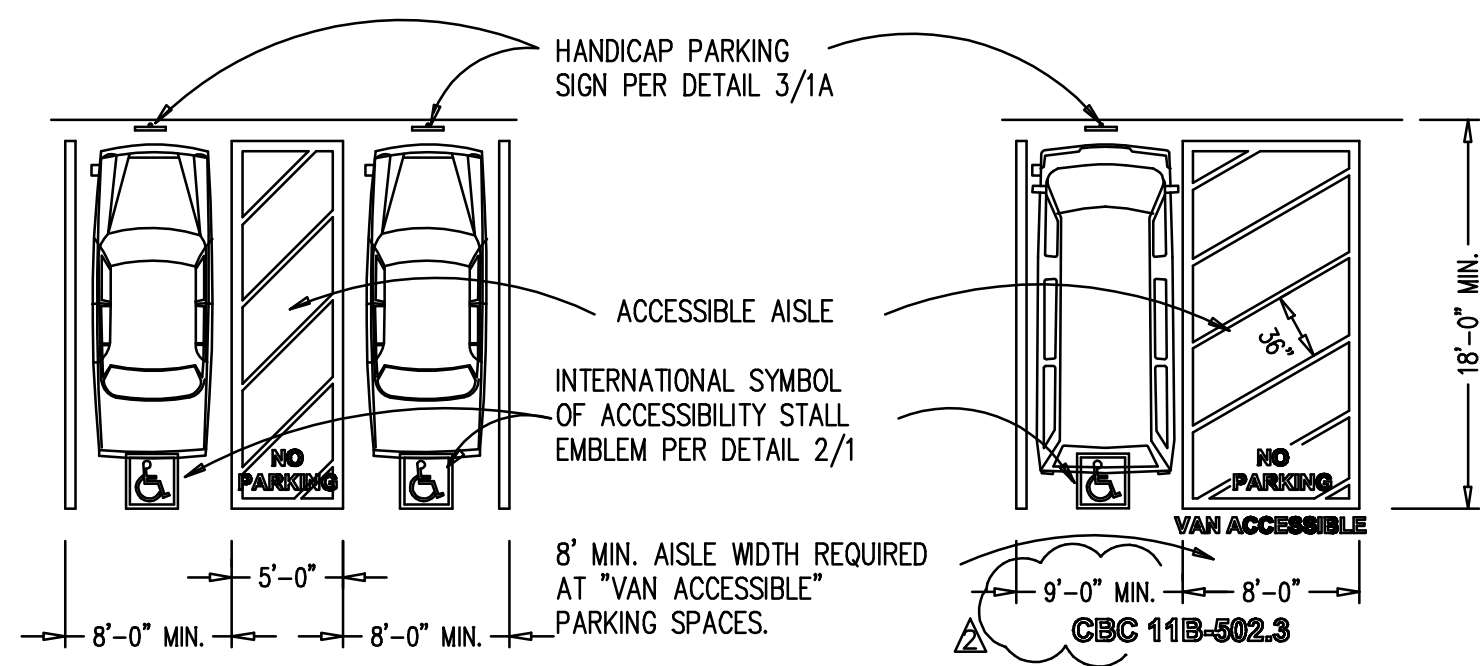
Existing Land Use Map

CUP3783&IS8551

2024

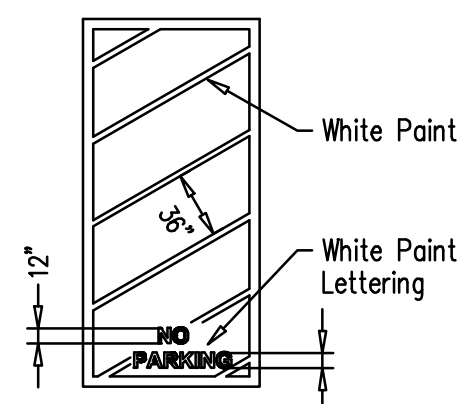
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 3/4/2024



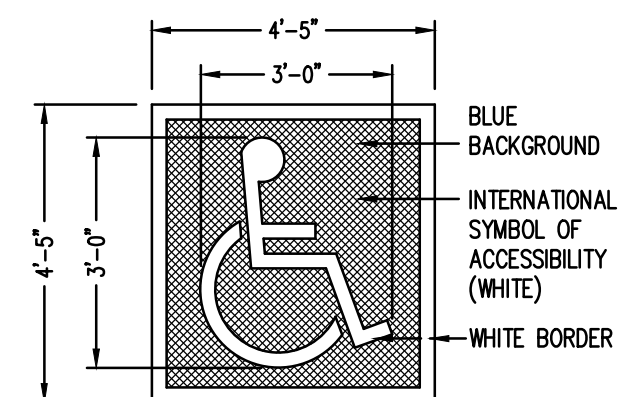


1 Accessible Parking Stall Details

SURFACE OF THE PARKING SPACES(S) AND ACCESS AISLE(S) SHALL NOT EXCEED 1:50 GRADIENT (2.0%) IN ANY DIRECTION

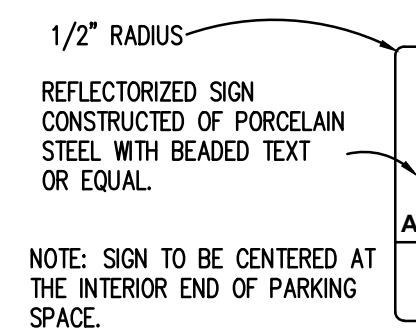


**ACCESS AISLE
CBC 11B-502.3.2
CBC 11B-502.3.3**



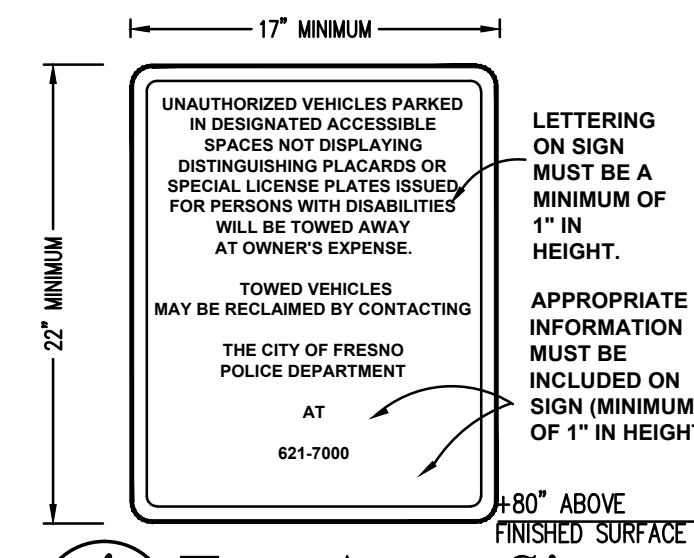
Outline profile view of a wheelchair with occupant and border in white on blue background. The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space.

2 Painted Parking Surface Emblem



REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN STEEL WITH BEADED TEXT OR EQUAL.
NOTE: SIGN TO BE CENTERED AT THE INTERIOR END OF PARKING SPACE.
AREA OF SIGN TO BE A MINIMUM OF 70 SQUARE INCHES.
DESIGNATE FOR "VAN ACCESSIBLE" WHERE APPROPRIATE.

3 Access. Parking
CBC 11B-502.6



4 Tow Away Sign
CBC 11B-502.8

TOTAL PARKING SPACES	VANS	CARS	TOTAL ACCESSIBLE STALLS
1-25	1	0	1
26-50	1	1	2
51-75	1	2	3
76-100	1	3	4
101-150	1	4	5
151-200	1	5	6
201-300	1	6	7
301-400	1	7	8
401-500	2	7	9
501-800	2	2% LESS 2-VANS	2% MINIMUM
800-1000	3	2% LESS 3-VANS	2% MINIMUM
OVER 1000	0.125% + 1 VAN	1% + 10, LESS NO. OF VANS	20 + 1 FOR EACH 100 OR FRACTION THEREOF OVER 1000

THE LOCATION OF THE RAMP MAY VARY BUT SHALL COMPLY WITH STATE AND LOCAL STANDARDS. RAMP SHALL NOT BE LOCATED IN DESIGNATED LOADING ZONE.

ALLOWABLE ANGLES FOR HANDICAP PARKING STALLS: 30, 40, 45, 50, 60, 75 AND 90.

CONCRETE WHEEL STOPS, WHEN PROVIDED, SHALL MEASURE 48" MIN. IN LENGTH AT ACCESSIBLE STALLS.

Parking Information

Location	Spaces	Disabled	Regular
Asphalt Parking Area	0	3	0
East Field Parking Area	63	0	0
West Field Parking Area	36	0	0
Total Parking Spaces	99	3	102

PROJECT DATA

SITE DESCRIPTION:
 PRORERTY OWNER.....MALIKA BK. SINGH
 RANVIR DHILLON
 6735 E. MCKENZIE
 FRESNO, CA.
 559-240-0728
 DBA FARM HOUSE VENUES

A.P.N. NUMBER..... 313-270-54 @ 6735 E. MCKENZIE
 313-270-25 @ 6781 E MCKENZIE

ZONING.....R-R

BUILDING:
 GROUP OCCUANCY : R-1
 CONSTRUCTION TYPE : V-B

EXISTING BUILDING AREA:

RESIDENCE	=	4,212	SQ. FT.
ATTACHED GARAGE	=	484	SQ. FT.
STORAGE BLD'G	=	1,092	SQ. FT.
CANOPIES (2)	=	252	SQ. FT.
EXISTING TOTAL	=	6,040	SQ. FT.

PROPOSED BUILDING AREA:

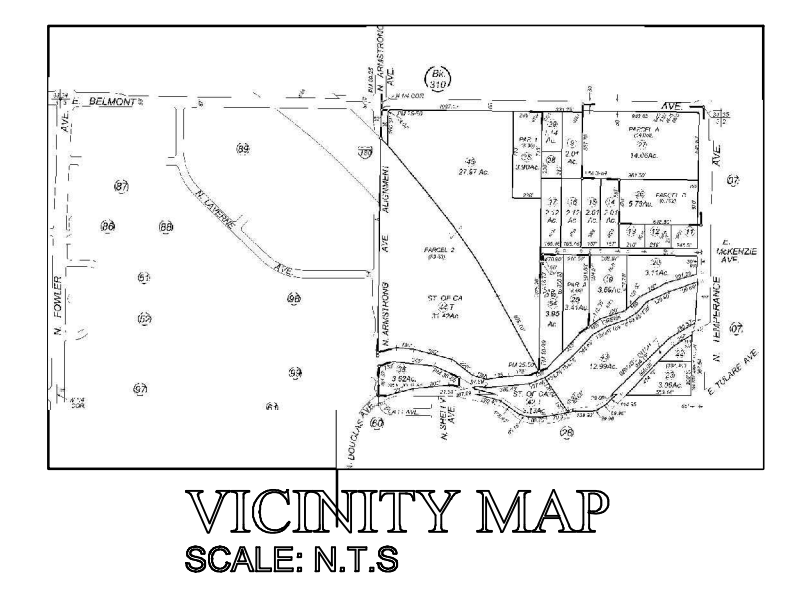
CANOPIES (2)	=	356	SQ. FT.
TRELLIS (6)	=	1,499	SQ. FT.
GARAGE	=	576	SQ. FT.
STUDIO ABOVE GARAGE	=	304	SQ. FT.
BATHROOM	=	285	SQ. FT.
PROPOSED TOTAL	=	3,020	SQ. FT.

EXISTING TOTAL = 6,040 SQ. FT.
PROPOSED TOTAL = 3,020 SQ. FT.

TOTAL COMBINED AREA = 9,060 SQ. FT.

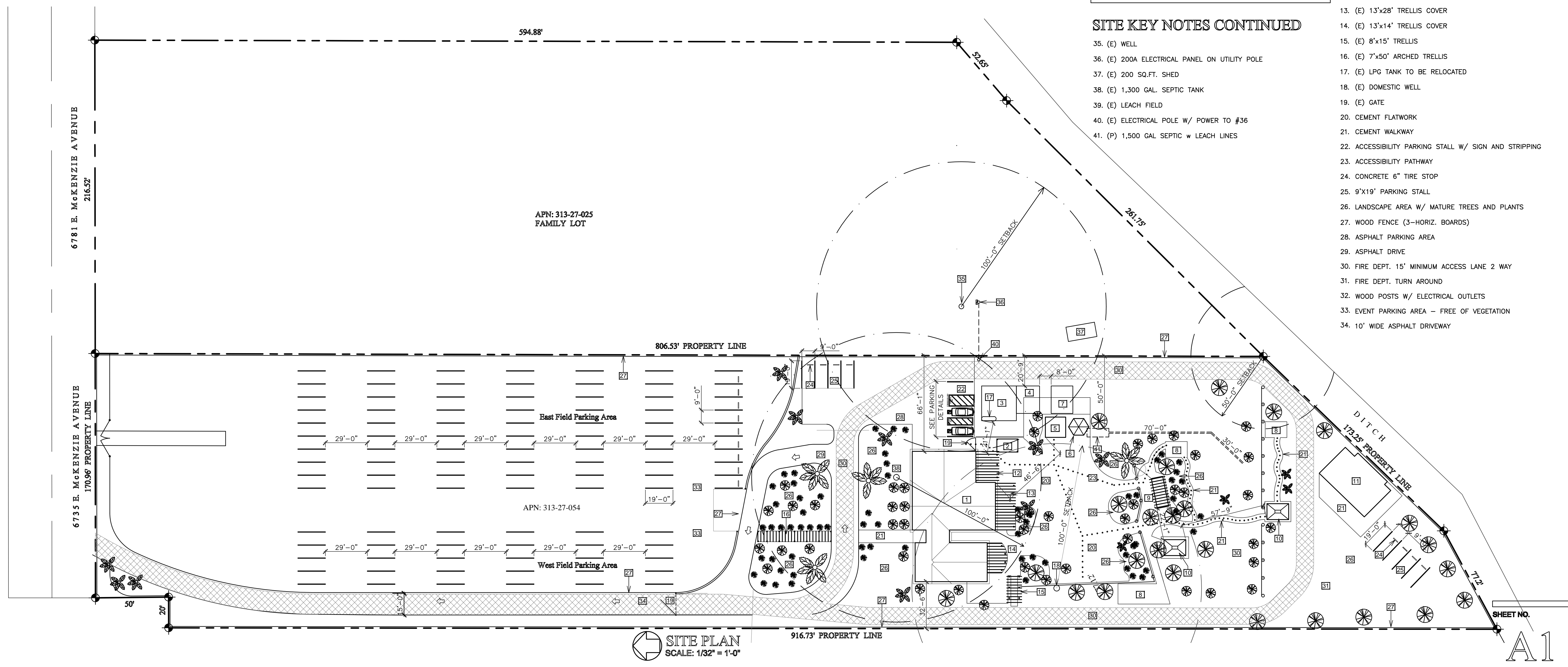
SITE COVERAGE:

SITE AREA	170,183	SQ. FT.
ALLOWABLE COVERAGE	X	%
ACTUAL COVERAGE	4.6	%



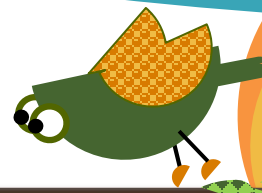
- SITE KEY NOTES**
- (E) SINGLE FAMILY RESIDENCE
 - (E) 14'-6"x9' FREE STANDING CANOPY
 - (P) 24'x24' GARAGE w/ 24'x24' LIVING SPACE ABOVE
 - (P) 16'x19' STORAGE w/ 40 GAL. HWH
 - (P) 14' x 14' FREE STANDING CANOPY (4-POST)
 - (P) 160 SQ. FT. GAZEBO (6-POST)
 - (P) 15'x19'BATHROOMS
 - CONCRETE PAD
 - (E) 8'x21' TRELLIS
 - (E) 11'x14' FREE STANDING CANOPY (4-POST)
 - (E) 1,194 SQ. FT. FARM BUILDING
 - (E) 15'x21' TRELLIS COVER
 - (E) 13'x28' TRELLIS COVER
 - (E) 13'x14' TRELLIS COVER
 - (E) 8'x15' TRELLIS
 - (E) 7'x50' ARCHED TRELLIS
 - (E) LPG TANK TO BE RELOCATED
 - (E) DOMESTIC WELL
 - (E) GATE
 - CEMENT FLATWORK
 - CEMENT WALKWAY
 - ACCESSIBILITY PARKING STALL W/ SIGN AND STRIPPING
 - ACCESSIBILITY PATHWAY
 - CONCRETE 6" TIRE STOP
 - 9'x19' PARKING STALL
 - LANDSCAPE AREA W/ MATURE TREES AND PLANTS
 - WOOD FENCE (3-HORIZ. BOARDS)
 - ASPHALT PARKING AREA
 - ASPHALT DRIVE
 - FIRE DEPT. 15' MINIMUM ACCESS LANE 2 WAY
 - FIRE DEPT. TURN AROUND
 - WOOD POSTS W/ ELECTRICAL OUTLETS
 - EVENT PARKING AREA - FREE OF VEGETATION
 - 10' WIDE ASPHALT DRIVEWAY

- SITE KEY NOTES CONTINUED**
- (E) WELL
 - (E) 200A ELECTRICAL PANEL ON UTILITY POLE
 - (E) 200 SQ.FT. SHED
 - (E) 1,300 GAL. SEPTIC TANK
 - (E) LEACH FIELD
 - (E) ELECTRICAL POLE W/ POWER TO #36
 - (P) 1,500 GAL SEPTIC w LEACH LINES



SITE PLAN
SCALE: 1/32" = 1'-0"

SHEET NO. **A1**

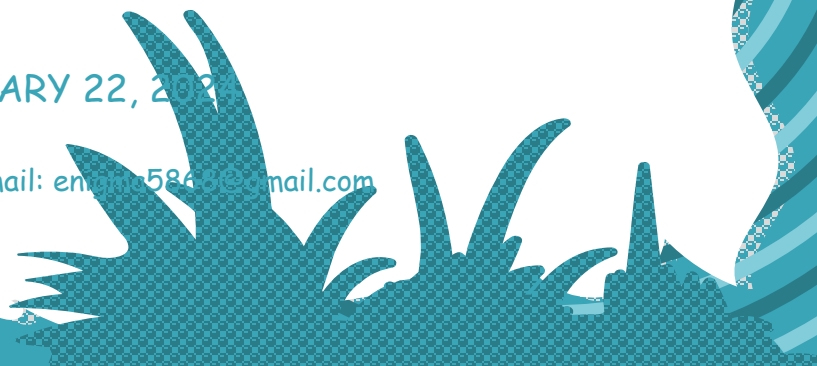


OPERATIONAL STATEMENT



FEBRUARY 22, 2024

559 240 0728 Email: enqmc5868@gmail.com



A

Feb 22, 2024

The County Of Fresno

Development Services & Capitol Projects Division

Previously submitted on July 6, 2022: Mr. Albert Aguilar

**To whom it may concern/The County Of Fresno
Development Services & Capitol Projects Division:**

I am providing the Operational statement as below:

1. **Nature of operation---**: I am proposing to do "Outdoor Weddings & Outdoor special Events like Anniversaries, Birthdays, Quinines, graduation parties, Baby showers, fund raisers/profit and nonprofit with in the RR Zone District. My existing property located at 6735 E McKenzie is nested on 3.95 acres backing to Fencher Creek. It is a perfect setup for outdoor events.
2. **Operational Time Limits and Days/Hours per week:** Due to Central Valley Weather and being outdoors, events will be limited to spring (Feb-June) and Fall (Sept-Nov) and Will be closed DEC-Jan and July-August months. All the events will be outdoors in garden area or under tents. Frequency will be 1-2 events per week.
3. **Number of Customer & Visitors:** I am purposing maximum visitors/guests from 0 - 150. . Events normally will be on Saturdays Afternoon or Evenings or some Sunday afternoons. Events can last up to 6 hours depending on the time of the day. Fridays & Saturdays from 5- 6pm to 11pm and from Sundays to Thursday until 10pm
4. **Number of Employees:** Currently, I have no employees but outside contractors for Housekeeping/Cleaning, Gardner and other Vendors including a Handyman. Work hours for all is as needed. I am the Caretaker/Owner and Manager and do live on the site.
5. **Service & Delivery Vehicles:** 4
6. **Access to the site:** From McKenzie to entrance, house and outdoors, surface is paved asphalt and in the back dirt/gravel.

7. **Number of Parking spaces for employees, customers, service/delivery vehicles...surfacing on parking area:** I have ample parking on my empty 1.5 acre lot, 103 car parking's in the front of the house in the empty lot and in the back and side of the house(please check side plan for details). On the site plan #22, #24, #25, #28, Front East Field and Front West Field is the car parking. On the side of the house is for the employees and Handicap special parking. The Parking surface is mostly grass, dirt, base rock gravel and some asphalt. There will be no parking for guests and employees on next door family lot at 6781 E McKenzie Ave, Fresno, CA 93727 but our personal.
8. **Are any goods to be sold on-site:** No
9. **What equipment is used:** None
10. **What supplies or materials are used..:** Outdoor vendors for Party rentals including table, chairs and tents and décor will be used.
11. **Does the use cause an unsightly appearance? :** No unsightly appearance, no glare, no dust. DJ setup is the onsite plan #6, speakers will be facing towards West to Hwy 180. No noise but traffic noise from Hwy 180 but DJ/Music if used by guest. Music will end by 10pm from Sunday to Thursday and until 11pm on Fridays & Saturday.
12. **List any Solid or Liquid waste to be produced, estimate volume of waste:** There will be 1500 gallons septic tank plus existing 1300 gallon septic tank for liquid waste of about 600 gallons and for solid waste and recycle we have 3 yard container each from Waste Management. The normal trash and recycling about 1.5 yard each, will be disposed in commercial large containers by Waste Management near the entrance of property on McKenzie, the service which I already have on site twice a week, Wednesdays and Saturdays.
13. **Estimated water to be used (gallons per day)...:** Our domestic water use is about 42 gallons per day per person averaging 3780 gallons 3 people about 3780 gallons monthly and total estimated consumptions averaging at 4780 gallons with landscaping. Average person flushes toilets 5-6 times a day (12-24hrs) and low flow toilets flushes 5-6 gallons per flush, our events are for up to 6 hours, so estimated usage of toiletries can add another estimated usage of 1000 gallons per event.
14. **Describe any proposed advertising including size, appearance and placement:** Just a normal sign /name "or 4.5x8ft banner/sign if needed. Normal size wooden name plate at the entrance 2x3ft on wagon wheel and the banner in outdoor event area.
15. **Will existing building be used or will new building will be used in the operation:** No new building will be constructed for events. All The events will be outdoors.

16. **Explain which building or what portion of buildings will be used in the operation:**
The existing outdoor patios and trellises will be part of the outdoor venues. The existing main house will not be used for any events.
17. **Will any outdoor lighting or an outdoor sound amplification system be used? :**
The festive and decorative luminous LED party lights be used for evening venues after the sunset. DJ/Music with sound amplification system will be used by guest if they wanted it during the restrictive/local law hour's policy by as described Sunday to Thursday until 10pm and Fridays/Saturdays until 11pm unless otherwise allowed by local laws.
18. **Landscaping or fencing purposed:** Property is already fenced all around in 3 corners with farm fencing with wooden poles, wants to keep the original farm house look. Existing landscaping with back fruit orchard, flower gardens front/back including mature trees will be used.
19. **Any other information that will provide a clear understanding of the project or operation:** I want to provide outdoors for events with open concept with existing beautiful gardens, fruit trees and mature red woods and other flowering trees. Covid-19 epidemic has opened the door to this idea of outdoor events like weddings, engagements, bridal showers birthdays, quencinera, baby showers, fundraiser for a local cause and family reunions. My mission is to provide open spaces in nature and healthy environment free of stress and enjoyable for all.
I will be using outside vendor for outdoor luxury bathrooms, handicap/special needs and regular from 3 stall to 5 stalls depending on the size of events until future purposed restrooms are built.
20. **Identify all owners:** I and Ranvir Dhillon have joined hand together, see deed of trusts and under Farm House Venues, LLC

I hope that I have addressed all questions and explained my project thoroughly.

Sincerely,

Malika BK Singh

6735 E McKenzie Ave, Fresno, CA 93727

559 240 0728 Email: enigma5868@gmail.com













