

## OPERATIONAL STATEMENT

**Property Owner:**

Samuel Cobian Gomez  
7250 S. Frankwood Ave.  
Reedley, CA 93654

**Applicant:**

CenCal Permit Services  
Mike/Mary Smith  
P.O. Box 2032  
Porterville, CA 93258

**Project Site:** 4931 Buttonwillow Ave., Reedley, CA 93654

**APN:** 333-290-15

**Zoning:** AE20 Exclusive Agricultural Zone

**Area:** 9.98 Acres

**Proposal:**

To obtain a Conditional Use Permit (CUP) for an outdoor events center on property located at 4931 Buttonwillow Ave, in Fresno County.

**Project Description:**

The property is 9.98 Acres and is designated AE20. The subject property is located outside the city limits, in Fresno County limits. The property is developed with an ~1824 sqft. single family residence, a ~2000 sqft. existing building, and a ~1750 sqft. Existing pole barn building.

The requested CUP would allow the existing yard to be utilized for outdoor events. The yard area is equivalent to approximately 1- acre of the parcel only. A parking lot will also be developed in addition to the event center. The Parking lot is approximately 1.14 acres. The event center and parking lot area will consist of ~2.14 acres. The remaining portion of the property will remain for agricultural uses. The main purpose of the event center would be for weddings, receptions, birthdays, reunions and company parties.

**Buildings:**

Existing buildings on site will be utilized. These existing buildings already house restrooms, and an area to be utilized as a bar/staging area for caterers, etc. The site already has privacy fence surrounding it, gravel and concrete walkways. There is also a large grassy area for additional seating etc. The access to the site is a public road. The site also has existing exterior lighting.

**Events/Operations:**

This is an outdoor event center only. All food and beverages will be brought in by caterers. Estimating only 1-3 vendors maximum (i.e. music DJ, Food Caterer, Florist, etc.) Tables and Chairs are provided and kept onsite inside of a storage area.

**Time Usage:** The event center will be available for up to 10-15 events per year. These events would take place only on Saturdays, between the hours of 10am-10pm. (Typically the months of April through October.) There will be no more than one event per day.

**Number of Visitors:** The maximum number of visitors would range from 50-100 guests per event. Again, with only outdoor usage, from the months of April through October.

**Service Delivery Vehicle:** It is estimated that at the most 3 delivery vehicles per event may visit the site, delivering food, beverages, flowers, and other items necessary to cater the event.

**There will be no goods or products sold on site.**

**Employees:**

One full time employee-The Property Owner/Event Manager will be present at each event, from start to finish. The number of employees would be between 6-10 per event, with 4 of those being security guards hired by the applicant.

**Caterers:** Caterers will supply all food and beverages during events. The catering company will provide staff as needed to serve guests. The number of staff will be compatible with the amount of guests/size of the event.

**Parking:**

As shown on the site plan, there will be a designated area for visitor parking. The parking lot will be located on the north side of the property, consisting of 81 parking stalls including 10 for ADA parking. This area will consist of a concrete walkway for guests, while the parking lot will be dirt/gravel.

**Equipment:** Typical yard maintenance equipment will be used. All other maintenance will be performed by contractors called to the site.

**Supplies and Materials:** No Special Supplies or materials are required for the project. Any specialty supplies or materials will be brought to the site by contractors / suppliers or caterers.

**Does the use cause an unsightly appearance?** No, the event center has existing landscape and is completely fenced around the entire property. The driveway is surfaced decomposed granite. The site is kept nice and clean and will be maintained and also improve the area.

**Noise:** Any sound amplification will be directed away from any surrounding residences. A noise control plan will be established to mitigate any noise disturbance, and to keep the proposed use compliant with Fresno County noise standards. This is to ensure compliance with the applicable Fresno County daytime, 7:00am to 10:00pm noise level standards. Additionally, no amplified speech or music will occur during the nighttime hours, 10:00pm to 7:00am. All amplified speech and music will conclude by 10:00pm. All events will be monitored by staff to ensure that noise levels aren't exceeded.

**Glare:** Parking lot and event lighting shall consist of the use of hooded light fixtures. All lighting will be directed away from surrounding properties. Onsite lighting will only provide light in area in use.

**Dust:** There will be no dust or odors associated with the event center. The event area is landscaped. The site roadways are surfaced in decomposed granite and concrete walkways.

**Liquid or solid wastes to be produced:**

**Waste Disposal:**

The 2000sqft existing building has a 350+/- sqft. restroom facility to accommodate event center attendees. Please see site map for details/location.

There is a (1,000 gallons) septic tank and leach field serving the existing residence and a (1,500 gallons) existing septic and leach field serving the existing building and pole barn. The restroom facilities will be consistent with Fresno County Standards.

**Solid Waste Disposal:**

The facility is currently, and will continue to be, served by a private waste hauler. Solid waste containers will be located on the property for pick up by the waste hauler. Recyclable materials will be separated for separate pick up.

The quantity of waste generated by the facility will be determined by the number and size of the events that occur that week. However, it is anticipated that the maximum quantity will not exceed 4-5 cubic yards a week.

**Estimated volume of water to be used:**

There is a 25 gallons per min water well with 1 storage tank of 220 gallons located on the property and shown on the attached site plan. It is estimated that 60-70 gallons per event will be used maximum.

The well provides water for domestic use as well for landscaping. The well is adequate to meet the needs of the proposed use.

**Proposed Advertising:**

One sign at the entrance of the park is proposed. The sign will be approximately 4'x6'. The applicant will place traffic control signage on Buttonwillow Ave at the time of the event. Proposed signage will be per Fresno County sign standards.

**Will existing buildings be used:**

A 2000sqft. existing building, will be used for catering/staging area and restrooms facilities. The 1824sqft single family residence will be used as living quarters for the event center caretaker/grounds keeper. The existing 1750sqft pole barn building will be used as storage for the event center supplies (table, chairs, etc.).

**Outdoor lighting proposed:**

There will be existing exterior lighting used, as well as temporary outdoor lighting fixtures for those events held into the evening hours. All lighting will be hooded and not be directed toward any adjacent properties. Temporary lighting will be set up so only those areas in use will be lighted.

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