



CITY OF MENDOTA

"Cantaloupe Center Of The World"

JUAN LUNA
Chairperson
ALBERT ESCOBEDO
Vice-Chairperson
JOSE ALONSO
JOSE GUTIERREZ
JONATHAN LEIVA
KEVIN ROMERO
Alternate Commissioner

CITY OF MENDOTA PLANNING COMMISSION AGENDA

City Council Chambers
Mendota, CA 93640
REGULAR MEETING
November 17, 2020
6:30 P.M.

CRISTIAN GONZALEZ
City Manager
Public Works/Planning Director
JEFFREY O'NEAL
City Planner

The Mendota City Planning Commission welcomes you to its meetings, which are scheduled for the 3rd Tuesday every month. Your interest and participation are encouraged and appreciated. Notice is hereby given that Planning Commissioners may discuss and/or take action on any or all of the items listed on this agenda. Please turn your cell phone off. Thank you for your respect and consideration.

Any public writings distributed by the City of Mendota to at least a majority of the Planning Commission regarding any item on this regular meeting agenda will be made available at the front counter at City Hall located at 643 Quince Street Mendota, CA 93640, during normal business hours.

In compliance with the Americans with Disabilities Act, those requiring special assistance to participate at this meeting please contact the City Clerk at (559) 655-3291. Notification of at least forty-eight hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to the meeting.

If you would like to participate at this meeting via Zoom, please use the following information:
Dial-in number: 1(669) 900-6833 Meeting ID: 963 3439 4752 Password: 081625
<https://zoom.us/j/96334394752?pwd=NWRGeVVvSVNnVFILaUtZNYtXemhodz09>

CALL TO ORDER

ROLL CALL

FLAG SALUTE

FINALIZE THE AGENDA

1. Adjustments to Agenda
2. Adoption of final Agenda

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the regular Planning Commission meeting of September 15, 2020.
2. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

PUBLIC HEARING

1. Proposed adoption of **Resolution No. PC 20-02**, approving Application No. 20-14, consisting of Lot Line Adjustment No. 20-01 between APNs 013-130-03, 013-141-06S, and 013-141-07S.
 - a. *Receive report from City Planner O'Neal*
 - b. *Inquiries from Planning Commissioners to staff*
 - c. *Chairperson Luna opens the public hearing*
 - d. *Once all comment has been received, Chairperson Luna closes the public hearing*
 - e. *Commission considers Resolution No. PC 20-02 for adoption*

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

The public is invited to speak to the Planning Commission at this time about any item that is not on the Agenda. Please limit your comments to five (5) minutes. Please note that the Planning Commission cannot take action on any item not listed on the agenda.

PLANNING DIRECTOR UPDATE

PLANNING COMMISSIONERS' REPORTS

ADJOURNMENT

CERTIFICATION OF POSTING

I, Celeste Cabrera-Garcia, City Clerk of the City of Mendota, do hereby declare that the foregoing agenda for the Mendota Planning Commission Regular Meeting of Tuesday, November 17, 2020 was posted on the outside bulletin board of City Hall, 643 Quince Street on Thursday, November 12, 2020 at 4:00 p.m.



Celeste Cabrera-Garcia, City Clerk



CITY OF MENDOTA PLANNING COMMISSION MINUTES

Regular Meeting

Tuesday, September 15, 2020

6:30 p.m.

Meeting called to order by Chairperson Luna at 6:31 PM.

Roll Call

Commissioners Present: Chairperson Juan Luna, Vice-Chairperson Albert Escobedo, Commissioners Jose Alonso, Jose Gutierrez, and Jonathan Leiva

Commissioners Absent: None

Staff Present: Cristian Gonzalez, City Manager (via Zoom); Jeffrey O'Neal, City Planner, Jennifer Lekumberry, Director of Administrative Services (via Zoom), and Celeste Cabrera-Garcia, City Clerk

Flag Salute led by Chairperson Luna

FINALIZE THE AGENDA

1. Adjustments to Agenda
2. Adoption of final Agenda

A motion was made by Commissioner Alonso to adopt the agenda, seconded by Commissioner Leiva; unanimously approved (5 ayes).

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the regular Planning Commission meeting of July 16, 2019.
2. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

A motion to approve items 1 and 2 was made by Vice-Chairperson Escobedo, seconded Commissioner Leiva; unanimously approved (5 ayes).

PUBLIC HEARING

1. Proposed adoption of **Resolution No. PC 20-01**, approving Application No. 20-20, a Planning Development at 773 Oller Street (APN 013-143-08).

Chairperson Luna introduced the item and City Planner O'Neal summarized the report.

Discussion was held on the item.

Phil Henry – provided information on the planned development.

Discussion was held on the item.

At 6:56 p.m. Chairperson Luna opened the hearing to the public.

Kevin Romero – commented on the item.

At 6:58 p.m. Chairperson Luna closed the hearing to the public.

City Clerk Cabrera-Garcia conducted a roll call vote for the approval of Resolution No. PC 20-01, approving Application No. 20-20, a Planning Development at 773 Oller Street (APN 013-143-08).

Chairperson Luna: Yes; Vice-Chairperson Escobedo: Yes; Commissioner Alonso: No; Commissioner Gutierrez: Yes; and Commissioner Leiva: No.

Resolution No. PC 20-01 was approved with a majority vote of three (3) ayes (no: Alonso and Leiva).

Rolando Castro – commented on the item.

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

None offered.

PLANNING DIRECTOR UPDATE

City Manager Gonzalez provided an update on the carwash project, the Little Caesars project, the biomass project, the Rojas-Pierce Park Expansion project, the dispensary project, and the cannabis cultivation project.

Discussion was held on a meat packing facility that will take the place of Palm Wonderful.

PLANNING COMMISSIONERS' REPORTS

Vice-Chairperson Escobedo thanked the City for installing a speed bump on Kate Street.

Commissioner Leiva inquired as to whether any of the projects City Manager Gonzalez mentioned during his report will be coming before the Planning Commission for consideration; and thanked Mayor Castro for his input.

ADJOURNMENT

At the hour of 7:12 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Commissioner Leiva, seconded by Vice-Chairperson Escobedo; unanimously approved (5 ayes).

Juan Luna, Chairperson

ATTEST:

Celeste Cabrera-Garcia, City Clerk

AGENDA ITEM – STAFF REPORT

TO: HONORABLE CHAIRPERSON AND COMMISSIONERS
FROM: JEFFREY O'NEAL, AICP, CITY PLANNER
SUBJECT: APPLICATION NO. 20-14, LOT LINE ADJUSTMENT NO. 20-01
DATE: NOVEMBER 17, 2020

ISSUE

Shall the Planning Commission adopt Resolution No. PC 20-02, approving Lot Line Adjustment No. 20-01 between APNs 013-131-03, 013-141-06S, an 013-141-07S?

BACKGROUND

The Planning and Building Department has received an application for a lot line adjustment (LLA) affecting three parcels roughly bounded by 6th Street, 9th Street, Naples Street, and the railroad corridor. The 4.90-acre Project site current supports a variety of facilities and uses.

Owner/Applicant: Fernando Tirado & Angelina Meza (APN 013-130-03)
Edward L. Warkentine (APNs 013-141-06S & 07S)

Representative: Tony Lopez

Location: 601 Naples Street, 825 Naples Street
See attached map and photo

Site Size: APN 013-130-03 – 0.11 acre (5,000 SF)
APN 013-041-06S – 1.07 acre (approximately 46,210 SF)
APN 013-141-07S – 3.72 acres (approximately 162,044 SF)
Total area: 4.90 acres (approximately 213,444 SF)

General Plan: APN 013-130-03 – Light Industrial
APN 013-141-06S – Light Industrial
APN 013-141-07S – Heavy Industrial

Zoning: APN 013-130-03 – M-1 (Light Manufacturing)
APN 013-141-06S – M-1 (Light Manufacturing)
APN 013-141-07S – M-2 (Heavy Manufacturing)

Existing Use: Existing residence, self-storage facility, auto dismantling and storage

Surrounding Uses: Northeast – Vacant, truck parking; M-1
Southeast – City yard, vacant; M-1
Southwest – Materials storage, residences; M-1, R-2
Northwest – Materials storage, residences; M-1, R-2

Street Access: Naples Street, 9th Street

ANALYSIS

A lot line adjustment allows for the reconfiguration of property lines where the final number of resulting parcels is the same as the starting number. LLA No. 20-01 proposes to adjust the

property lines between three parcels abutting the UPRR rail corridor. Both the Mendota Municipal Code (within the Subdivision Ordinance, MMC Section 16.04.060(B)(4)) and State law (within the Subdivision Map Act, Gov. Code Section 66412(d)) allow for the processing of LLAs, although with slight differences. The Subdivision Ordinance allows for the process to occur “between two or more existing adjacent parcels” while the Map Act states that it must be between “four or fewer existing adjoining parcels.” Although the Map Act would control if a conflict existed, in the instant case the two rules do not conflict. There are three existing parcels involved (i.e., fewer than four), and since they directly share property lines, any potential distinction between “adjacent” and “adjoining” is irrelevant.

Within the documents prepared by the applicant’s surveyor, the three parcels are described as Existing Parcels 1 (APN 013-141-06S), 2 (013-141-074S), and 3 (APN 013-130-03) and, correspondingly, Adjusted Parcels A, B, and C. Accordingly, consider the existing and adjusted sizes of the parcels (see Comparative Aerial Photo):

Existing	Area	Proposed	Area	Change
Existing Parcel 1	1.07	Adjusted Parcel A	1.63	+0.56
Existing Parcel 2	3.72	Adjusted Parcel B	1.94	-1.78
Existing Parcel 3	0.11	Adjusted Parcel C	1.33	+1.22
All areas in acres.				

As described in both the Subdivision Ordinance (briefly) and the Map Act (at length), LLAs are exempt from the requirement to prepare a tentative map, parcel map, or final map. Generally, the City cannot require that a record of survey be prepared. The review of the LLA must be limited to whether the proposed parcels conform to the General Plan and zoning and building ordinances. The only conditions of approval that may be imposed relate to conformance with the General Plan and zoning and building ordinances, prepayment of property taxes prior to recordation of the LLA, or to facilitate relocation of existing utilities, infrastructure, or easements. As proposed, LLA No. 20-01 is consistent with General Plan, zoning, and building requirements. The proposal would result in two of the adjusted parcels having split General Plan Land Use and zoning (i.e., a portion of each of the two will be designated/zoned for light industrial use and a portion of each will be designated/zoned for heavy industrial use). While this is not always optimal, there is no prohibition against it. No utilities, infrastructure, or easements need to be relocated. At its discretion, the Planning Commission may require prepayment of property taxes prior to recordation of the LLA as a condition of approval; this condition is included in the attached resolution.

ENVIRONMENTAL

The first step in complying with the California Environmental Quality Act (CEQA) is to determine whether the activity in question constitutes a “project” as defined by CEQA, Public Resources Code Section 21000, et seq. and the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Section 15000, et seq. A “project” consists of the whole of an action (i.e. not the individual pieces or components) that may have a direct or reasonably foreseeable indirect effect on the environment. The second step is to determine whether the

project is subject to or exempt from the statute. This proposal qualifies as a project under CEQA because it involves the issuance to a person of a “lease, permit, license, certificate, or other entitlement for use” as described in CEQA Guidelines Section 15378.

After consideration, staff supports a finding of exemption consistent with CEQA Guidelines Section 15305(a) for “Minor Alterations in Land Use Limitations.” This category applies to minor lot line adjustments in areas with a slope of less than 20% that would not result in any changes to land use or density and would not result in the creation of any new parcel. As previously discussed:

1. The proposal consists of a lot line adjustment pursuant to both State law and local ordinance.
2. The site is essentially flat and level.
3. There are no proposed changes to land use or density.
4. No new parcel would be created (i.e., three parcels existing, three parcels proposed)

Staff suggests that the project meets the required criteria for exemption from CEQA as a Minor Alteration in Land Use Limitations.

PUBLIC NOTICE

No public notice is required for a lot line adjustment.

FISCAL IMPACT

Review and processing of the planned development permit, engineering plans, and building plans are paid for by the applicant, and the project is responsible for payment of development impact fees. No development has been proposed. Any future development would be responsible for payment of fees consistent with the appropriate standards at the time of application.

RECOMMENDATION

Staff recommends that the Planning Commission adopts Resolution No. PC 20-02, approving Application No. 20-14 consisting of Lot Line Adjustment No. 20-01.

Attachment(s):

1. Project Site Aerial Photo
2. Assessor’s Parcel Map No. 013-13
3. Assessor’s Parcel Map No. 013-14
4. Comparative Aerial Photo
5. Resolution No. PC 20-02

Project Aerial



Application No. 20-14 , Tony Lopez
APNs 013-130-03, 013-141-06S, 013-141-07S

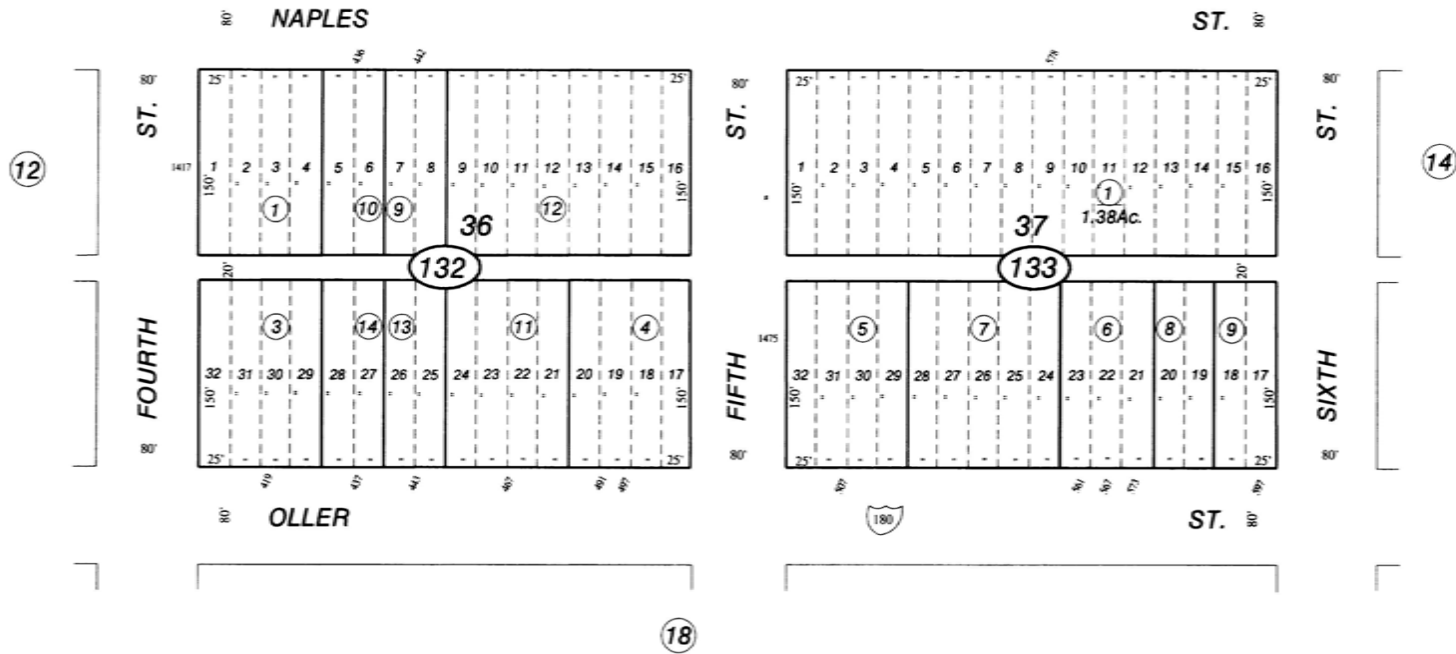
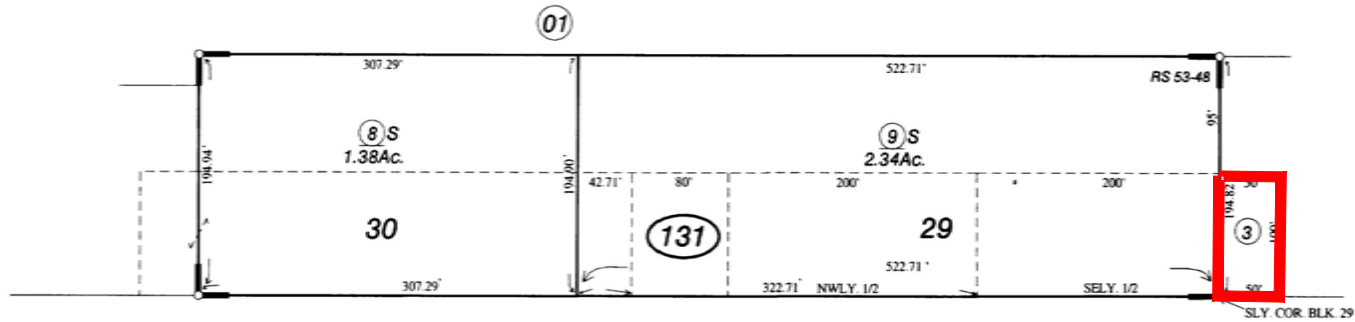


--- NOTE ---
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 31, T. 13 S., R. 15 E., M. D. B. & M.

Tax Rate Area
 12-010

013-13



Town of Mendota - Misc. 1, Pg. 18
 Record of Survey - Bk. 53, Pg. 48

Assessor's Map Bk. 013 - Pg. 13
 County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Application No. 20-14
 APN 013-130-03

Owners: Fernando Tirado & Angelina Meza
 601 Naples Street

○
 Project

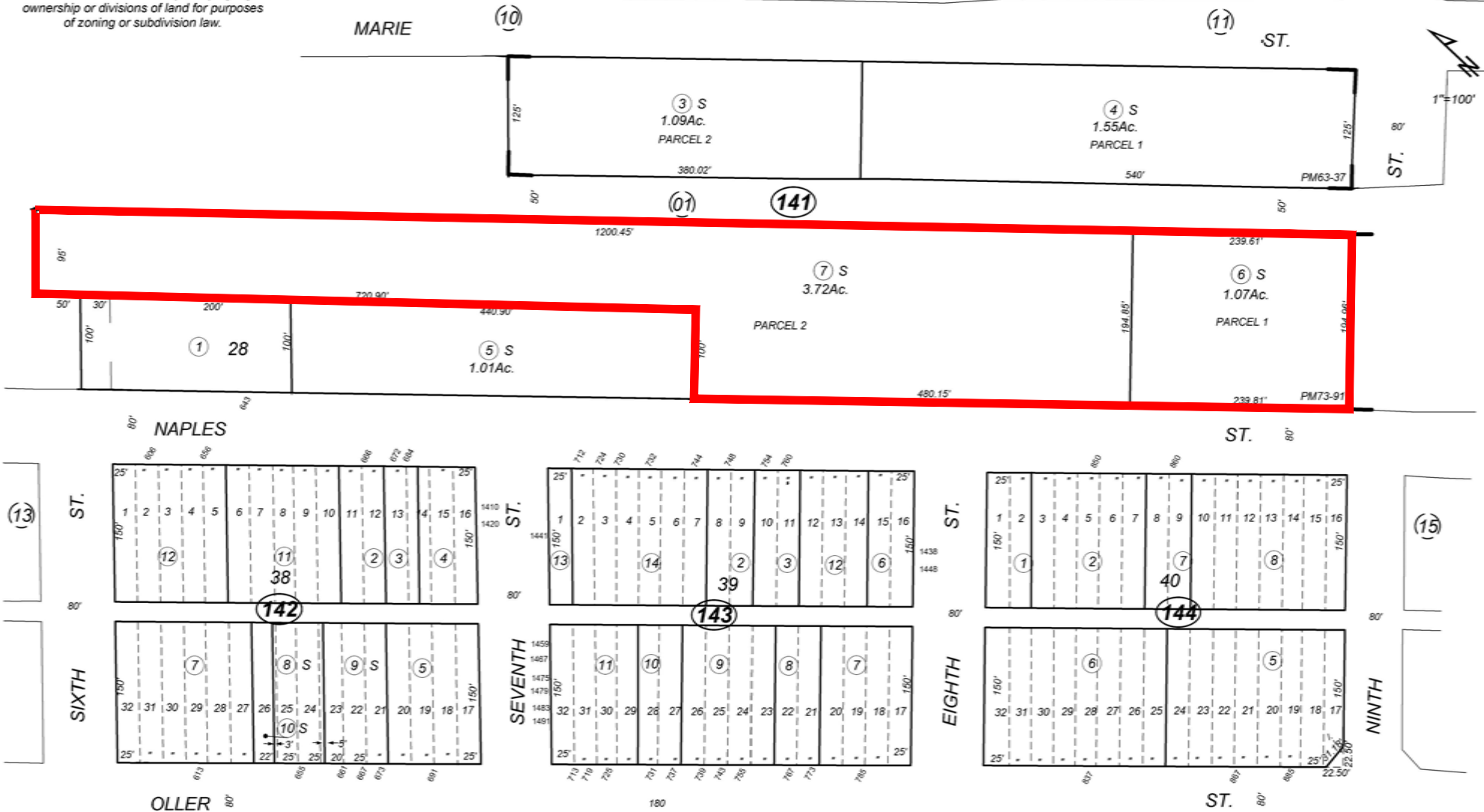
02/12/13

-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 IN POR. SEC. 31, T. 13 S., R. 15 E., M. D. B. & M.

Tax Rate Area
12-010

013-14



Town of Mendota - Misc. 1, Pg. 18
Parcel Map No. 03-01 - Bk. 63, Pgs. 37-38
Parcel Map No. 16-02 - Bk. 73, Pgs. 91-92

Assessor's Map Bk.013 - Pg.14
County of Fresno, Calif.

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

7/12/2018

Application No. 20-14
APNs 013-141-06S & 07S

Owner: Edward J. Warkentine
825 Naples Street

 Project

COMPARATIVE AERIAL PHOTO

Existing Parcels



Adjusted Parcels



Application No. 20-14 , Tony Lopez
APNs 013-130-03, 013-141-06S, 013-141-07S

 Project

**BEFORE THE PLANNING COMMISSION
OF THE
CITY OF MENDOTA, COUNTY OF FRESNO**

**A RESOLUTION OF THE PLANNING COMMISSION RESOLUTION NO. PC 20-02
OF THE CITY OF MENDOTA APPROVING APPLI-
CATION NO. 20-14 CONSISTING OF LOT LINE
ADJUSTMENT NO. 20-01 BETWEEN APNs
013-130-03, 013-141-06S, AND 013-141-07S**

WHEREAS, on May 11, 2020, Tony Lopez submitted a request for a lot line adjustment on behalf of property owners Fernando Tirado, Angelina Meza, and Edward L. Warkentine; and

WHEREAS, the proposal has been designated Application No. 20-20, consisting of Lot Line Adjustment No. 20-01; and

WHEREAS, the project proposes to adjust the boundaries between three existing parcels sharing common property lines; and

WHEREAS, pursuant to both Mendota Municipal Code Section 16.04.060(B) and Government Code Section 66412(d), the proposal satisfies the requirements to be exempt from preparation of a tentative map, parcel map, or final map; and

WHEREAS, at a regular meeting on November 17, 2020 the Mendota Planning Commission considered Application No. 20-20; and

WHEREAS, approval of a lot line adjustment consists of a "lease, permit, license, certificate, or other entitlement for use", and is therefore a "project" pursuant to the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.* ("CEQA") and the CEQA Guidelines, California Code of Regulations Title 14, Chapter 3, Section 15000, *et seq.*; and

WHEREAS, as the agency primarily responsible for carrying out or approving said project, the City of Mendota assumes the role of lead agency pursuant to CEQA; and

WHEREAS, the Planning Commission finds that the proposal meets the criteria described in CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations, the reasoning for said finding substantiated in the record; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Mendota that:

1. Application No. 20-14, consisting of Lot Line Adjustment No. 20-01, is categorically exempt from the California Environmental Quality Act under CEQA Guidelines Section 15305.
2. Application No. 20-14, consisting of Lot Line Adjustment No. 20-01, is hereby approved as illustrated and described in the Exhibits appended hereto.

3. Prior to Recordation of the Lot Line Adjustment No. 20-01, the owners are required to provide evidence to the City Clerk of prepayment of applicable property taxes for their respective properties as such properties exist at the time of this approval.

Juan Luna, Chairperson

ATTEST:

I, Celeste Cabrera-Garcia, City Clerk of the City of Mendota, do hereby certify that the foregoing resolution was duly adopted and passed by the Planning Commission at a regular meeting of said Commission, held at Mendota City Hall on the 17th day of November, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Celeste Cabrera-Garcia, City Clerk

EXHIBIT A
EXISTING PARCELS

EXISTING PARCEL 1

Parcel 1 of Parcel Map No. 16-02, In the City of Mendota, County of Fresno, State of California, according to the Map thereof recorded in Book 73 of Parcel Maps, at Pages 91 and 92, Fresno County Records.

Containing 1.07 Acres more or less.



2-28-2020

EXHIBIT A
EXISTING PARCELS

EXISTING PARCEL 2

Parcel 2 of Parcel Map No. 16-02, In the City of Mendota, County of Fresno, State of California, according to the Map thereof recorded in Book 73 of Parcel Maps, at Pages 91 and 92, Fresno County Records.

Containing 3.72 Acres more or less.



EXHIBIT A
EXISTING PARCELS

EXISTING PARCEL 3

A portion of Sixth Street per the Map of the Town (now City) of Mendota, in the City of Mendota, County of Fresno, State of California, according to the Map thereof recorded in Book 1 of Miscellaneous Maps at Page 18, Fresno County Records.

BEGINNING at the most Southerly corner of Block 29 of the Map of the Town (now City) of Mendota; thence Northeasterly along the Southeasterly line of said Block to the most Easterly corner of said Block; thence Southeasterly along the produced Northeasterly line of said Block 50 feet; thence Southwesterly parallel with the Southeasterly line of said Block to a point on the produced Southwesterly line of said Block; thence Northwesterly along said produced Southwesterly line 50 feet to the **POINT OF BEGINNING**.

Containing 0.11 Acres more or less.



EXHIBIT A
ADJUSTED PARCELS

ADJUSTED PARCEL A

Parcel 1 of Parcel Map No. 16-02, in the City of Mendota, County of Fresno, State of California, according to the Map thereof recorded in Book 73 of Parcel Maps, at Pages 91 and 92, Fresno County Records, together with that portion of Parcel 2 of said Parcel Map No. 16-02 more particularly described as follows:

BEGINNING at the most Westerly corner of said Parcel 1; thence North $43^{\circ}15'30''$ West, along the Southwesterly line of said Parcel 2, a distance of 124.00 feet; thence North $46^{\circ}44'35''$ East, parallel with and 124.00 feet Northwesterly of the Northwesterly line of said Parcel 1, a distance of 194.80 feet to a point on the Northeasterly line of said Parcel 2; thence South $43^{\circ}17'03''$ East, along said Northeasterly line, a distance of 124.00 feet to the most Northerly corner of said Parcel 1; thence South $46^{\circ}44'35''$ West, along the Northwesterly line of said Parcel 1, a distance of 194.85 feet to the **POINT OF BEGINNING**.

Containing 1.63 Acres more or less.



EXHIBIT A
ADJUSTED PARCELS

ADJUSTED PARCEL B

A portion of Parcel 2 of Parcel Map No. 16-02, in the City of Mendota, County of Fresno, State of California, according to the Map thereof recorded in Book 73 of Parcel Maps, at Pages 91 and 92, Fresno County Records, more particularly described as follows:

COMMENCING at the most Southerly corner of said Parcel 2; thence North $43^{\circ}15'30''$ West, along the Southwesterly line of said Parcel 2, a distance of 124.00 feet to the **TRUE POINT OF BEGINNING**; thence North $43^{\circ}15'30''$ West, continuing along said Southwesterly line, a distance of 356.15 feet to an angle point in said Southwesterly line; thence North $46^{\circ}43'52''$ East, along said Southwesterly line, a distance of 99.81 feet to an angle point in said Southwesterly line; thence North $43^{\circ}17'26''$ West, continuing along the Southwesterly line of said Parcel 2, a distance of 158.63 feet to a point being 562.00 feet Southeasterly of the Northwesterly line of said Parcel 2; thence North $46^{\circ}57'15''$ East, parallel with and 562.00 feet Southeasterly of said Northwesterly line, a distance of 94.84 feet to a point on the Northeasterly line of said Parcel 2; thence South $43^{\circ}17'03''$ East, along said Northeasterly line, a distance of 514.45 feet to a point that bears North $43^{\circ}17'03''$ West, a distance of 124.00 feet from the most Easterly corner of said Parcel 2; thence South $46^{\circ}44'35''$ West, parallel with and 124.00 feet Northwesterly of the Southeasterly line of said Parcel 2, a distance of 194.80 to the **TRUE POINT OF BEGINNING**.

Containing 1.94 Acres more or less.



EXHIBIT A
ADJUSTED PARCELS

ADJUSTED PARCEL C

A portion of Parcel 2 of Parcel Map No. 16-02, in the City of Mendota, County of Fresno, State of California, according to the Map thereof recorded in Book 73 of Parcel Maps, at Pages 91 and 92, Fresno County Records, together with that portion of Sixth Street (vacated) per the Map of the Town (now City) of Mendota, according to the Map thereof recorded in Book 1 of Miscellaneous Maps at Page 18, Fresno County Records, more particularly described as follows:

BEGINNING at the most Northerly corner of said Parcel 2; thence South 43°17'03" East along the Northeasterly line of said Parcel 2, a distance of 562.00 feet; thence South 46°57'15" West, parallel with and 562.00 feet Southeasterly of the Northwesterly line of said Parcel 2, a distance of 94.84 feet to the Southwesterly line of said Parcel 2; thence North 43°17'26" West, along the Southwesterly line of said Parcel 2, a distance of 512.00 feet to a point being 50.00 feet Southeasterly of the Southeasterly line of Block 29 of the Town (now City) of Mendota, in the City of Mendota, County of Fresno, State of California, according to the Official Plat thereof recorded in Book 1 of Miscellaneous Maps at page at Page 18, Fresno County Records; thence South 46°57'15" West, parallel with and 50.00 feet Southeasterly of the Southeasterly line of said Block 29, a distance of 99.43 to the Northeasterly Right of Way of Naples Street; thence North 43°15'30" West, along said Northeasterly Right of Way, a distance of 50.00 to the most Southerly corner of said Block 29; thence North 46°57'15" East, along the Southeasterly line of said Block 29 and the Northeasterly prolongation thereof, a distance of 194.31 to the **POINT OF BEGINNING**.

Containing 1.33 Acres more or less.



TRANSFER PARCEL

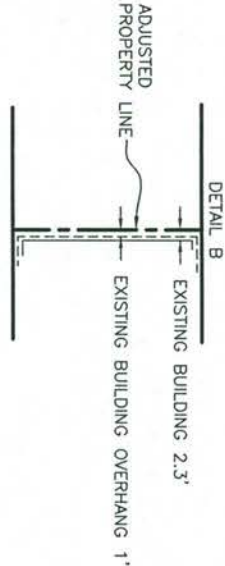
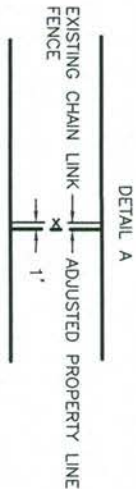
A portion of Parcel 2 of Parcel Map No. 16-02, in the City of Mendota, County of Fresno, State of California, according to the Map thereof recorded in Book 73 of Parcel Maps, at Pages 91 and 92, Fresno County Records, described as follows:

BEGINNING at the most Northerly corner of said Parcel 2; thence South $43^{\circ}17'03''$ East along the Northeasterly line of said Parcel 2, a distance of 562.00 feet; thence South $46^{\circ}57'15''$ West, parallel with and 562.00 feet Southeasterly of the Northwesterly line of said Parcel 2, a distance of 94.84 feet to the Southwesterly line of said Parcel 2; thence North $43^{\circ}17'26''$ West, along the Southwesterly line of said Parcel 2, a distance of 562.00 feet to the most Northerly West corner of said Parcel 2; thence North $46^{\circ}57'15''$ East, along the Northwesterly line of said Parcel 2, a distance of 94.91 feet to the **POINT OF BEGINNING**.

Containing 1.22 Acres more or less.



EXHIBIT B



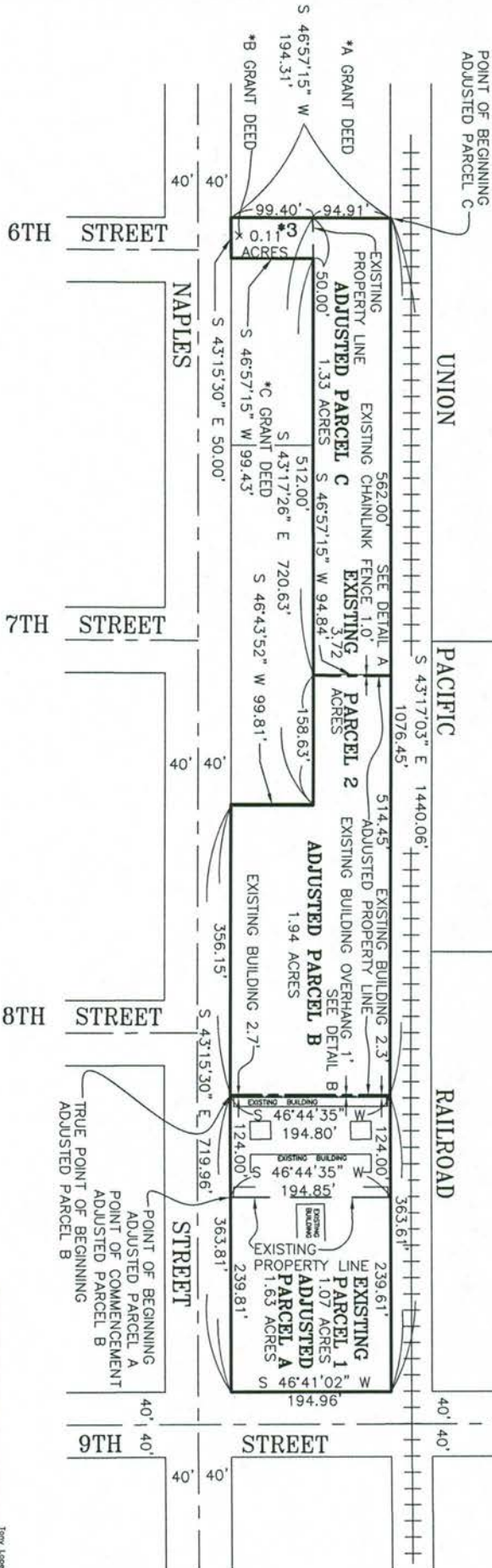
SOURCE OF DATA:
 PARCEL MAP NO. 16-02, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 73 OF PARCEL MAPS AT PAGES 91 AND 92, FRESNO COUNTY RECORDS.
 ——— INDICATES EXISTING PARCEL LINE TO BE ADJUSTED.
 ——— INDICATES ADJUSTED PARCEL LINE

***3 EXISTING PARCEL 3**
 EXISTING PARCEL 1 PARCEL 1 OF PARCEL MAP NO. 16-02, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 73 OF PARCEL MAPS AT PAGES 91 AND 92, FRESNO COUNTY RECORDS.
EXISTING PARCEL 2 PARCEL 2 OF PARCEL MAP NO. 16-02, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 73 OF PARCEL MAPS AT PAGES 91 AND 92, FRESNO COUNTY RECORDS.



8-12-2020

SCALE: 1" = 200'



*A GRANT DEED RECORDED ON SEPTEMBER 16, 2015 AS DOCUMENT NO. 2015-0119833, OFFICIAL RECORDS FRESNO COUNTY.
 *B GRANT DEED RECORDED ON FEBRUARY 29, 2008 AS DOCUMENT NO. 2008-0030824, OFFICIAL RECORDS FRESNO COUNTY.
 *C GRANT DEED RECORDED ON NOVEMBER 11, 2019 AS DOCUMENT NO. 2019-0139311, OFFICIAL RECORDS FRESNO COUNTY.
 EXISTING PARCEL 1 & 2 OF PARCEL MAP NO. 16-02, GRANT DEED RECORDED ON FEBRUARY 28, 2003 AS DOCUMENT NO. 2003-0047107, OFFICIAL RECORDS FRESNO COUNTY.

DIXON & ASSOCIATES, INC.
LAND SURVEYING

620 DEWITT, #101
 CLOVIS, CALIFORNIA, 93612
 PH: (559)297-4200 FAX: (559)297-4272