




County of Fresno

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

DATE: October 12, 2020

TO: San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Div.), PIC Supervisor
City of Fresno, Public Utilities Department, Attn: Kevin Gray
Fresno Local Agency Formation Commission, Attn: David Fey
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Initial Study Application No. 7071; Amendment Application No. 3815 – Rezone (APN 316-180-20, 316-180-13; 2929 S. Peach Avenue)

APPLICANT: Lakhvir Sidhu

DUE DATE: October 26, 2020

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to rezone 8.38 acres (10.44 acres, including canal) from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1 (c) (Light Industrial, conditional) Zone District to allow limited uses as proposed by the applicant. A letter identifying the proposed uses have been included in this routing package.

We must have your comments by **October 26, 2020**. Any comments received after this date may not be used.

NOTE - If you do not have comments, please provide a “no comment” response to our office by the above deadline (e-mail is also acceptable)

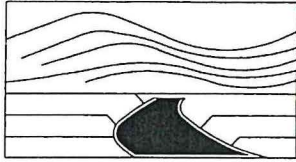
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Current Planning Unit, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204, or email eahmad@fresnocountyca.gov.

Activity Code (Internal Review): 2369

CMM:

G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3815\ROUTING\AA 3815 Routing Ltr 4.doc.docx

Enclosures



DALE G. MELL & ASSOCIATES

ENGINEERING & SURVEYING SERVICES

2090 N. WINERY AVENUE · FRESNO, CALIFORNIA 93703 · PH (559) 292-4046 · FAX (559) 251-9220

December 23, 2020

Mr. Ejaz Ahmad
County of Fresno
Dept. of Public Works and Planning
2220 Tulare Street, Ste. A
Fresno, CA 93721

RE: Amendment Application No. 3815
DMA Job No. 16-036

Mr. Ahmad,

We appreciate your assistance with this rezone application. The listed uses presented are the uses provided to us by the owners of the property, yet the M-1 zoning opens up the property use options to a broad scope.

We understand that the property is in the City of Fresno Sphere of Influence with a proposed use of Medium-Density Residential and the City has responded with opposition to an Unconditional Rezone to M-1. Therefore we requested that the owners review their by-right use selection and refine their selection within the M-1 classification for the property. We are requesting support of a Conditional Rezone to M-1 with the following uses in the "M-1" Light Manufacturing District from Section 843.1 Permitted Uses:

A-2	Animal Hospitals and Shelters
A-3	Automobile Repairs
A-5	Automobile Service Stations
A-7	Caretaker's Residence
A-8	Commercial Uses Related to Industry
A-11	Equipment Rental or Sale
A-12	Farm Equipment Sales and Service
A-16	Ice and Cold Storage Plants
A-17	Mechanical Car, Truck, Motor and Equipment Wash
A-19	Offices
A-20	New and Used Recreational Vehicle Sales and Service
A-22	Signs
C-9-b	Cabinet or Carpenter Shop
C-10-g	Fruit and Vegetable Packing

C-10-h	Honey Extraction Plant
C-15	Printing Shops, Lithographing, Publishing
C-19	Stone Monument Works
C-20-a	Contractors Storage Yard
C-20-d	Machinery Rental
C-20-e	Motion Picture Studio Storage Yard
C-20-f	Transit Storage
D-3	Blueprinting and Photocopying
D-4	Laundry Processing
E-2	Assembly of Small Electric and Electronic Equipment
E-3	Assembly of Plastic Items Made from Finished Plastic
F-2	Communication Equipment Buildings
F-6	Public Utility Service Yards with Incidental Buildings

We appreciate your assistance with this project and request your review and support of the expanded property use list for our Conditional Rezone request.

Should you have any questions, feel free to contact Dale Mell at our office.

Sincerely,

Dale G. Mell, PLS 4823

DGM/sb



Date Received: 12/10/15

AA 3815
IS 7071
(Application No.)

Fresno County Department of Public Works and Planning

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Rezone 8.38 acres from AL-20 to M-1(c) to allow limited uses M-1(c) to allow a caretaker's residence, truck repair and maintenance, and off-street parking.

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: East side of Peach Ave.
between North Ave and Annadale Ave
Street address: 3929 S PEACH AVE FRESNO CA 93725
APN: 316-180-20, 13 Parcel size: 8.38 Section(s)-Twp/Rg: S 20 - T. 14 S/R 21 E

ADDITIONAL APN(s):

I, Lakhvir Singh Sidhu (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.

LAKHVir SINGH SIDHU	5940 E GROVE AVE	FRESNO	93727	559-577-8264
Owner (Print or Type)	Address	City	Zip	Phone
LAKHVir SINGH SIDHU	5940 E GROVE AVE	FRESNO	93727	559-577-8264
Applicant (Print or Type)	Address	City	Zip	Phone
LAKHVir SINGH SIDHU	5940 E GROVE AVE	FRESNO	93727	559-577-8264
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: LJ TRUCKLINE @ YAHOO.COM

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.:	AA 3815	Fee:	\$6,240.00
Application Type / No.:	IS 7071	Fee:	\$3,901.00
Application Type / No.:	Pre App Credit	Fee:	\$-247.00
PER/Initial Study No.:		Fee:	\$
Ag Department Review:		Fee:	\$
Health Department Review:		Fee:	\$ 383.00
Received By: <u>DB</u>	Invoice No.:	TOTAL:	\$10,251.00

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



MAIL Lakhvir Sidhu
 Development 5940 E. Grove
 Services Fresno, 93727
 Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 38764
 *APPLICANT: Lakhvir Sidhu
 *PHONE: 559-577-8264

*PROPERTY LOCATION: 2929 S PEACH AVE FRESNO, CA 93725
 APN: 316-180-2013 ALCC: No Yes # VIOLATION NO. 0
 CNEL: No Yes (level) LOW-WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
 ZONE DISTRICT: AL-20 SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
 LOT STATUS:

Zoning: () Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
 Merger: May be subject to merger: No Yes ZM# 1182 Initiated In process
 Map Act: () Lot of Rec. Map; () On '72 rolls; () Other () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: Sanger Unified PERMIT JACKET: No Yes
 FMFGD FEE AREA: () Outside () District No.: CU FLOOD-PRONE: No Yes

PROPOSAL Amendment Application to Rezone to
 M-1 Conditional to allow a truck terminal plus
 other street uses

COMMENTS:
 ORD. SECTION(S): 845 L.A.; 846 L.A.; BY: R. NARIQIAN DATE: 10-1-15
 843 L.A. - C. 20.9

GENERAL PLAN POLICIES:	PROCEDURES AND FEES:
LAND USE DESIGNATION: Reserve (Limited Industrial)	() JGPA: () MINOR VA:
COMMUNITY PLAN: Roosevelt	(<input checked="" type="checkbox"/>) JMA: 6,214.00 (<input checked="" type="checkbox"/>) JHD: 383.00
REGIONAL PLAN: ()	() JCUP: () JAG COMM:
SPECIFIC PLAN: ()	() JORA: () JALCC:
SPECIAL POLICIES: ()	(<input checked="" type="checkbox"/>) JVA: (<input checked="" type="checkbox"/>) IS/PER*: 3,901.00
SPHERE OF INFLUENCE: ()	() JAT: () Viol. (35%):
ANNEX REFERRAL (LU-G17/MOU): ()	() JTT: () Other:

COMMENTS:
 Filing Fee: \$ 0,498.00
 Pre-Application Fee: - \$247.00
 Total County Filing Fee: 10,251.00

FILING REQUIREMENTS:

- () Land Use Applications and Fees
- () This Pre-Application Review form
- () Copy of Deed / Legal Description
- () Photographs
- () Letter Verifying Deed Review
- () IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- () Site Plans - 24 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- () Floor Plan & Elevations - 8 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- () Project Description / Operational Statement (Typed)
- () Statement of Variance Findings
- () Statement of Intended Use (ALCC)
- () Dependency Relationship Statement
- () Resolution/Letter of Release from City of Fresno Referral Letter # 969

OTHER FILING FEES:

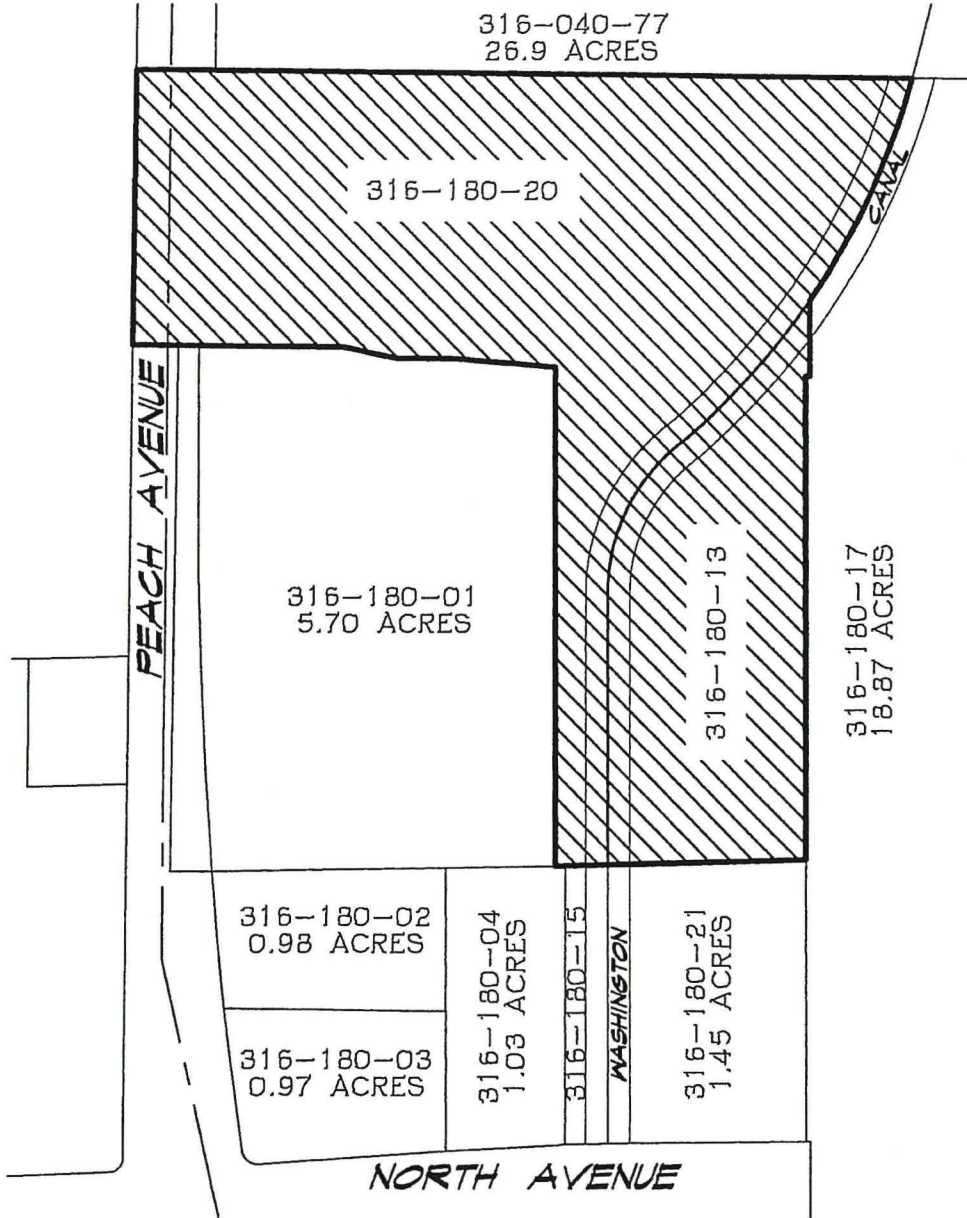
- () Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- () CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,792.25; \$50+\$2,010.25) (Separate check to Fresno County Clerk for pass-thru to DFW. Must be paid prior to IS closure and prior to setting hearing date.)

BY: Daniel Brannick DATE: 10/6/15
 PHONE NUMBER: (559) 600-4297

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
- () COVENANT
 - () MAP CERTIFICATE
 - () PARCEL MAP
 - () FINAL MAP
 - () FMFGD FEES
 - () ALUC or ALCC
 - () SITE PLAN REVIEW
 - () BUILDING PLANS
 - () BUILDING PERMITS
 - () WASTE FACILITIES PERMIT
 - () SCHOOL FEES
 - () OTHER (see reverse side)

PLU # 113 *Fee: \$247.00
 Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

PLOTTED BY: JAMES L. GREEN - 9/16/2016 4:20:07 PM C:\MY DOCUMENTS\16-036EX01.DWG



LEGEND



INDICATES 8.43 ACRES FOR PROPOSED REZONE FROM AE20 TO M-1.



REZONE BOUNDRY LINE



GRAPHIC SCALE



1 INCH = 200 FEET

PREPARED BY:



DALE G. MELL & ASSOCIATES

ENGINEERING & SURVEYING SERVICES

2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
(559) 292-4046 * FAX 251-9220 * EMAIL: STAFF@DALEMELL.COM

REZONE DIAGRAM

FOR

MR. PIRTPAL SIDHU

5940 EAST GROVE AVENUE
FRESNO, CA 93727

BY: JL/RB/JG - 05/26/17

DMA CADFILE: 16-036EX01

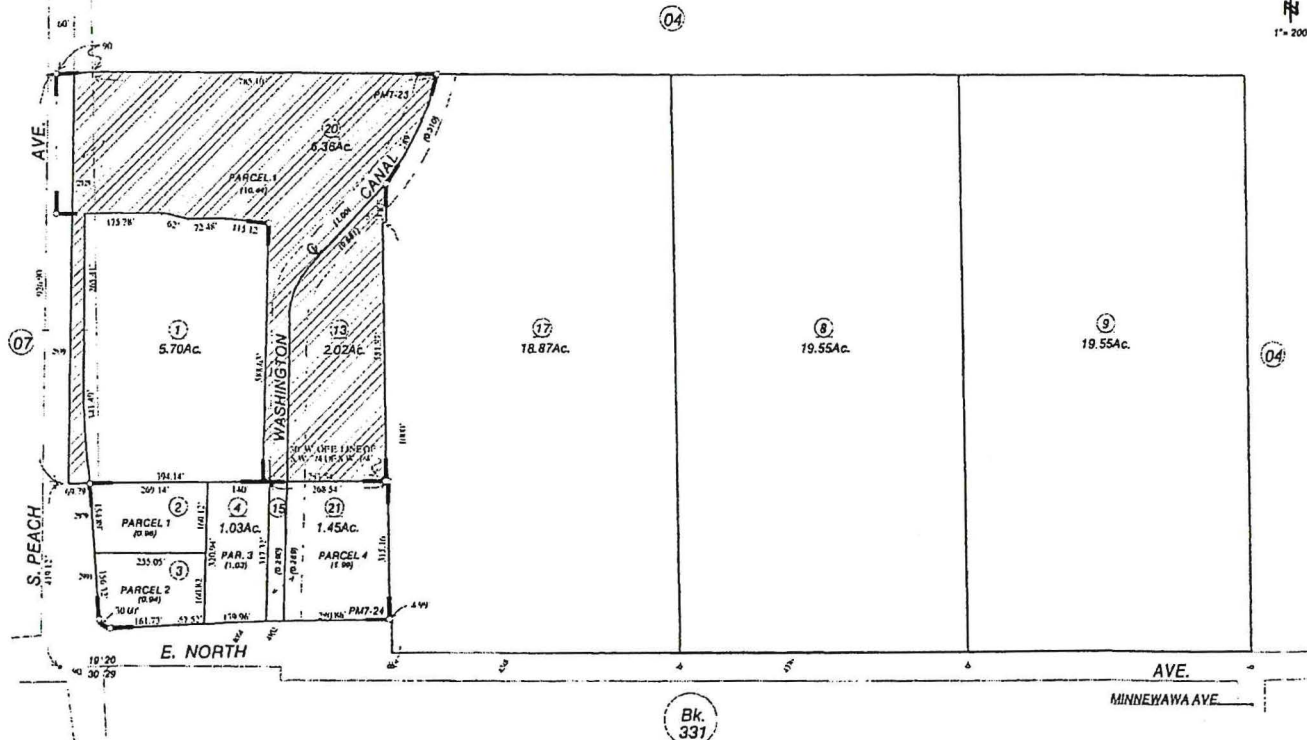
FB#

... 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. 19 & 20, T.14 S., R.21 E., M.D.B. & M.

Tax Rate Area
 71-275
 71-043

316-18



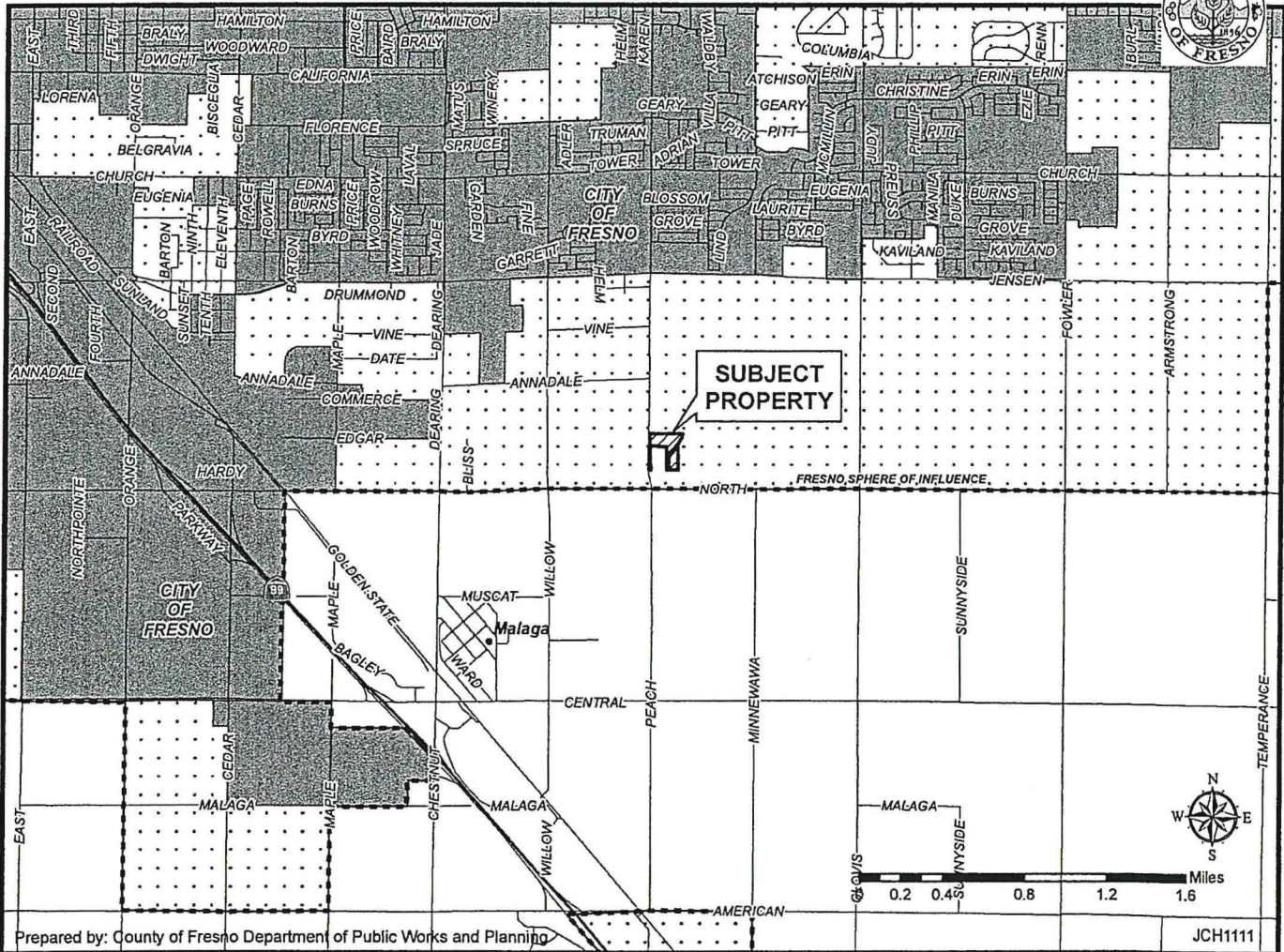
Parcel Map No. 1078 - Bk. 7, Pg. 23
 Parcel Map No. 1080 - Bk. 7, Pg. 24

Assessor's Map Bk. 316 - Pg. 18
 County of Fresno, Calif.

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

AA 3815, IS 7071

LOCATION MAP

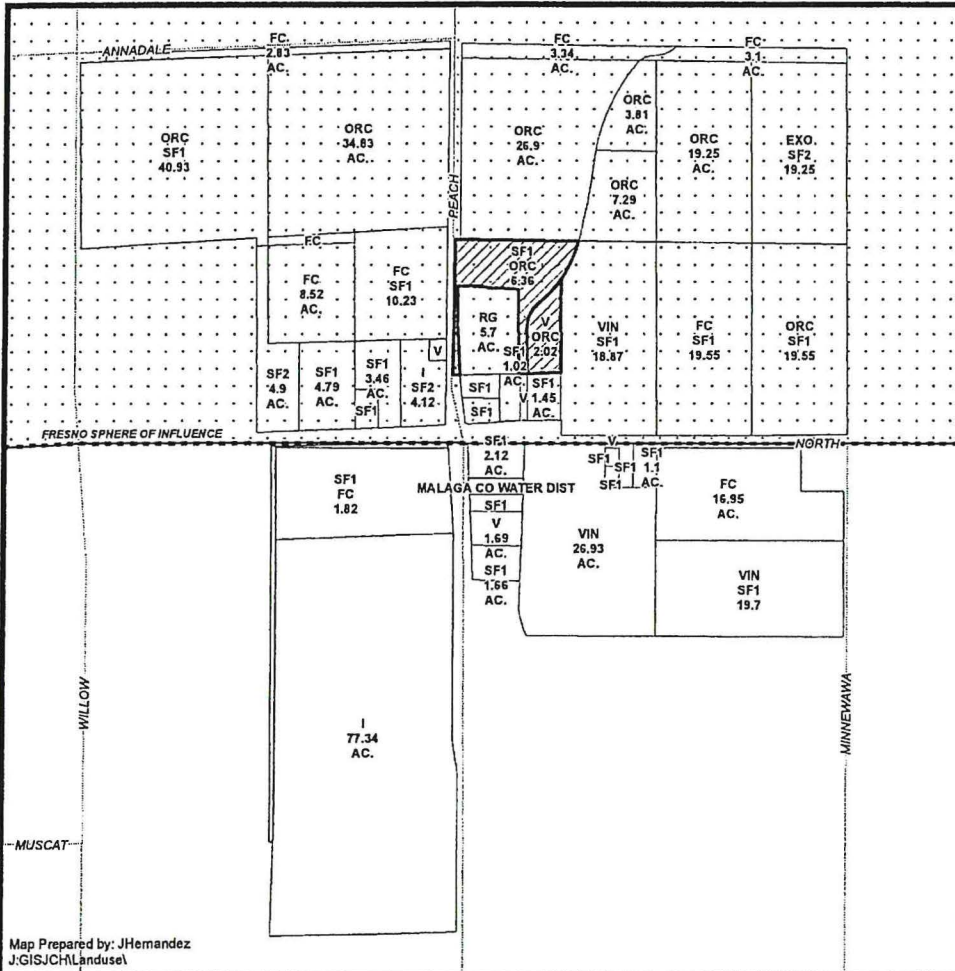


Prepared by: County of Fresno Department of Public Works and Planning

JCH1111

AA 3815

EXISTING LAND USE MAP

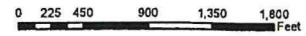


LEGEND

- EXO - EXOTIC CROP
- FC - FIELD CROP
- I - INDUSTRIAL
- ORC - ORCHARD
- RG - RESIDENTIAL GROUP FACIL
- SF#- SINGLE FAMILY RESIDENCE
- V - VACANT
- VIN - VINEYARD

LEGEND:

Subject Property

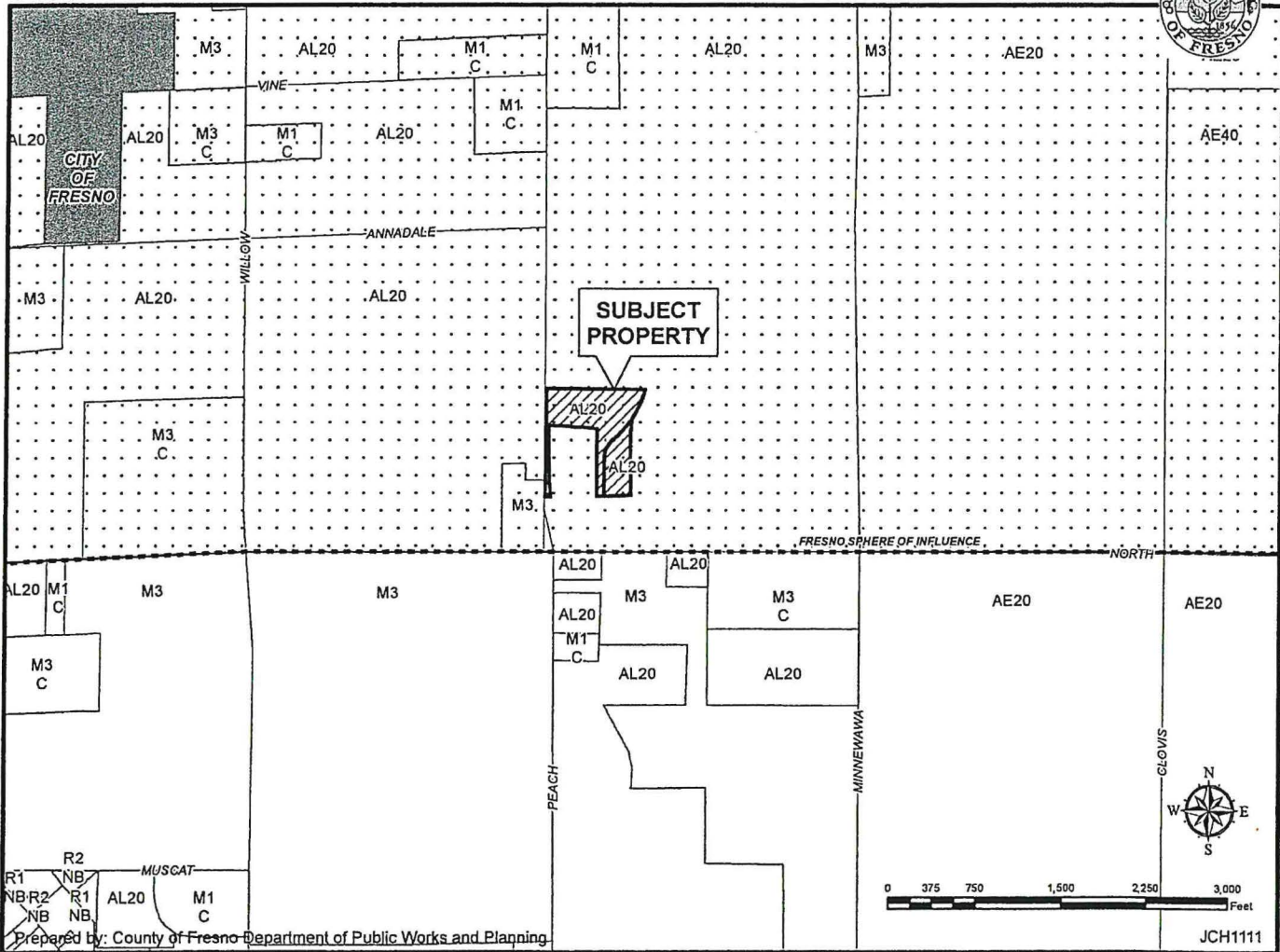


Department of Public Works and Planning
Development Services Division

Map Prepared by: JHernandez
J:GISJCHL@landuse1

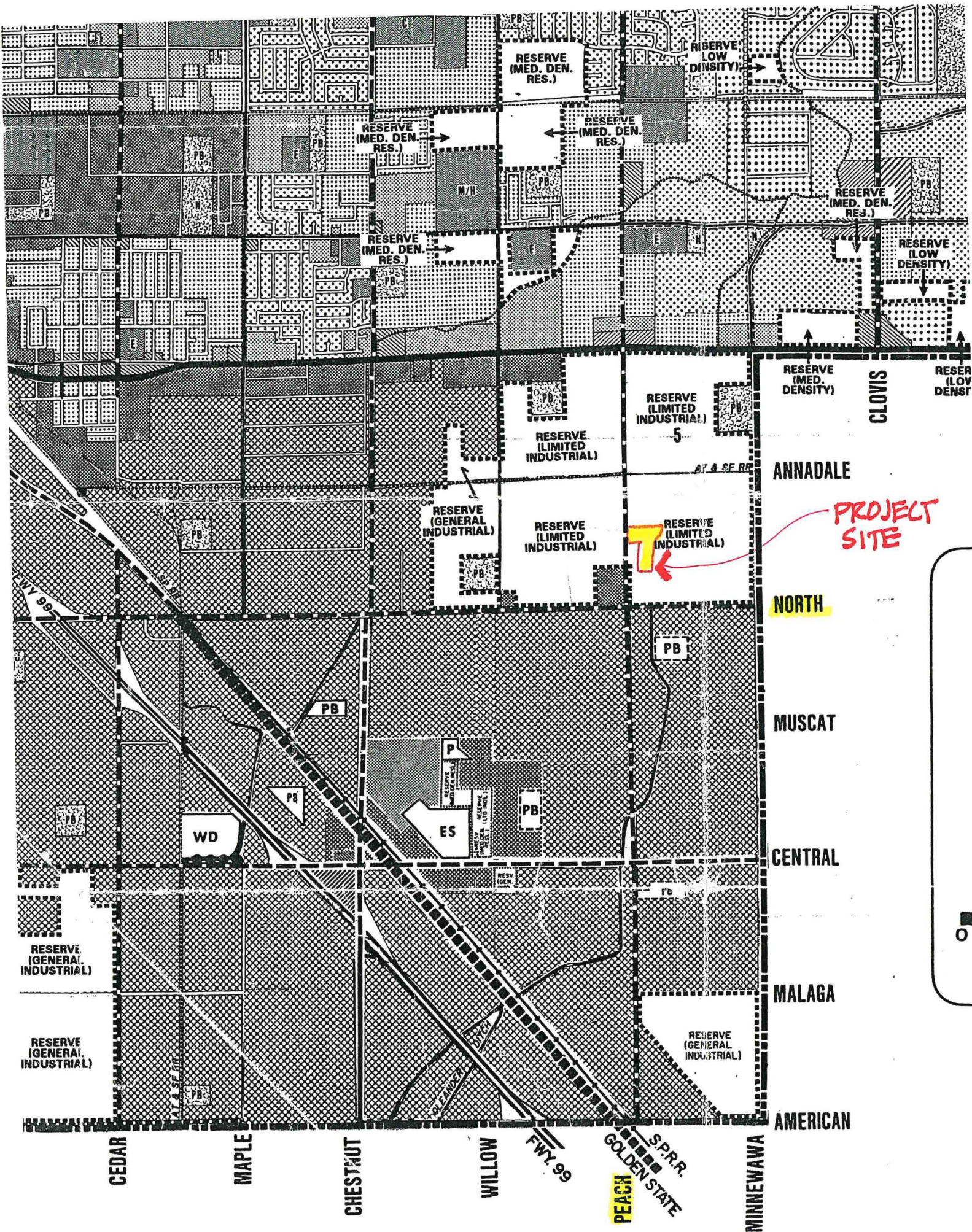
AA 3815, IS 7071
STR 20 - 14/21

EXISTING ZONING MAP



Prepared by: County of Fresno Department of Public Works and Planning

JCH1111



RESERVE (MED. DEN. RES.)

RESERVE (LOW DENSITY)

RESERVE (MED. DEN. RES.)

RESERVE (MED. DEN. RES.)

RESERVE (MED. DEN. RES.)

RESERVE (LOW DENSITY)

RESERVE (MED. DEN. RES.)

RESERVE (LIMITED INDUSTRIAL)

RESERVE (MED. DENSITY)

RESERVE (LOW DENSITY)

RESERVE (LIMITED INDUSTRIAL)

ANNADALE

PROJECT SITE

RESERVE (GENERAL INDUSTRIAL)

RESERVE (LIMITED INDUSTRIAL)

RESERVE (LIMITED INDUSTRIAL)

NORTH

MUSCAT

WD

ES

CENTRAL

RESERVE (GENERAL INDUSTRIAL)

MALAGA

RESERVE (GENERAL INDUSTRIAL)

RESERVE (GENERAL INDUSTRIAL)

AMERICAN

CEDAR

MAPLE

CHESTNUT

WILLOW

FWY. 99

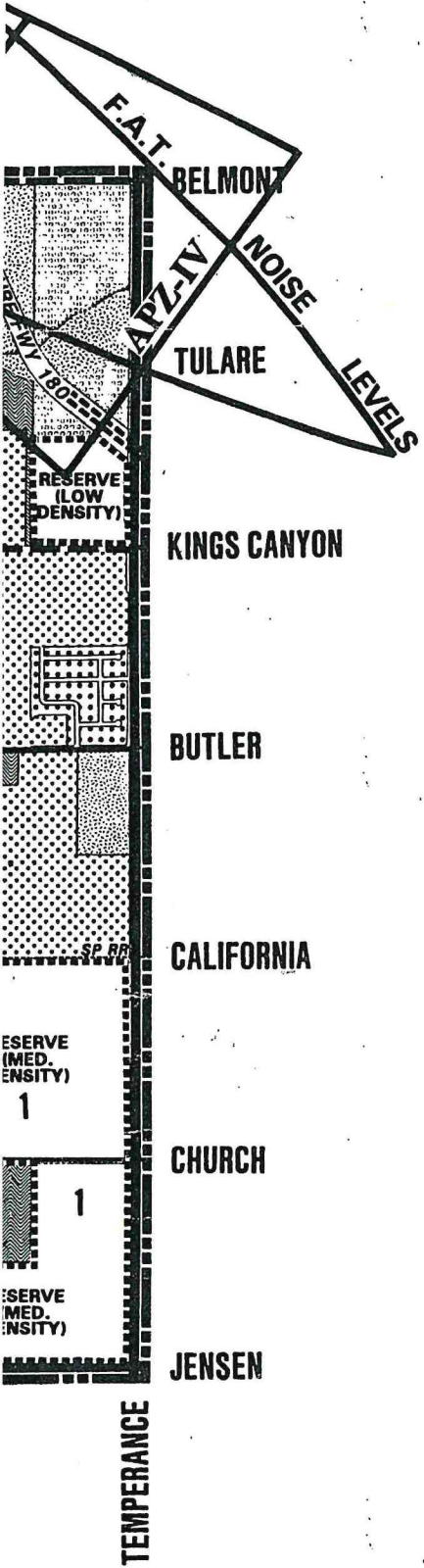
PEACH

GOLDEN STATE

MINNEWAWA



ROOSEVELT Community Plan



LEGEND

RURAL DENSITY	AGRICULTURAL
LOW DENSITY	COMMERCIAL-RECREATIONAL
MEDIUM LOW DENSITY	GOLF COURSE
MEDIUM DENSITY	PONDING BASIN
MEDIUM HIGH DENSITY	NEIGHBORHOOD PARK
COMMERCIAL	COMMUNITY PARK
OFFICE	INDUSTRIAL
NEIGHBORHOOD	LIMITED
COMMUNITY	GENERAL
GENERAL	CIRCULATION
REGIONAL	FREEWAY
PUBLIC FACILITIES	PROPOSED FREEWAY
PUBLIC FACILITY	EXPRESSWAY
ELEMENTARY SCHOOL	SUPER ARTERIAL
MIDDLE SCHOOL	ARTERIAL
HIGH SCHOOL	COLLECTOR
COLLEGE	SCENIC ROUTE
FAIRGROUNDS	LOCAL STREET
FIRE STATION	PROPOSED STREET
HOSPITAL	MULTI-PURPOSE TRAIL (CANAL BANK)

NOTES

1. MEDIUM DENSITY RESIDENTIAL RESERVE LIMITED TO 4.98 UNITS PER ACRE
2. ALTERNATIVE OFFICE, PUBLIC FACILITY AND MEDIUM DENSITY RESIDENTIAL TO BE CONSIDERED.
3. DUAL DESIGNATION, PUBLIC FACILITY (HIGH SCHOOL) IS THE ALTERNATIVE USE.
4. DUAL DESIGNATION, OPEN SPACE (NEIGHBORHOOD PARK) AS AN ALTERNATIVE USE.
5. DUAL DESIGNATION, OPEN SPACE (REGIONAL PARK) AS AN ALTERNATIVE USE.
6. COMMUNITY COMMERCIAL PLANNED USE (30 ACRES) TO BE DEVELOPED AS A 15-ACRE COMMERCIAL CENTER AND 15 ACRES OF OFFICES, SUBJECT TO THE PROVISIONS OF RESO. 92-141. (CITY OF FRESNO)
7. LIMITED TO SINGLE STORY OFFICES ONLY