



# County of Fresno

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

DATE: July 20, 2021

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager  
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner  
Development Services and Capital Projects, Current Planning, Attn: David Randall, Senior Planner  
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Wendy Nakagawa/Nadia Lopez  
Design Division, Transportation Planning, Attn: Brian Spaunhurst/Gloria Hensley  
Water and Natural Resources Division, Attn: Glenn Allen/Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/  
Kevin Tsuda  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor  
Fresno Irrigation District; Attn: 'Engr-Review@fresnoirrigation.com  
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov  
CA Department of Fish and Wildlife, Attn: [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
US Fish & Wildlife Service, Attn Mathew Nelson  
State Department of Health Services, Office of Drinking Water, Fresno District, Attn: Caitlin Juarez  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chuckchansi Indians, Attn: Heather Hairey, THPO/Cultural Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/  
Shana Powers, Cultural Specialist II  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director  
North King GSA, Attn: Kassy D. Chauhan  
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

FROM: Ejaz Ahmad, Planner   
Development Services and Capital Projects Division

SUBJECT: Classified Conditional Use Permit Application No. 3717; Initial Study Application No. 8111

APPLICANT: Ken and Susan Blair

DUE DATE: August 3, 2021

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to amend CUP No. 2402 to allow a micro-brewery and tasting room to an existing Agriculture Commercial Center on a 1.87-acre parcel in the AE-20 (Exclusive Agriculture; 20-acre minimum parcel size) Zone District. The proposal also includes a grocery store with meat, beer, and wine sales. The site is located on the east side of Academy Avenue, approximately 180 feet north of Shaw Avenue, and 3.9 miles east of the City of Clovis (308-400-19)

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 **August 3, 2021**. 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, Ejaz Ahmad, 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) 600-4204 or email [eahmad@fresnocountyca.gov](mailto:eahmad@fresnocountyca.gov).

EA

G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3700-3799\3717\ROUTING\CUP 3717 Routing Ltr.doc

*Activity Code (Internal Review): 2381*

Enclosures



# Fresno County Department of Public Works and Planning

Date Received: 07/19/21

CUP3717

(Application No.)

### MAILING ADDRESS:

Department of Public Works and Planning  
Development Services Division  
2220 Tulare St., 6<sup>th</sup> 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 2<sup>nd</sup> 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:

Amend CUP No. 2402 to allow a small grocery store with beer and wine sales and a micro-brewery tasting room, within the AE-20 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: NWC side of N. Academy & W. Shaw Avenues  
between \_\_\_\_\_ and \_\_\_\_\_  
Street address: 5054 N. Academy Avenue

APN: 308-400-19 Parcel size: 1.87 ac. Section(s)-Twp/Rg: S \_\_\_\_\_ - T \_\_\_\_\_ S/R \_\_\_\_\_ E

ADDITIONAL APN(s): \_\_\_\_\_

I, Karney J. DP (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.

<b>Ken and Suzan Blair</b>	<b>3396 Trenton Avenue</b>	<b>Clovis</b>	<b>93619</b>	<b>250-9611</b>
Owner (Print or Type)	Address	City	Zip	Phone
<b>Ken and Suzan Blair</b>	<b>3396 Trenton Avenue</b>	<b>Clovis</b>	<b>93619</b>	<b>250-9611</b>
Applicant (Print or Type)	Address	City	Zip	Phone
<b>Dirk Poeschel</b>	<b>923 Van Ness</b>	<b>Fresno</b>	<b>93721</b>	
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: dirk@dplds.com

### OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3717 Fee: \$ 2,284.50  
 Application Type / No.: Pre-app. Credit Fee: \$ -247.00  
 Application Type / No.: \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
 Application Type / No.: \_\_\_\_\_ Fee: \$ \_\_\_\_\_  
 PER/Initial Study No.: IS 8111 Fee: \$ 3,901.00  
 Ag Department Review: \_\_\_\_\_ Fee: \$ 93.00  
 Health Department Review: \_\_\_\_\_ Fee: \$ 992.00  
 Received By: Ejaz Invoice No.: \_\_\_\_\_ TOTAL: \$ 7,023.50

### UTILITIES AVAILABLE:

WATER: Yes  / No   
 Agency: Private Well

SEWER: Yes  / No   
 Agency: Private Septic

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

Related Application(s): CUP 2402  
 Zone District: AE-20  
 Parcel Size: 1.87 ACRES

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_



Development Services  
and  
Capital Projects  
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 21-001737  
APPLICANT: BLAIR, KEN & SUSAN  
PHONE: (559) 250-9611

PROPERTY LOCATION: 5054 N. ACADEMY AVE  
APN: 308 - 400 - 19 ALCC: No  Yes #          VIOLATION NO. X  
CNEL: No  Yes          (level) LOW WATER: No          Yes  WITHIN 1/2 MILE OF CITY: No  Yes           
ZONE DISTRICT: AE-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#          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   
FMFCD FEE AREA: (  ) Outside ( ) District No.:          FLOOD PRONE: No  Yes           
PROPOSAL AMEND CUP NO. 2402 CONDITIONAL USE PERMIT TO ALLOW A MIRCOWBREWERY AND TASTING ROOM TO THE EXISTING AG COMMERCIAL CENTER APPROVED ON 12/18/1980 WITHIN THE AE-20 ZONE DISTRICT

COMMENTS:           
ORD. SECTION(S): 816.3.V / 867.f BY: ALBERT AGUILAR DATE: 2/25/21

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: AGRICULTURE ( ) GPA:           
COMMUNITY PLAN:          ( ) AA:           
REGIONAL PLAN:          (  ) CUP: \$ 2,204.50  
SPECIFIC PLAN:          ( ) DRA:           
SPECIAL POLICIES:          ( ) VA:           
SPHERE OF INFLUENCE:          ( ) AT:           
ANNEX REFERRAL (LU-G17/MOU):          ( ) JT:         

PROCEDURES AND FEES:

( ) MINOR VA:           
(  ) HD: \$ 992.00  
(  ) AG COMM: \$ 93.00  
( ) ALCC:           
(  ) IS/PER\*: \$ 390.00  
( ) Viol. (35%):           
( ) Other:           
Filing Fee: \$           
Pre-Application Fee: - \$247.00  
Total County Filing Fee: \$ 7,023.50

COMMENTS: Low Water Area

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 - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (  ) Floor Plan & Elevations - 4 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

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 (CDFW): (\$50) (\$50+\$2,406.75)  
(Separate check to Fresno County Clerk for pass-thru to CDFW.  
Must be paid prior to IS closure and prior to setting hearing date.)

BY: [Signature] Referral Letter #           
EIAZ  
AHMAD DATE: 03/24/21  
PHONE NUMBER: (559) 600 - 4204

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.

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

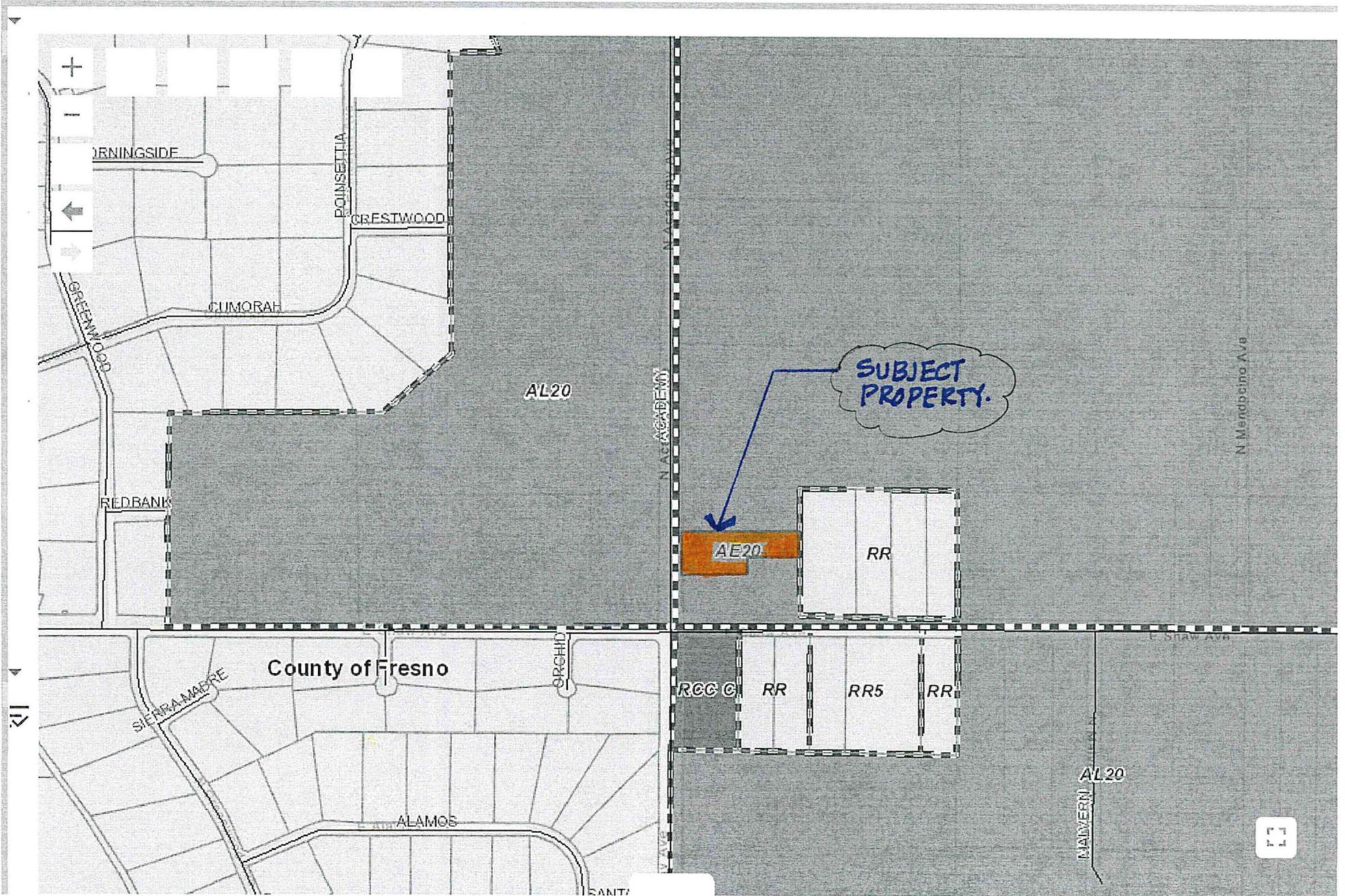
OVER.....



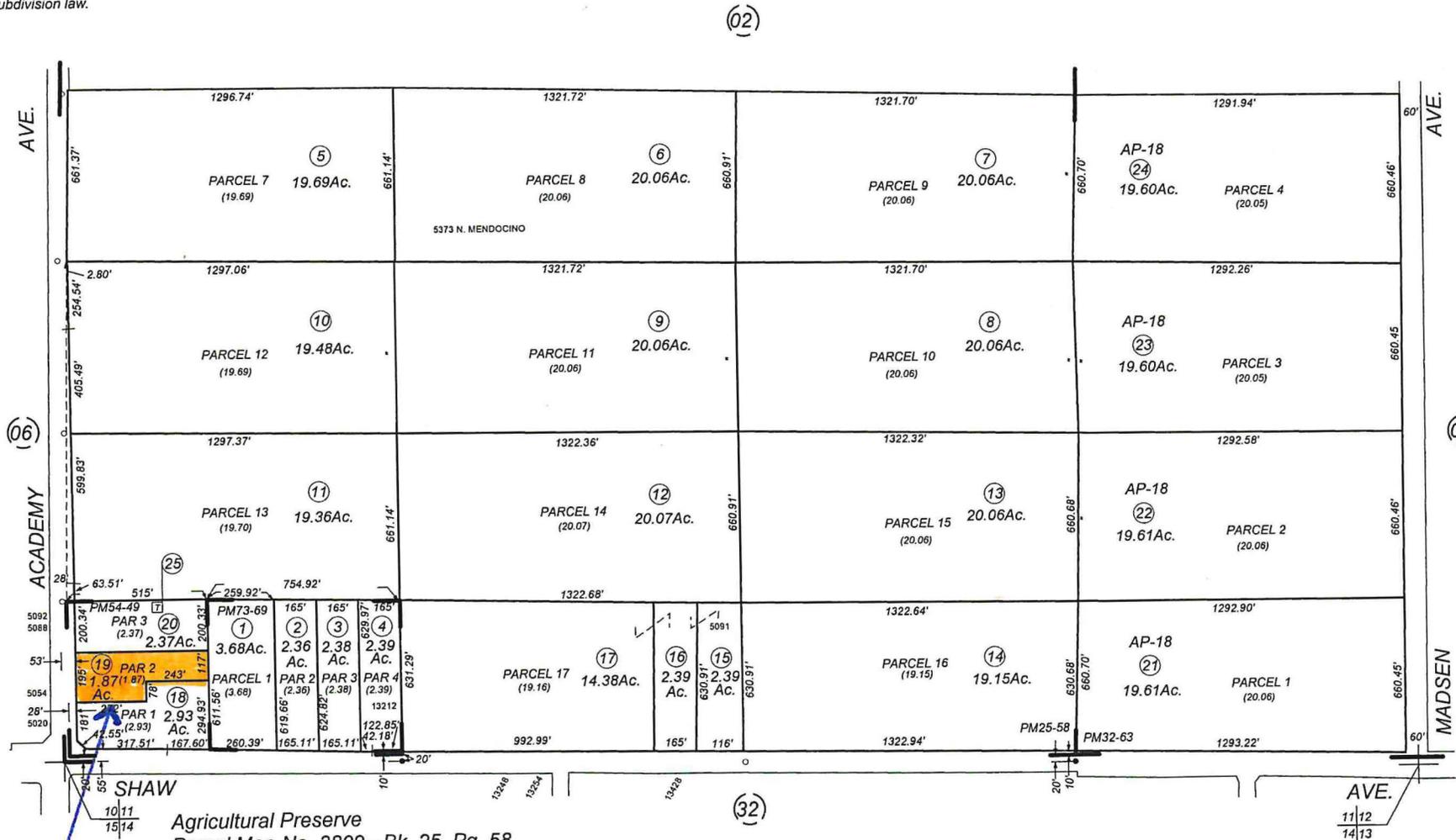
# Front Counter

Fresno County Public Works & Planning

Surveyors Map Search | FEMA | GIS Map Search



-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.



Agricultural Preserve  
Parcel Map No. 3809 - Bk. 25, Pg. 58  
Parcel Map No. 4700 - Bk. 32, Pg. 63  
Parcel Map No. 7532 - Bk. 54, Pgs. 49-50  
Parcel Map No. 8141 - Bk. 73, Pgs. 69-71

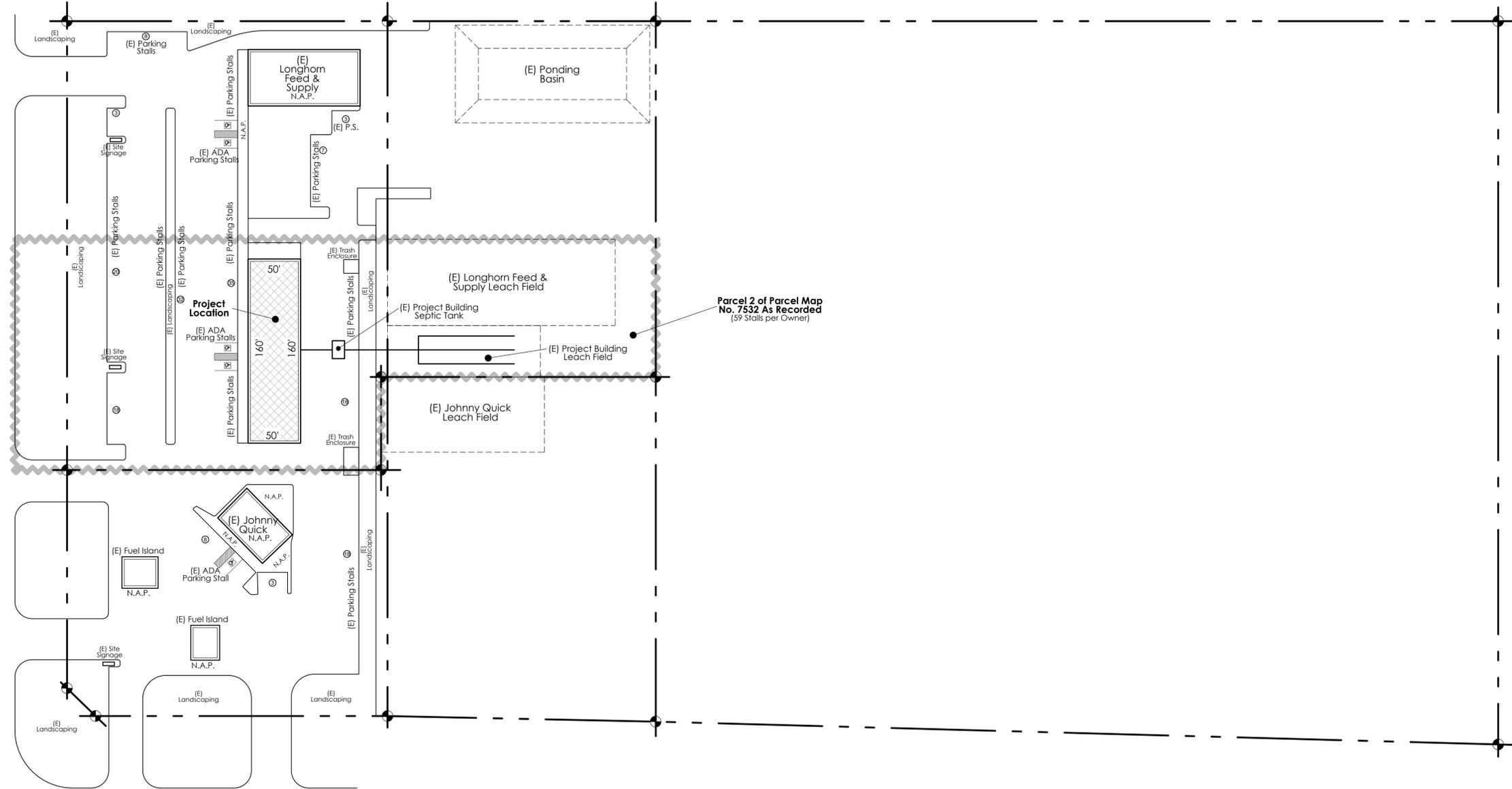
Assessor's Map Bk. 308 - Pg. 40  
County of Fresno, Calif.

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

**SUBJECT  
PROPERTY**

6/25/2020

ACADAMEY AVENUE



SHAW AVENUE

# SITE PLAN

Scale: 1" = 50'-0"



## Site Plan Legend

APN:	308-400-19
Address:	5054 N. Academy Ave. Clovis, CA 93619
Site Area:	1.87 +/- acres
Existing Use:	Neighborhood commercial center
General Plan Designation:	Agriculture
Zoning:	AE-20 Exclusive Agricultural
Source of Water:	Community system
Source of Sewer:	Community system
Source of Gas:	Propane
Solid Waste:	Granite solid waste
Storm Drainage:	Existing on site
Site Owner:	Ken and Suzan Blair
Applicant:	Same as owner
Applicant Representative:	Dirk Poeschel Land Development Services, Inc. 923 Van Ness Avenue, Suite 200 Fresno, CA 93721 (559) 445-0374

Submittal Set

Copyright © 2021 by Terry R. Shrum, Building Designer. All rights reserved. Terry R. Shrum, Building Designer, expressly reserves the common law copyright and other applicable proprietary rights in these documents. The contents, ideas, designs, plans and details shown on these documents are the sole property of Terry R. Shrum, Building Designer, and are created, developed and presented for use on this specific project and commission only. Terry R. Shrum, Building Designer, and its staff shall not be held responsible for any errors or omissions in these documents. The Client shall be permitted to make any and all changes to these documents for information and reference only, in connection with this project and commission. These documents are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of Terry R. Shrum, Building Designer. In the event of unauthorized reuse of these documents by a third party, the third party shall hold Terry R. Shrum, Building Designer harmless and shall pay the costs of Terry R. Shrum, Building Designer, legal fees associated with defending and enforcing these rights.

Revisions:

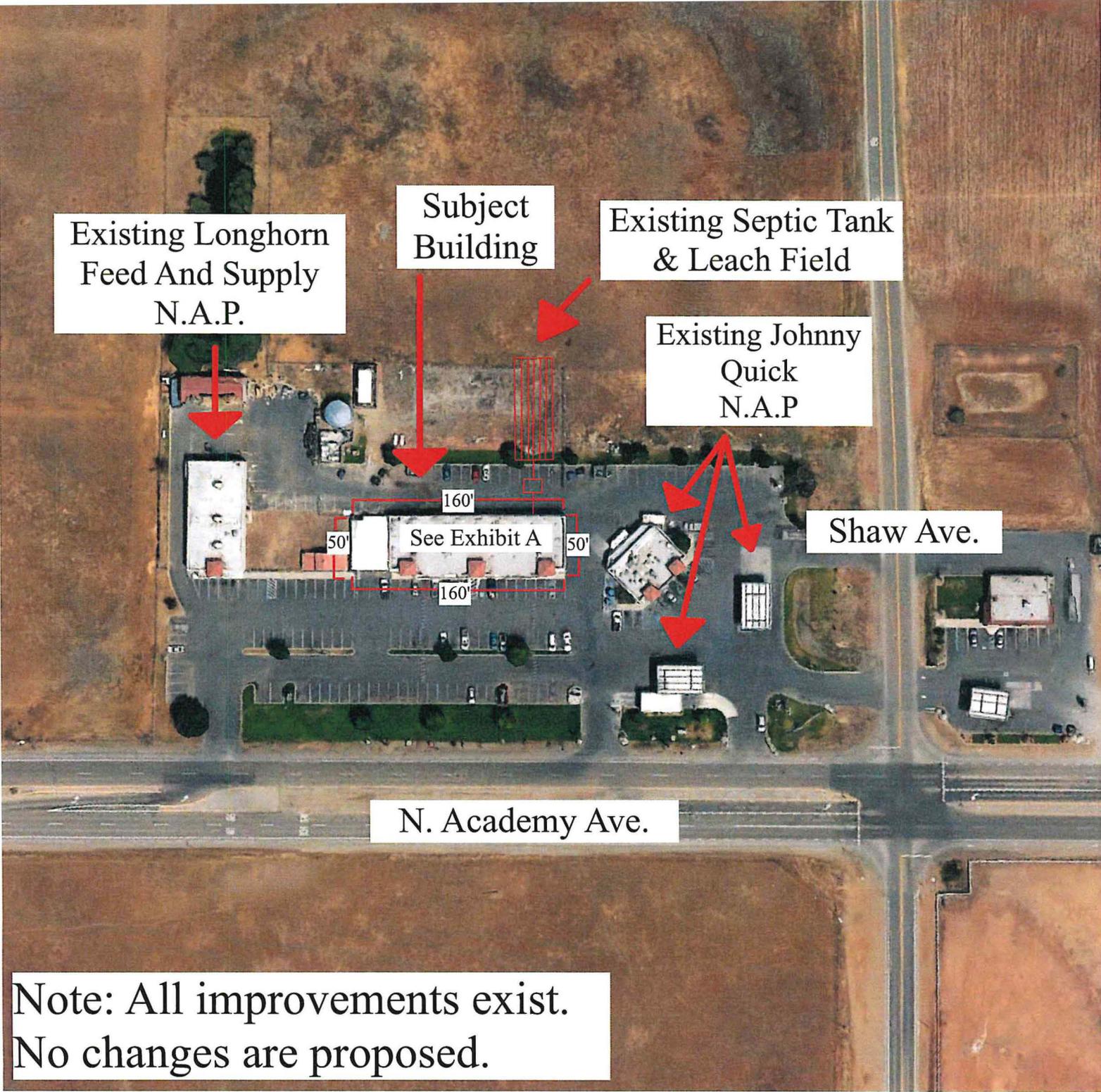
No.	Date	Description

Project Title: Conditional Use Permit  
**Conditional Use Permit Application No. 3717**  
**Ken & Suzan Blair**  
 50454 N. Academy Ave. -- Clovis, CA. 93619  
 Sheet Title: **Site Plan**

Drawn by: TR Shrum  
 Checked by: TR Shrum  
 Date: 10-04-2021  
 Project No: 0721  
 Sheet No: **1**

Project Title: Conditional Use Permit  
**Land Development Services, Inc.**  
 923 Van Ness Ave., Suite 200  
 Fresno, CA 93721 -- 559-445-0374  
 Dirk Poeschel, AICP  
 CalBRE No. 01882606

**Terry R. Shrum**  
**Building Designer**  
 Drafting Services Provider  
 Space Planning, Interior Design, Small Commercial, Residential  
 630 Dual Lane -- Roseburg, OR 97471-9248  
 Email: tshrum@trshrum.com -- 503-558-5341



Existing Longhorn  
Feed And Supply  
N.A.P.

Subject  
Building

Existing Septic Tank  
& Leach Field

Existing Johnny  
Quick  
N.A.P

160'  
50'  
See Exhibit A  
50'  
160'

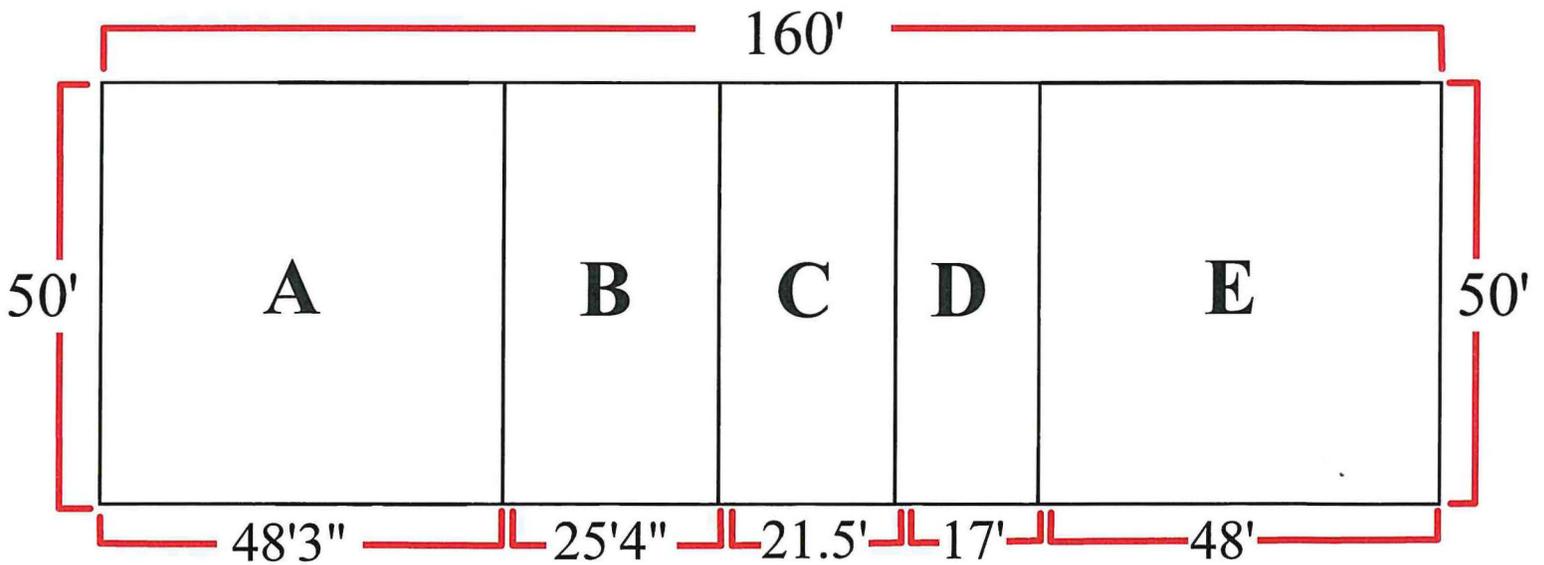
Shaw Ave.

N. Academy Ave.

Note: All improvements exist.  
No changes are proposed.

RECEIVED  
COUNTY OF FRESNO  
DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
JUL 16 2021  
CUP3717

# BLAIR EXISTING SHOPPING CENTER SUITES



## EXHIBIT A

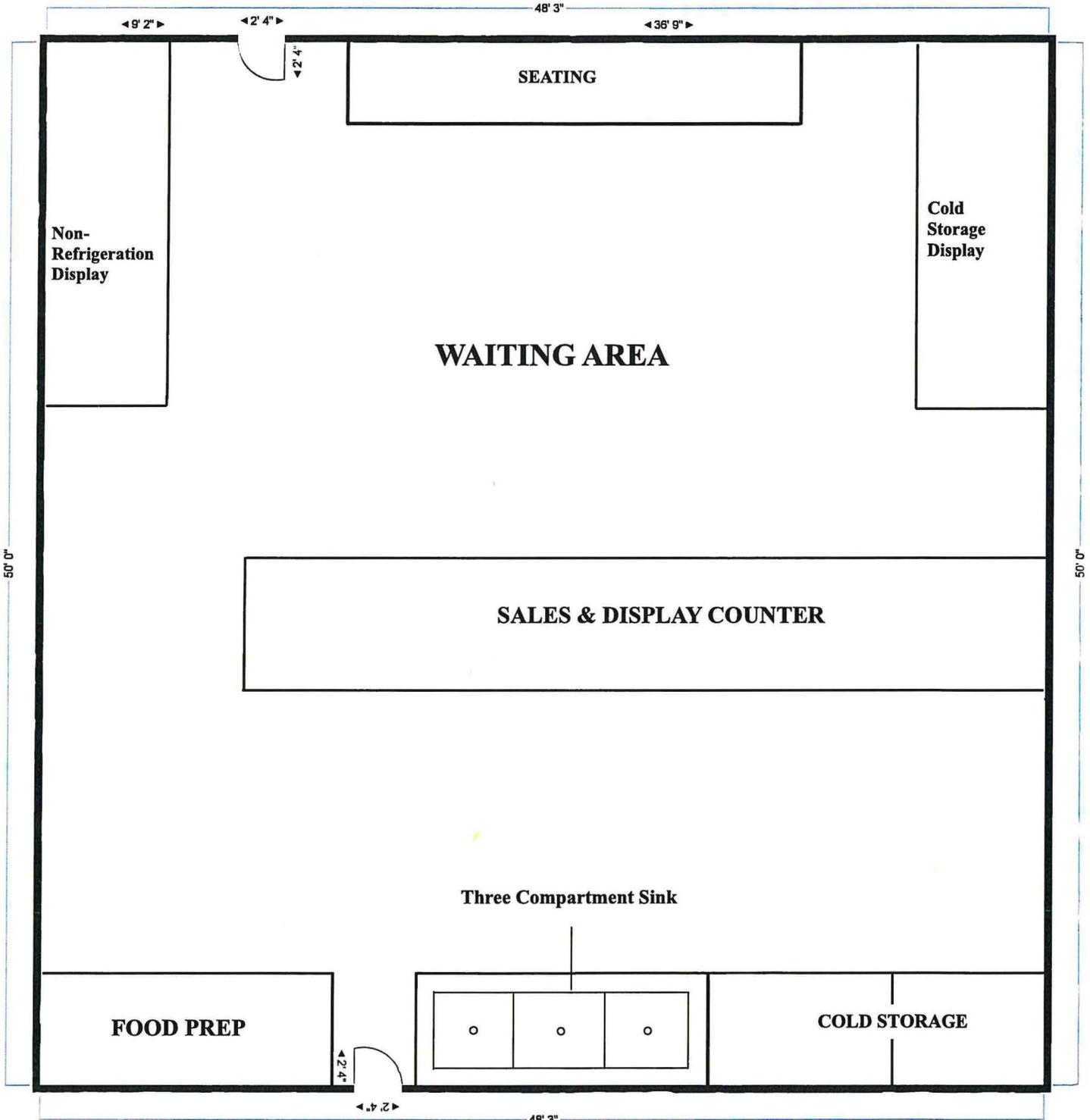
CUP3717

RECEIVED  
COUNTY OF FRESNO

JUL 16 2021

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

**SUITE A FLOOR PLAN**



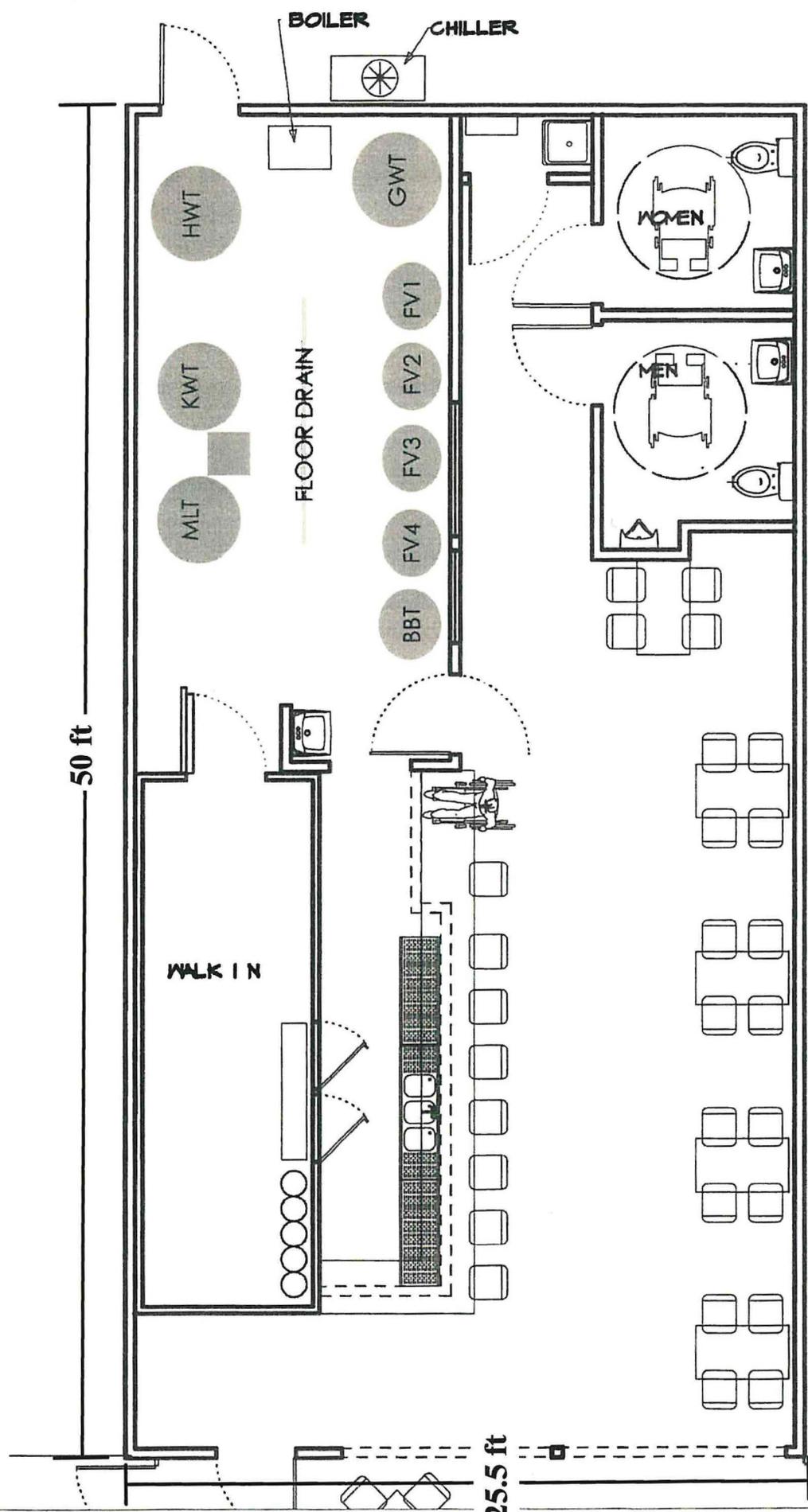
**CUP3717**

**RECEIVED**  
COUNTY OF FRESNO

**JUL 16 2021**

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

50 ft



25.5 ft

**SUITE B FLOOR PLAN**

**CUP3717**  
**RECEIVED**  
 COUNTY OF FRESNO  
 JUL 16 2021  
 DEPARTMENT OF PUBLIC WORKS  
 AND PLANNING  
 DEVELOPMENT SERVICES DIVISION

Floor Plan Legend:

MLT = Mash Liquor Tank

KWT = Kettle Water Tank

HWT = Hot Water Tank

GWT = Glycol Water Tank

BBT = Bright Beer Tank

FV 1-4 = Fermentation Vessels

RECEIVED  
COUNTY OF FRESNO

JUL 16 2021

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

**Conditional Use Permit Project Operational Statement  
Academy Ave. Shopping Center  
Ken and Suzan Blair**

**June 10, 2021**

**Applicant:**

Ken and Suzan Blair  
3396 Trenton Avenue  
Clovis, CA 93619

CUP 3717  
IS 8111

**Record Owners:**

Same as above

**APN:** 308-400-19

RECEIVED  
COUNTY OF FRESNO

JUL 16 2021

**Area:** 1.87 +/- acres

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

**Location:** NWC of N. Academy & E. Shaw Avenues  
5054 N. Academy Ave.  
Clovis, CA 93619

**Request:** Amend CUP No. 2402 to allow a small grocery store with beer and wine sales and a Micro-Brewery tasting room in AE-20 zone.

**Background**

The existing 8,000 square foot mall is located on approximately 1.87 acres and was purchased by the applicants in 2009. The mall consists of five suites and was vacant when purchased by the applicant.

This center operates under a CUP approved in December 1990. A corresponding Site Plan Review was approved regarding septic system location and design, flood control, parking, right of way dedication, traffic study, off-site road improvements and building design.

A flood study as part of the Site Plan Review was submitted and approved. The on-site sewage disposal system and community non-transient water system operates and is maintained per state guidelines.

## **1. Nature of the Operation**

### **Existing**

Suite A consists of 2,412.5 sq. ft. It has been occupied since late 2009 by Two Sisters Vintage Home and Garden. Cummings Meats requests to open a small grocery store.

Suite B is 1,275 sq. ft. and is currently vacant but had been used by a propane sales company. Apotheca Brewing requests to open a microbrewery in this suite.

Suite C is 1,050 sq. ft. and is leased to Farrier Supply. They have been tenants for three years. They sell horseshoes and related supplies. It is a family run business with a part-time employee.

Suite D is 850 sq. ft. and is occupied by Box Car Pizza.

Suite E is 2,412 sq. ft. and is occupied by The Red Caboose Café for over 11 years.

### **Proposed Uses**

1. Apotheca Brewing (Mr. Marc Dyson) requests to operate a microbrewery in Suite B.
2. Cummings Meats (Mr. Sean Cummings) requests to operate small grocery store with an emphasis on high quality meats with off sale beer and wine sales in Suite A.

## **2. Operational Time Limits**

The mall is open from 8am to 10pm. No change in time is proposed. Both tenants will have a security camera system.

Apotheca Brewing hours are 11am to 10pm Tuesday thru Saturday. Closed Sundays and Mondays. Some special private tastings may occur from 6-8 times a year on Sunday or Monday evenings.

Cummings Meats hours are 10am to 7pm Monday thru Saturday. Closed Sundays.

## **3. Visitors**

Apotheca Brewing is estimated to have a total of 85 visitors between the hours of 11am to 10pm Tuesday through Thursday and 120 visitors on Friday and Saturdays .

Cummings Meats is estimated to have a total of 85 visitors between the hours of 10am to 7pm.

## **4. Employees**

Apotheca Brewing will have two brewing employees from 6am to 1pm. From 5pm to 10pm there will be two bartenders.

Cummings Meats will have three meat cutters with three part time counter staff from noon to 7pm.

## **5. Service/Delivery Vehicles**

No tenants have service vehicles.

Apotheca Brewing may have two deliveries of beer to wholesale customers per week. Grain, hops, and yeast will be delivered twice a month to the brewery.

Cummings Meats will make no deliveries. Boxed meat is delivered to the store twice a week.

## **6. Site Access**

The site is directly accessible from N. Academy Ave. No changes to access paths, driveways or parking areas, parking stalls are necessary or proposed.

## **7. Number of Parking Spaces**

The 8,000 sq. ft. mall has 53 parking spaces in front of the building with an additional 3 handicap parking spaces. There are an additional 13 parking spaces behind the building for employees, etc. The rear parking area is extra wide enough to allow for loading at each suite's rear door.

## **8. Goods Sold on Site**

Apotheca Brewing will sell approximately 300 barrels of beer a year. Some incidental goods such as corkage, party napkins, wine enthusiasts books etc. will be sold. Small kegs and crower cans will be sold for off sale consumption. Food will be prepared and provided by The Red Caboose Café.

Cummings Meats will sell previously butchered meats in retail cuts. Quality beer and local wines as well as incidental cooking supplies such as bbq sauce, meat rubs, and cooking books will also be sold.

## **9. Equipment Used**

Each tenant uses their own equipment.

Apotheca Brewing will have a still, refrigerator and bottling machine.

Cummings Meats will have a refrigerator, small trimming saw and special waste collection system for meat scraps, etc.

## **10. Supplies/Materials**

Each tenant stores their own materials and supplies within the leased suite.

## **11. Does the Use Cause an Unsightly Appearance, Noise, Glare, Dust, Odor**

### **Appearance**

Except for tenant signage, the site exterior will not change.

### **Noise**

Apotheca Brewing will have tasteful background music. All such music will occur indoors.

Cummings Meat Market will not generate discernable noise outside of its own suite. All meat will be precut. No animals, butchering or rendering will occur on site. Tasteful background music will be provided.

### **Odors**

Neither project will produce odors.

Apotheca Brewing will vent its brewing as per applicable regulations. The very small volume of beer production of 300 barrels will not cause odors.

Cummings Meat Market will not generate odors as all meats are precut. No animals, butchering or rendering will occur on site. All waste will be disposed of in special containers.

## **12. Solid/Liquid Waste Produced**

Typical residential waste will be placed in the existing mall trash bins. Said waste is disposed of in county mandated trash receptacles for removal by a private hauler.

Apotheca Brewing will dispose of its brewing waste in special waste containers. It is estimated that waste will be about 100 gallons per month and not placed in the mall's sewer system.

Cummings Meat Market will install a grease trap in accordance with health department regulations. Meat and other similar scraps will be disposed of in special containers and not placed in the mall's sewer system.

### **13. Estimated Volume of Water Used**

Water is supplied by an on-site well and storage tank. It is a Transient Noncommunity Water System, System No. 1000453 as assigned by the California Water Board. Annual fees are paid to the California Water Board with required testing and treatment performed by a local water testing lab.

Apotheca Brewing will consume about 250 gallons of water per day.

Cummings Meat Market will consume about 250 gallons of water per day.

### **14. Proposed Advertising**

Each tenant will have their own signs. All signage will meet Fresno County standards.

### **15. Existing or New Buildings Constructed**

No exterior modifications are proposed.

### **16. Building/Proportion of Buildings Used in the Operation**

The applicant intends to utilize the existing suite configuration of the mall. No exterior changes to the mall are proposed or required.

### **17. Outdoor Lighting or Sound Amplification**

During night operation, existing hooded outdoor lighting will illuminate the site. The project will also utilize security cameras covering the facility 24/7. There is no sound amplification system.

### **18. Landscaping/Fencing**

The site is landscaped. No new landscaping is proposed.

### **19. Other Information Providing Clear Understanding of the Project Operations**

All site improvements will be in accordance with Fresno County standards.



# 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. 8111

Project No(s). CUP 3717

Application Rec'd.:  
7/16/21

### GENERAL INFORMATION

1. Property Owner : Ken and Suzan Blair Phone/Fax: (559) 289-9391  
Mailing Address: 3396 Trenton Ave. Clovis CA 93619  
Street City State/Zip
2. Applicant : Ken and Suzan Blair Phone/Fax: (559) 289-9391  
Mailing Address: 3396 Trenton Ave. Clovis CA 93619  
Street City State/Zip
3. Representative: Dirk Poesche Land Dev. Servs. Inc. Phone/Fax: (559) 445-0374  
Mailing Address: 923 Van Ness Ave., Suite 200 Fresno CA 93721  
Street City State/Zip
4. Proposed Project: Amend CUP No. 2402 to allow a small grocery store with beer and wine sales and a micro-brewery tasting room.
5. Project Location: NWC of N. Academy and E. Shaw Avenues.
6. Project Address: 5054 N. Academy Ave.
7. Section/Township/Range:           /          /           8. Parcel Size: 1.87 ac.
9. Assessor's Parcel No. 308-400-19

10. Land Conservation Contract No. (If applicable): NIA

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<sup>1</sup>: AE-20

14. Existing General Plan Land Use Designation<sup>1</sup>: agriculture

**ENVIRONMENTAL INFORMATION**

15. Present land use: Aq commercial center  
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:  
Please see the attached site plan and elevations.

Describe the major vegetative cover: NIA

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

Is property in a flood-prone area? Describe:  
NIA

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

North: Commercial

South: Commercial

East: Commercial

West: Commercial

17. What land use(s) in the area may be impacted by your Project?: NIA

18. What land use(s) in the area may impact your project?: NIA

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       X        
Lot Size       X        
Single Family       X        
Apartments       X      

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: Please see  
the attached operational statement.

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

21. Describe any source(s) of noise in the area that may affect your project: NIA

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

23. Proposed source of water:  
(X) private well  
( ) community system<sup>3</sup>--name:

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: Existing volumes
25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name \_\_\_\_\_
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: Existing volumes
27. Anticipated type(s) of liquid waste: Existing volumes
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: NIA
29. Anticipated volume of hazardous wastes<sup>2</sup>: NIA
30. Proposed method of hazardous waste disposal<sup>2</sup>: NIA
31. Anticipated type(s) of solid waste: Existing volumes
32. Anticipated amount of solid waste (tons or cubic yards per day): Existing volumes
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): Existing volumes
34. Proposed method of solid waste disposal: Private hauler - Granite Solid Waste
35. Fire protection district(s) serving this area: Fresno County Fire Protection District
36. Has a previous application been processed on this site? If so, list title and date: \_\_\_\_\_  
CUP 2402
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No X
38. If yes, are they currently in use? Yes \_\_\_\_\_ No X

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

K. [Signature] for DP  
 SIGNATURE

6/10/21  
 DATE

<sup>1</sup>Refer to Development Services Conference Checklist

<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357

<sup>3</sup>For 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, 2017: \$3,078.25 for an EIR; \$2,216.25 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 CDFG to the County at the request of the applicant. You may wish to call the local office of CDFG 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

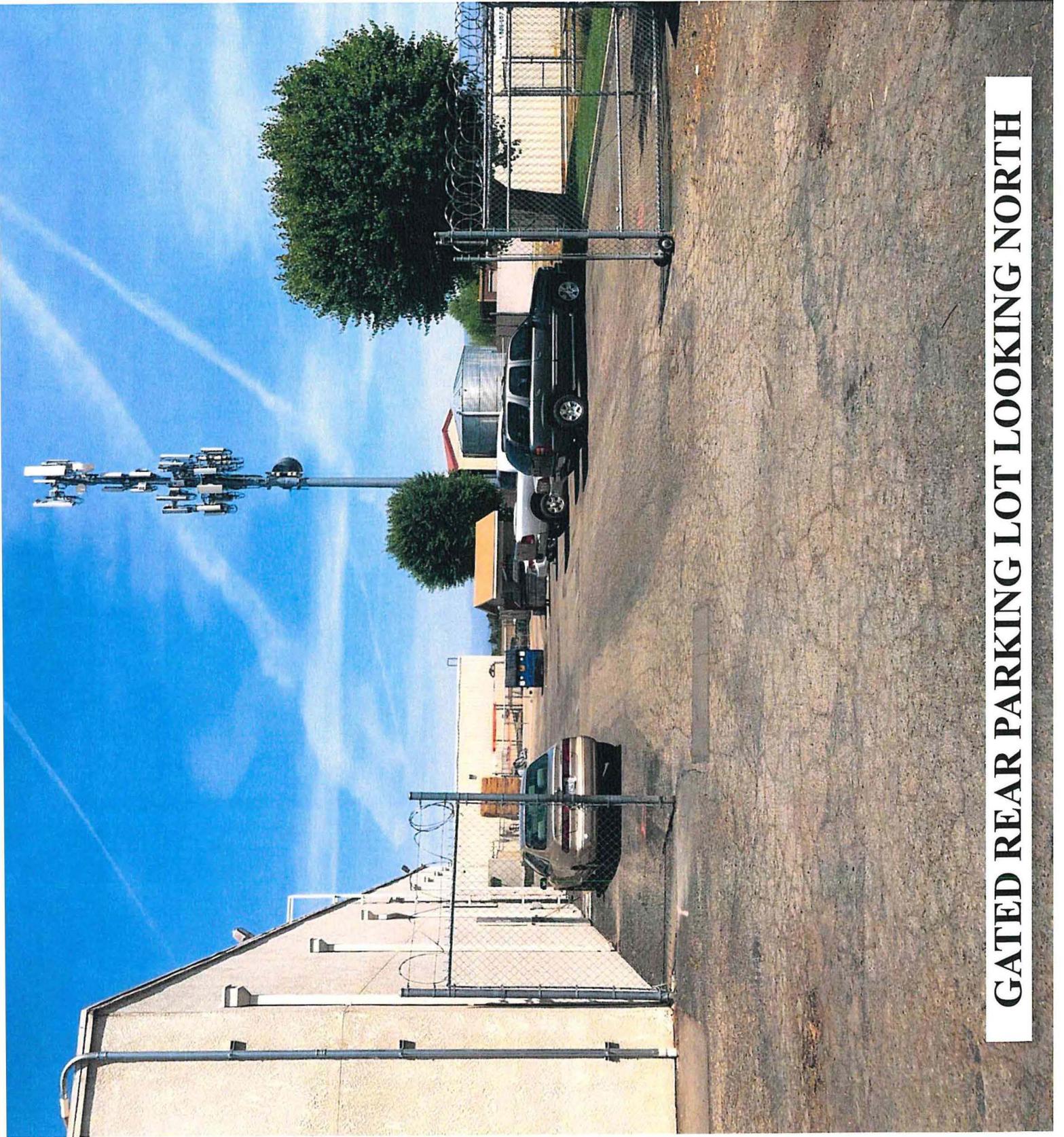
  
\_\_\_\_\_  
Date



# FRONT ELEVATION



**PARKING LOT LOOKING NORTH**



**GATED REAR PARKING LOT LOOKING NORTH**

SHAW / ACADEMY  
CENTER

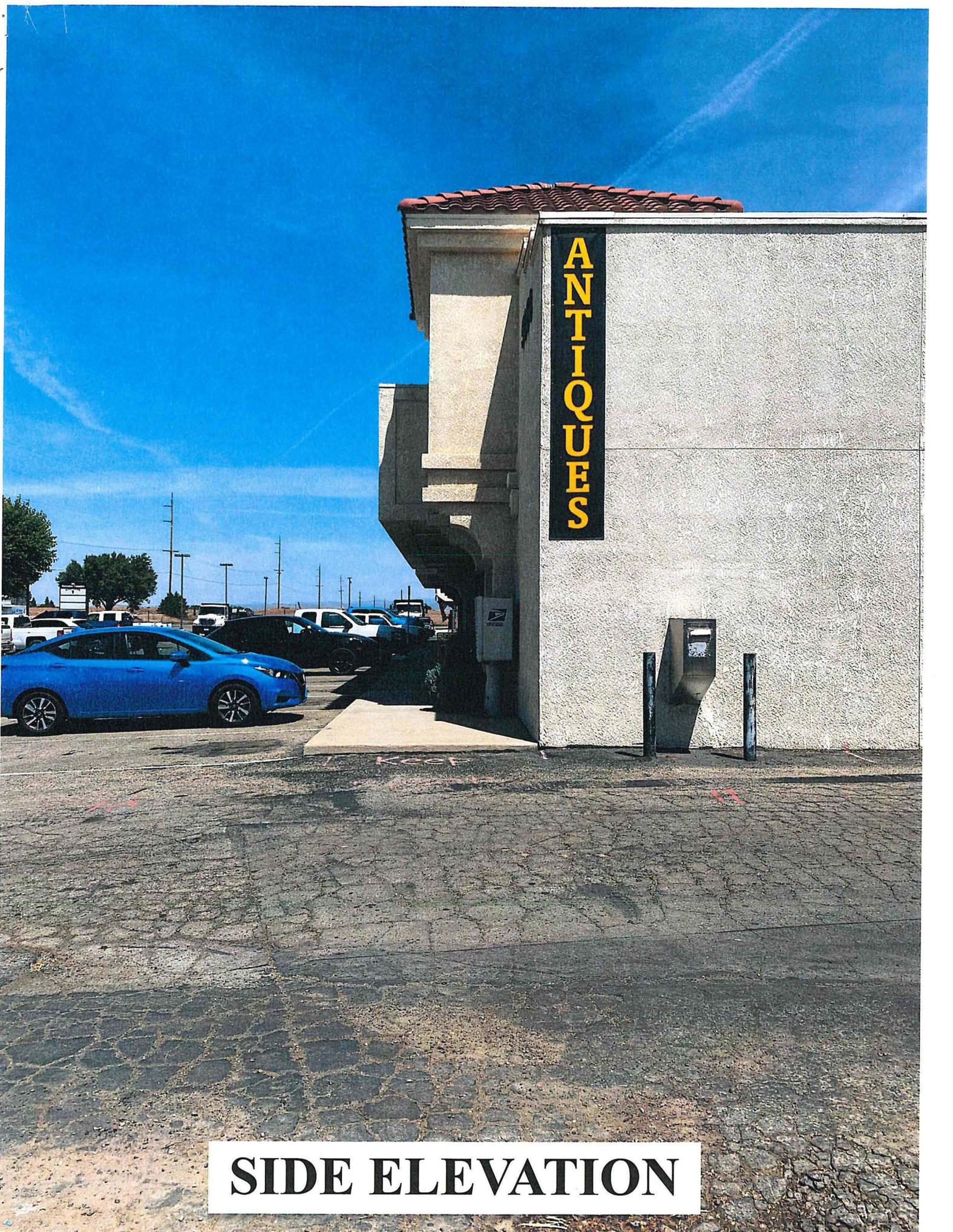
**THE RED CABOOSE**  
CAFE

The Place To Eat  
— The Place To Meet

**TWO SISTERS**  
A CONSIGNMENT SHOP

*J.J.* FARRIER SUPPLY

**EXISTING SIGNAGE**



**SIDE ELEVATION**