



# County of Fresno

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

DATE: December 9, 2022

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, Senior Planners  
Development Services and Capital Projects, Site Plan Review, Attn: Gabriel Samano  
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  
Transportation Planning Unit, Attn: Hector Luna  
Water and Natural Resources Division, Attn: Augustine Ramirez/Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/ Kevin Tsuda  
Malaga County Water District, Attn: Michael Taylor  
North King GSA, Attn: Kassy D. Chauhan  
Fresno Irrigation District, Attn: [Engr-Review@fresnoirrigation.com](mailto:Engr-Review@fresnoirrigation.com)  
City of Fresno, Planning & Development Department, Attn: Mike Sanchez, Assistant  
City of Fresno, Traffic Engineering, Attn: Jill Gormley  
City of Fresno, Department of Public Utilities, Attn: Michael Carbajal, Kevin Gray  
Agricultural Commissioner, Attn: Melissa Cregan  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson  
CA Regional Water Quality Control Board, Attn: [centralvalleyfresno@waterboards.ca.gov](mailto:centralvalleyfresno@waterboards.ca.gov)  
CA Department of Fish and Wildlife, Attn: [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo/Cinthia Reyes  
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 Specialist II  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor  
Fresno County Fire Protection District, Attn: [FKU.Prevention-Planning@fire.ca.gov](mailto:FKU.Prevention-Planning@fire.ca.gov)

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

SUBJECT: Initial Study Application No. 8337, Amendment Application No. 3852

APPLICANT: Khushpal Singh

DUE DATE: December 23, 2022

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow the rezone of a one-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1 (Light Manufacturing) Zone District to establish and operate a grocery store on the property (APN: 330-212-38) (3035 S. Chestnut Avenue, Fresno).

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 **December 23, 2022**. Any comments received after this date may not be used.

**NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. 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  
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*Activity Code (Internal Review): 2369*

Enclosures





Fresno County Department of Public Works and Planning

Date Received: 12/6/22 AA 3852 (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) 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:

A request to Rezone a 1-acre parcel located within the AL-20 (Limited Agricultural, 20-acre minimum) Zone District to the M-1 (Light Manufacturing) Zone District for a future Grocery Store.

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: West side of S. Chestnut Ave. between E. North and E. Muscat Avenues Street address: 3035 S. Chestnut Ave. Fresno, CA 93725

APN: 330-050-03 Parcel size: 1 +/- Ac. Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, Maria Singh (for D.P.) (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.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Khushpal Singh & Jaswinder Kaur, Khushpal Singh, and Dirk Poeschel Land Development Services Inc.

CONTACT EMAIL: maria@dplds.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: AA 3852 Fee: \$ 6,214.00 Pre-app. Credit Fee: \$ -247.00 PER/Initial Study No.: IS 8337 Fee: \$ 5,151.00 Ag Department Review: Fee: \$ 42.00 Health Department Review: Fee: \$ 721.00 Received By: Ejar Invoice No.: TOTAL: \$11,881.00

UTILITIES AVAILABLE:

WATER: Yes [x] / No [ ] Agency: Malaga County Water District SEWER: Yes [x] / No [ ] Agency: Malaga County Water District

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): Zone District: AL-20 Parcel Size: One (1) acre

APN # - - - APN # - - - APN # - - - APN # - - -





Development Services  
and  
Capital Projects  
Division

MAIL TO:  
KUSHPAL SINGH &  
JASWINDER KAUR  
2266 S. CLAIREMONT AVE.  
FRESNO, CA 93727

EMAIL TO:  
khushpalsingh90@  
yahoo.com

Pre-Application Review

Department of Public Works and Planning

NUMBER: 22-001227 (Amended)  
APPLICANT: KUSHPAL SINGH & JASWINDER KAUR  
PHONE: (559) 289-4121

PROPERTY LOCATION: 3035 S CHESTNUT AVE, FRESNO, California, 93725, USA  
APN(s): 330-050-03 ALCC: No  Yes # VIOLATION NO. N/A  
CNEL: No  Yes (level) LOW WATER: No  Yes WITHIN 1/4 MILE OF CITY: No Yes FRESNO  
ZONE DISTRICT: AL-20 ; SRA: No  Yes HOMESITE DECLARATION REQ'D.: No  Yes  
LOT STATUS:

Zoning: ( ) Conforms; (X) 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; (X) Other Grant Deed Recorded April 2, 1954, Book 3426, Page 507

SCHOOL FEES: No Yes  DISTRICT: Fowler Unified PERMIT JACKET: No Yes

FMFCD FEE AREA: ( ) Outside (X) District No.: AZ FLOOD PRONE: No Yes AE

PROPOSAL AMENDMENT APPLICATION TO REZONE A 1-ACRE PARCEL LOCATED WITHIN THE AL-20 [LIMITED

AGRICULTURAL, 20-ACRE MINIMUM PARCEL SIZE] ZONE DISTRICT TO THE C-2 [COMMUNITY SHOPPING CENTER] ZONE

DISTRICT FOR A FUTURE AUTOMOBILE SERVICE STATION AND CONVENIENCE STORE. M-1

COMMENTS: Grocery Store.

ORD. SECTION(S): 834.1.4, 834.1.1, 833.1.17, & 878 BY: O. RAMIREZ DATE: 05/21/2022

GENERAL PLAN POLICIES: General PROCEDURES AND FEES:

LAND USE DESIGNATION: Limited Industrial ( ) GPA: ( ) MINOR VA:

COMMUNITY PLAN: Roosevelt CP ( ) AA: 6, 2, 4 ( ) HD: 721

REGIONAL PLAN: ( ) CUP: ( ) AG COMM: 42

SPECIFIC PLAN: ( ) DRA: ( ) ALCC:

SPECIAL POLICIES: ( ) VA: ( ) IS/PER\*: 5, 137

SPHERE OF INFLUENCE: ( ) AT: ( ) Viol. (35%):

ANNEX REFERRAL (LU-G17/MOU): ( ) JT:

Filing Fee: \$

COMMENTS: Pre-Application Fee: -\$247.00

Total County Filing Fee: 11,821.00

FILING REQUIREMENTS:

OTHER FILING FEES:

- (  ) 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 Fresno
- ( ) Nitrogen Loading Analysis or RWQCB supplemental treatment

- (  ) Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- (  ) CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,548) (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: Mavisia Parker DATE: 5/24/22  
PHONE NUMBER: (559) 900-9000

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
- ( ) COVENANT
  - ( ) MAP CERTIFICATE
  - ( ) PARCEL MAP
  - ( ) FINAL MAP
  - (  ) FMFCD 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.

OVER.....





# County of Fresno

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

## AGENT AUTHORIZATION

### AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

***The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.***

Dirk Poeschel  
Agent Name (Print or Type)  
923 Van Ness Ave., Suite 200  
Mailing Address  
559-445-0374  
Phone Number  
330-050-03  
Project APN

Dirk Poeschel Land Development Services, Inc.  
Company Name (Print or Type)  
Fresno, CA 93721  
City / State / Zip Code  
dirk@dplds.com  
Email Address  
3035 S. Chestnut Ave.  
Project Street Address

A list consisting of \_\_\_\_ additional properties is attached (include the APN for each property).

Project Description (Print or Type):

A request to rezone a 1 acre parcel located within the AL-20 (Limited Agricultural 20 acre minimum) Zone District to the M-1 (Light Manufacturing) Zone District for a future grocery store.

***The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.***

Khushpal Singh  
Owner Signature

11-18-22  
Date

Khushpal Singh  
Owner Name (Print or Type)

559-289-4121  
Phone Number

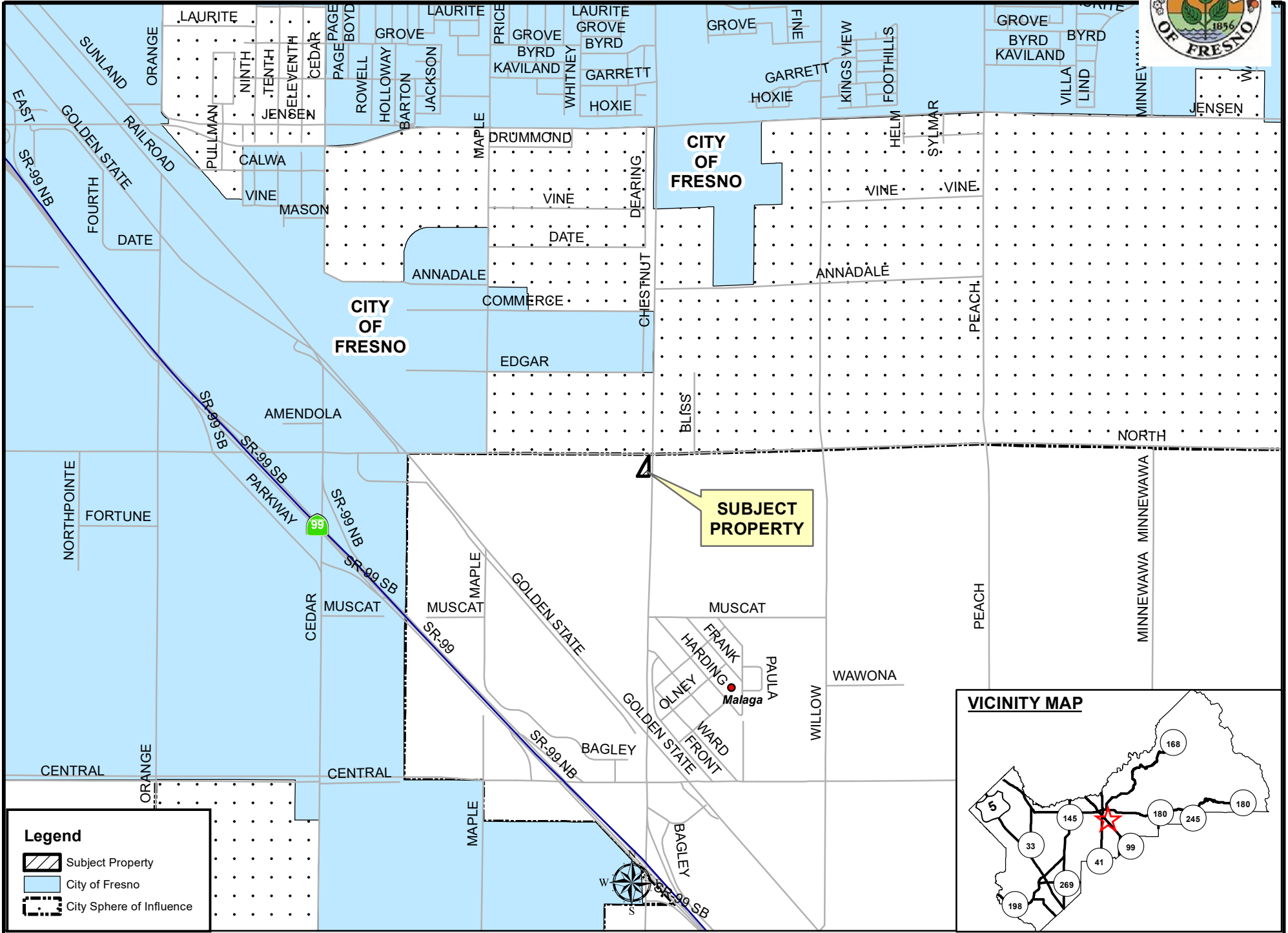
khushpalsingh90@yahoo.com  
Email Address

*\* If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.*




G:\4360Devs&PIn\FORMS\F410 Agent Authorization 8-14-19.doc

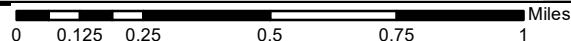
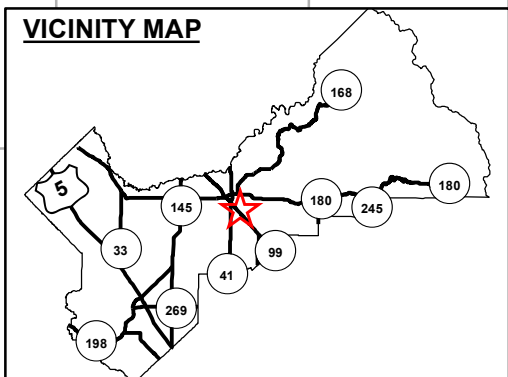


# LOCATION MAP



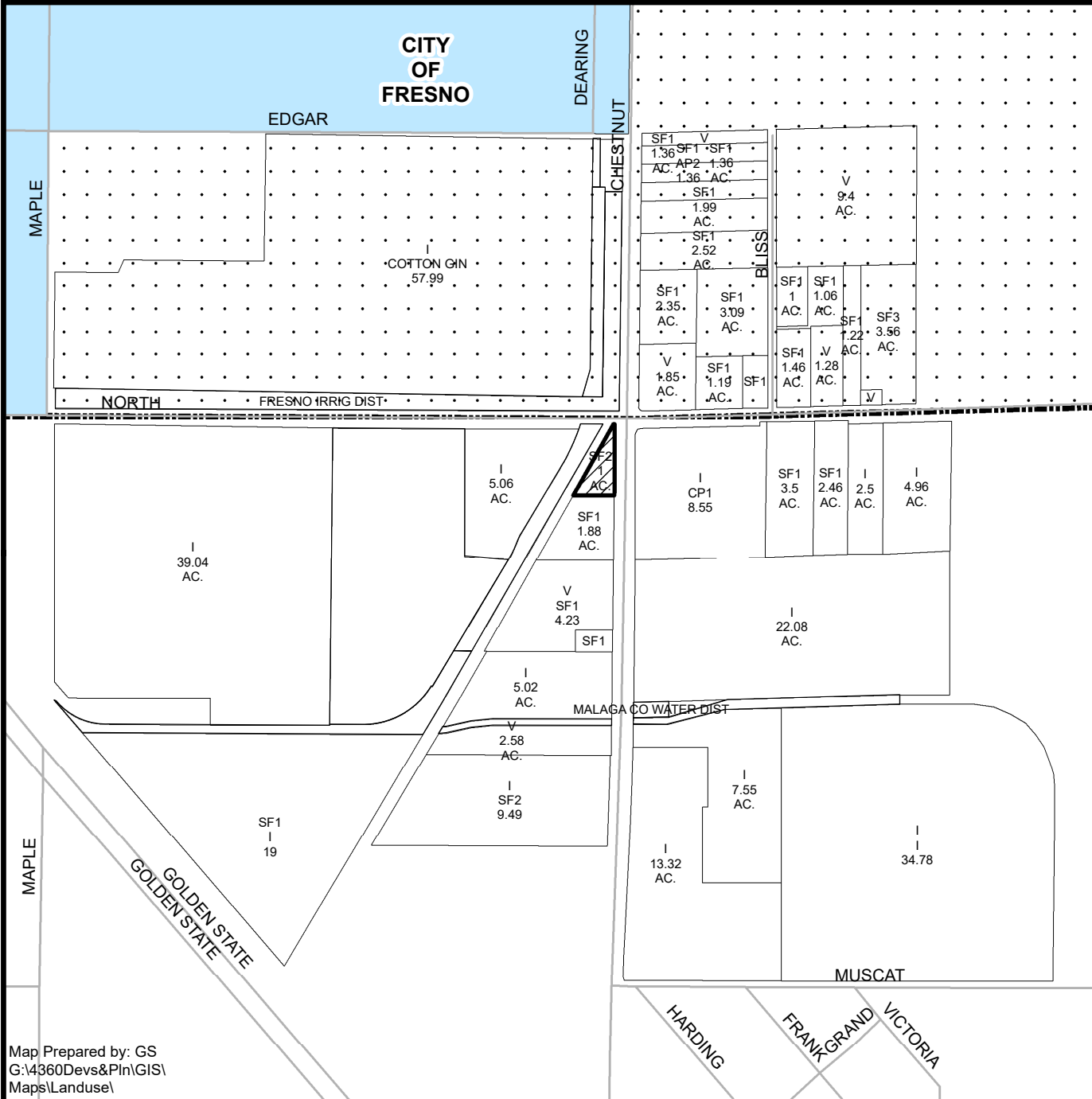
**Legend**

-  Subject Property
-  City of Fresno
-  City Sphere of Influence





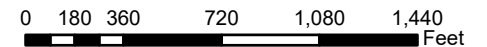
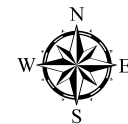
# EXISTING LAND USE MAP



LEGEND	
AP1	- APARTMENT
CP#	- OFFICE COMM./PROF
I	- INDUSTRIAL
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

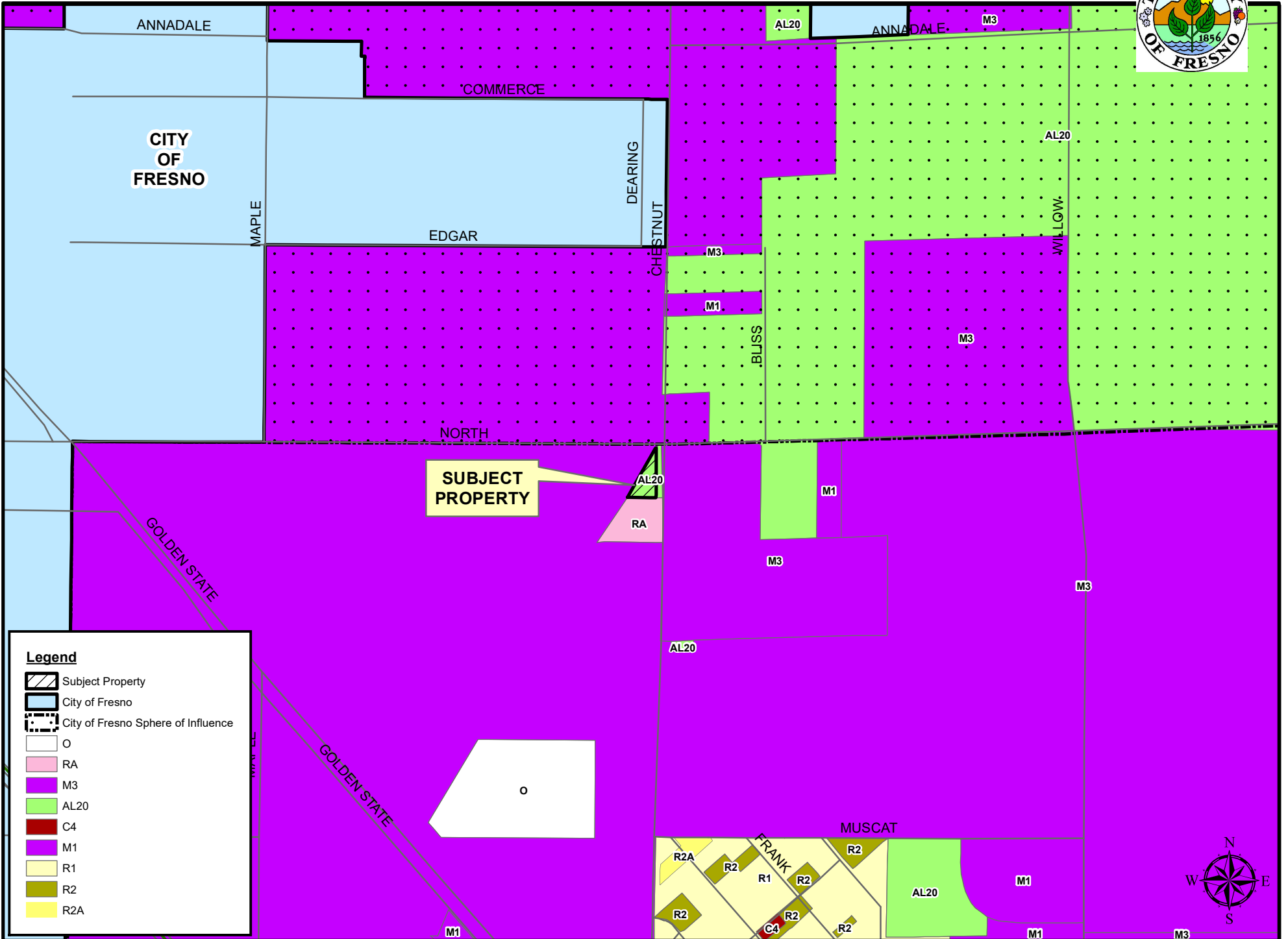
## Legend

- Subject Property
- City of Fresno
- City of Fresno Sphere of Influence



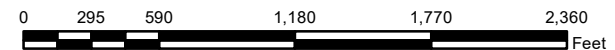
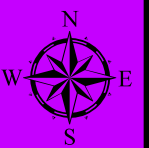


# EXISTING ZONING MAP



**Legend**

- Subject Property
- City of Fresno
- City of Fresno Sphere of Influence
- O
- RA
- M3
- AL20
- C4
- M1
- R1
- R2
- R2A



Tax Rate Area  
95-011  
95-041  
95-043

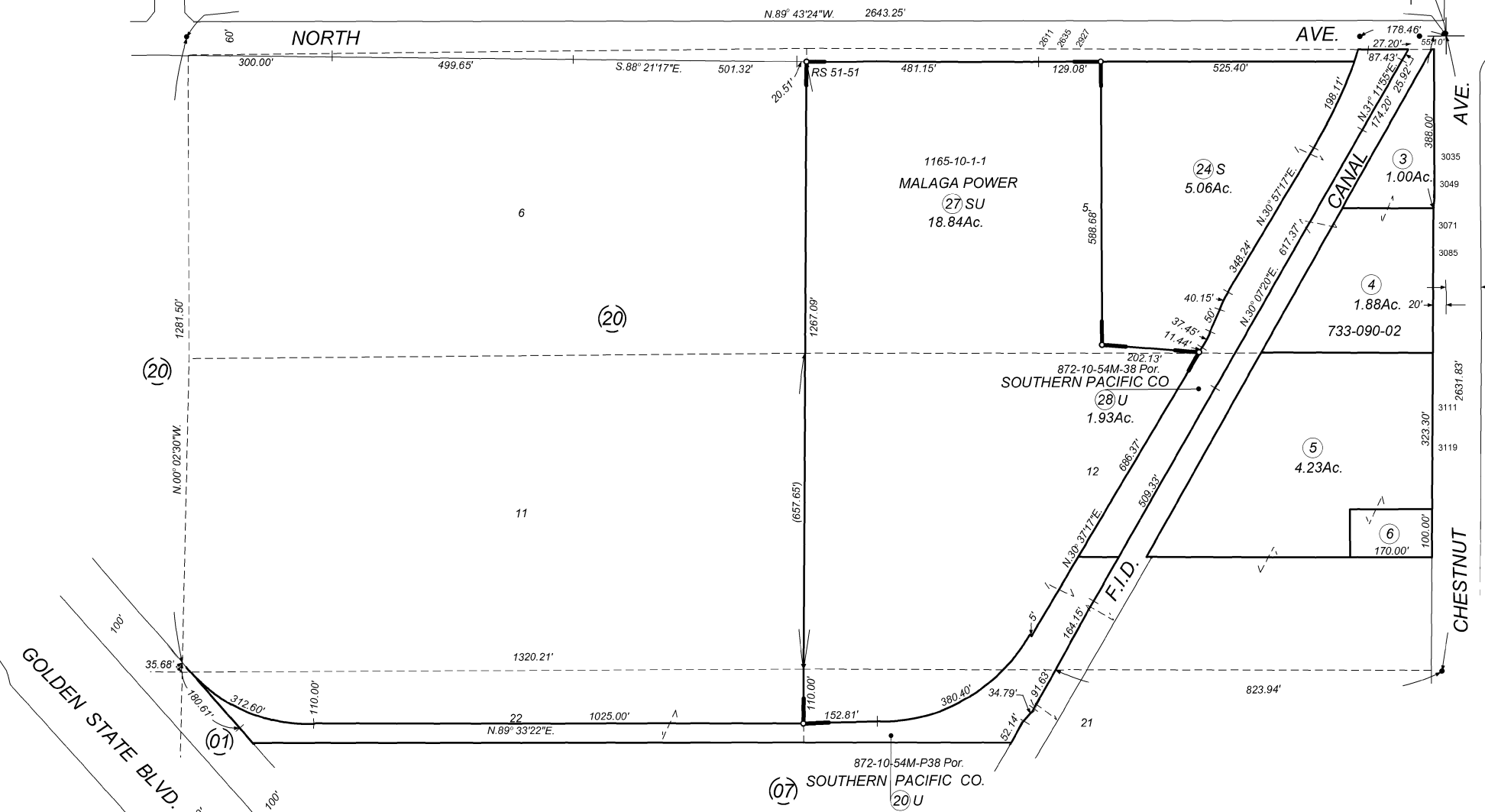
SUBDIVIDED LAND IN POR. SEC. 25, T. 14 S., R. 20 E., M. D. B. & M.

-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.



(Bk.)  
487

(Bk.)  
331



Malaga Tract - Plat Bk.2, Pg.17  
Record of Survey, Bk.51, Pg.51

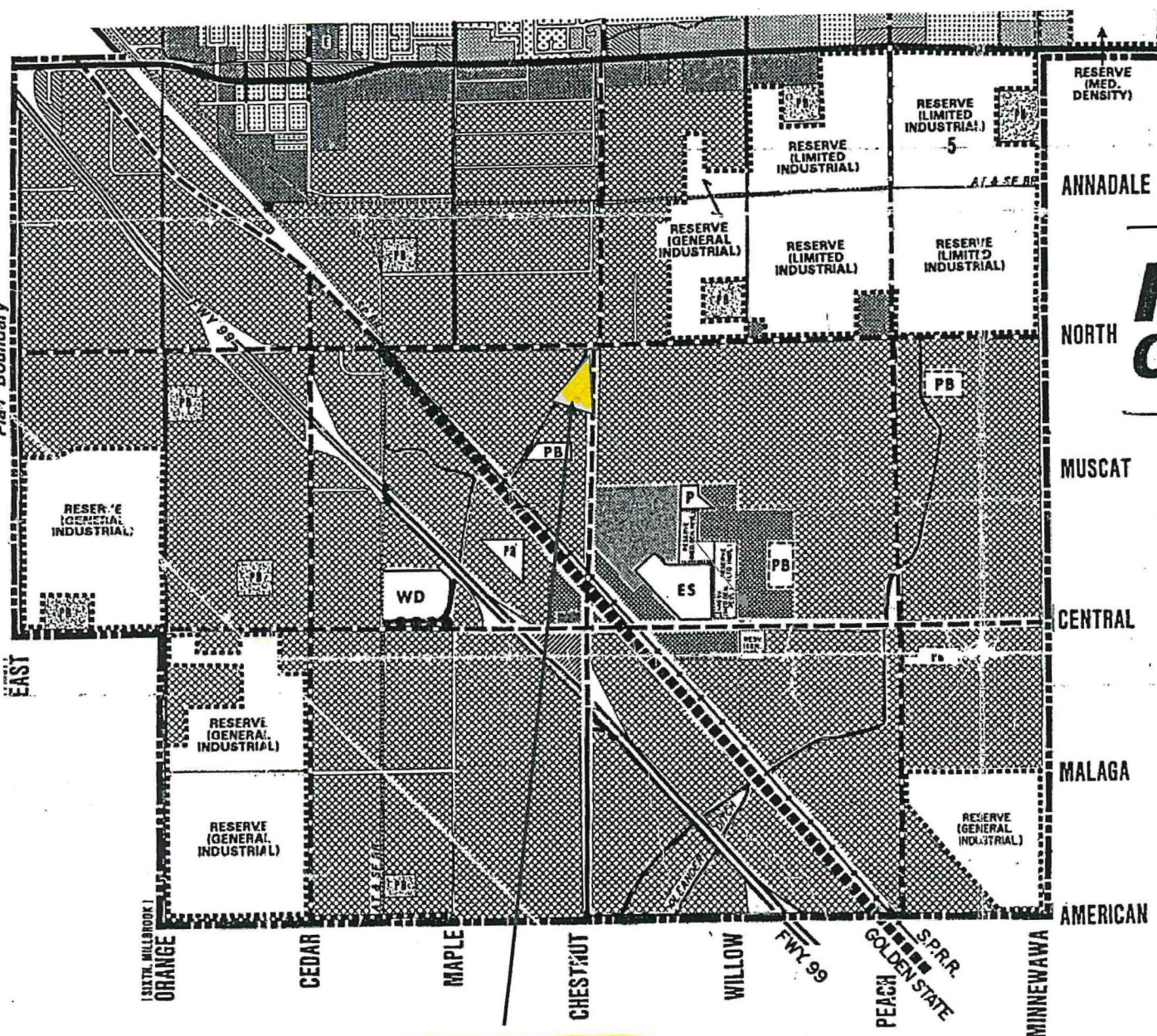
Assessor's Map Bk.330 - Pg.05  
County of Fresno, Calif.

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

8/10/2016



# ROOSEVELT Community Plan



**SUBJECT PARCEL**  
(Designated: General Industrial)

LEGEND	
<b>RESIDENTIAL</b>	<b>OPEN SPACE</b>
[Pattern] RURAL DENSITY	[Pattern] AGRICULTURAL
[Pattern] LOW DENSITY	[Pattern] COMMERCIAL-RECREATIONAL
[Pattern] MEDIUM LOW DENSITY	[Pattern] GOLF COURSE
[Pattern] MEDIUM DENSITY	[Pattern] PONDING BASIN
[Pattern] MEDIUM HIGH DENSITY	[Pattern] NEIGHBORHOOD PARK
<b>COMMERCIAL</b>	[Pattern] COMMUNITY PARK
[Pattern] OFFICE	<b>INDUSTRIAL</b>
[Pattern] NEIGHBORHOOD	[Pattern] LIMITED
[Pattern] COMMUNITY	[Pattern] <b>GENERAL</b>
[Pattern] GENERAL	<b>CIRCULATION</b>
[Pattern] REGIONAL	[Line] FREEWAY
<b>PUBLIC FACILITIES</b>	[Line] PROPOSED FREEWAY
[Pattern] PUBLIC FACILITY	[Line] EXPRESSWAY
[Pattern] ELEMENTARY SCHOOL	[Line] SUPER ARTERIAL
[Pattern] MIDDLE SCHOOL	[Line] ARTERIAL
[Pattern] HIGH SCHOOL	[Line] COLLECTOR
[Pattern] COLLEGE	[Line] SCENIC ROUTE
[Pattern] FAIRGROUNDS	[Line] LOCAL STREET
[Pattern] FIRE STATION	[Line] PROPOSED STREET



AA 3852/IS 8337

E North Ave

E North Ave

E North Ave

IMPERIAL TRUCK & TRAILER REPAIR

3035 S Chestnut Ave

PROJECT SITE  
1.6 +/- AC.  
APN: 330-050-03

S Chestnut Ave

Heafner Tire Group

American Tire Distributors

Inland Star Distribution Centers, Inc

Mander Truck Parking, LLC







# 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.	<u>8337</u>
Project No(s).	<u>AA 3852</u>
Application Rec'd.:	<u>12-5-22</u>

### GENERAL INFORMATION

- Property Owner :** Khushpal Singh **Phone/Fax:** 559-289-4121  
**Mailing Address:** 2266 S. Claremont Ave. Fresno CA/93727  
*Street City State/Zip*
- Applicant :** Khushpal Singh **Phone/Fax:** 559-289-4121  
**Mailing Address:** 2266 S. Claremont Ave. Fresno CA/93727  
*Street City State/Zip*
- Representative:** Dirk Poeschel Land Development Services, Inc. **Phone/Fax:** 559-445-0374  
**Mailing Address:** 923 Van Ness Ave., Suite 200 Fresno CA/93721  
*Street City State/Zip*
- Proposed Project:** Approval to rezone a 1 +/- acre parcel located within the AL-20 Zone District to the M-1 Zone District for future construction of a 3,000 +/- sq.ft. grocery store.
- Project Location:** Southwest corner of E. North and S. Chestnut Avenues
- Project Address:** 3035 S. Chestnut Ave.
- Section/Township/Range:**           /          /
- Parcel Size:** 1.00 +/- Ac.
- Assessor's Parcel No.** 330-050-03

10. Land Conservation Contract No. (If applicable): None

11. What other agencies will you need to get permits or authorization from:

<u>        </u> LAFCo (annexation or extension of services)	<u>        </u> SJVUAPCD (Air Pollution Control District)
<u>        </u> CALTRANS	<u>        </u> Reclamation Board
<u>        </u> Division of Aeronautics	<u>        </u> Department of Energy
<u>        </u> Water Quality Control Board	<u>        </u> Airport Land Use Commission
<u>        </u> 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   X   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>: AL-20 (Limited Agricultural, 20-acre minimum parcel size)

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

**ENVIRONMENTAL INFORMATION**

15. Present land use: Residential

Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Existing delapidated residence, existing water and sewer connections to Malaga County Water District, mature trees, and existing dilapidated fencing. Please see aerial for more details.

Describe the major vegetative cover: N/A

Any perennial or intermittent water courses? If so, show on map: None.

Is property in a flood-prone area? Describe:

Zone AE. The property is adjacent to a canal which is located to the west of the subject property.

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

North: Industrial

South: Residential

East: Industrial

West: Industrial



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

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

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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** \_\_\_\_\_  
**Lot Size** \_\_\_\_\_  
**Single Family** \_\_\_\_\_  
**Apartments** \_\_\_\_\_

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:** \_\_\_\_\_  
**See operational statement for further details.**  
\_\_\_\_\_  
\_\_\_\_\_

20. Describe any source(s) of noise from your project that may affect the surrounding area: \_\_\_\_\_  
**None.**

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21. Describe any source(s) of noise in the area that may affect your project: \_\_\_\_\_  
**None.**

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22. Describe the probable source(s) of air pollution from your project: \_\_\_\_\_  
**None.**

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

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24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 1,500 +/- gallons per day
25. Proposed method of liquid waste disposal:  
 ( ) septic system/individual  
 (X) community system<sup>3</sup>-name Malaga County Water District
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 800 +/- gallons per day
27. Anticipated type(s) of liquid waste: Typical liquid waste produced at small grocery store sites.
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: N/A
29. Anticipated volume of hazardous wastes<sup>2</sup>: N/A
30. Proposed method of hazardous waste disposal<sup>2</sup>: N/A
31. Anticipated type(s) of solid waste: Typical cardboard/paper and domestic garbage
32. Anticipated amount of solid waste (tons or cubic yards per day): 0.12 +/- tons per day
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0.13 +/- tons per day
34. Proposed method of solid waste disposal: Private hauler
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: \_\_\_\_\_  
Pre-Application Review No. 22-001227
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.

Khemaal Simon  
 SIGNATURE

11-18-22  
 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 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

# PROPOSED SUNNY MARKET

## GENERAL NOTES FID OPEN CANAL PLANS

- ALL DISTURBED SOIL SHALL BE COMPACTED TO A MINIMUM 93% COMPACTION (95% WITHIN CITY R/W FOR TOP 24") OR AS SPECIFIED ON THE PLANS. COMPACTION TESTS SHALL BE MADE AVAILABLE TO FRESNO IRRIGATION DISTRICT'S ENGINEER.
- ALL EXCESS MATERIAL AND/OR DEBRIS SHALL BE REMOVED FROM FRESNO IRRIGATION DISTRICT EASEMENT UPON COMPLETION OF CONSTRUCTION.
- CONSTRUCTION SHALL NOT INTERFERE WITH THE FLOW OR DISTRIBUTION OF WATER AS REQUIRED BY FRESNO IRRIGATION DISTRICT. ANY WORK NEAR OR WITHIN A FACILITY DESIGNATED FOR ROUTING STORM FLOWS SHALL BE PERFORMED IN A MANNER TO ALLOW FLOOD FLOWS TO PASS AT ALL TIMES.
- FRESNO IRRIGATION DISTRICT WILL NOT BE RESPONSIBLE FOR ANY WATER THAT MAY FLOW IN THE IRRIGATION FACILITY OR AREA OF CONSTRUCTION DURING THE TIME OF CONSTRUCTION.
- FRESNO IRRIGATION DISTRICT'S WATER DEPARTMENT, (559) 233-7161, SHALL BE NOTIFIED TO DETERMINE A PERIOD THAT WORK MAY BE PERFORMED.
- ALL CONSTRUCTION STAKING SHALL INCLUDE A STATION IDENTIFICATION (THAT CORRESPONDS WITH THE CONSTRUCTION PLANS), A HUB, HUB ELEVATION, AND HUB OFFSET DISTANCE. STAKING SHALL BE PROVIDED FOR ALL CRITICAL INSTALLATION LOCATIONS (CANAL CURVES, CHECK/WEIRS ...ETC.).
- ALL WORK WITHIN FRESNO IRRIGATION DISTRICT (FID) EASEMENTS THAT WILL NOT IMPACT WATER DELIVERIES (I.E.: IRRIGATION FLOWS, STORM FLOWS, FLOODWATER FLOWS...ETC.) MUST BE PRE-APPROVED BY FID AND SECURED BY A \$500 CASH DEPOSIT. FID WILL CHARGE A LATE COMPLETION FEE OF \$200 PER WEEK (OR FRACTION THEREOF) THAT FID FACILITIES ARE OUT OF SERVICE AFTER THE COMPLETION DATE SPECIFIED ON FID'S PERMIT. FID WILL RETURN DEPOSIT AFTER COMPLETION OF CONSTRUCTION, OR DEDUCT COSTS FROM THE DEPOSIT FOR UNPAID FEES.
- FRESNO IRRIGATION DISTRICT'S (FID) ENGINEERING DEPARTMENT, (559) 233-7161, SHALL BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION. NO WORK SHALL BEGIN WITHOUT A PERMIT TO WORK WITHIN EASEMENT AND RIGHT-OF-WAY ISSUED BY FID (\$40 PERMIT FEE, \$125 PER WEEK OR \$50 PER DAY INSPECTION FEE, \$500 OR \$4000 SECURITY DEPOSIT). INSPECTION FEES ARE ASSESSED AS FOLLOWS: MINIMUM OF \$125.00 PER WEEK (2 1/2 HOURS) OR \$50 PER DAY (1 HOUR). IF ADDITIONAL INSPECTION HOURS ARE NECESSARY, THE COST INCURRED WILL BE WITHHELD FROM THE DEPOSIT OR INVOICED TO THE PERMITEE AT \$50.00 PER HOUR. ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED ON THE FID PERMIT, AND THE AREA RESTORED TO ITS ORIGINAL CONDITION. ANY WORK REQUIRED AFTER THE COMPLETION DATE, SHALL BE APPROVED BY FID'S ENGINEER AND ASSESSED A LATE COMPLETION FEE AS SPECIFIED ON THE PERMIT.

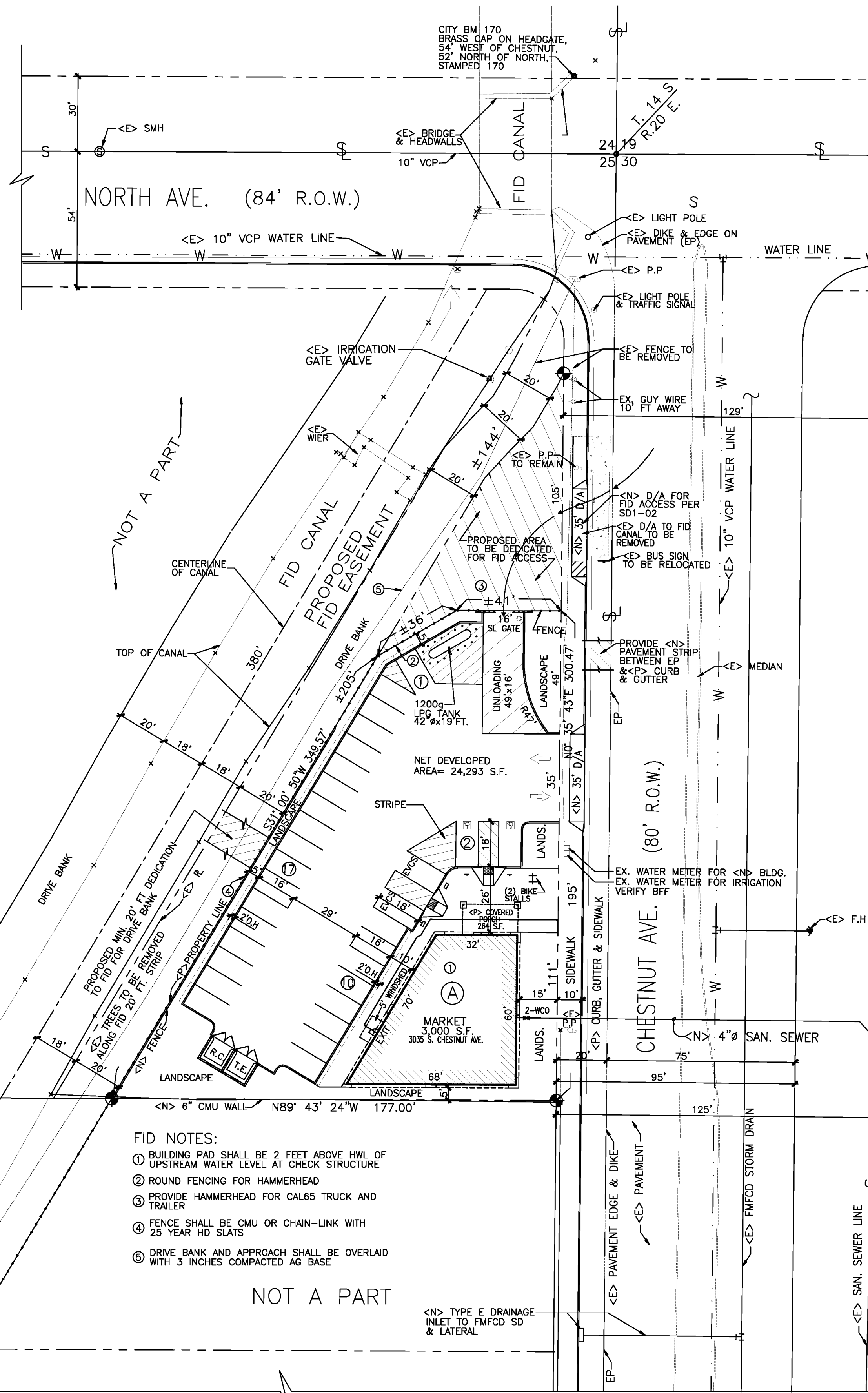
- FRESNO IRRIGATION DISTRICT (FID) FACILITIES ON THE ATTACHED PLANS REPRESENT IRRIGATION STRUCTURES, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO CONFIRM LOCATION, SIZE AND DEPTH OF ALL FID FACILITIES. FID ENGINEER IS TO BE NOTIFIED OF ANY CONFLICTS OR DISCREPANCIES.
- UNLESS SPECIFIED BY THE FID PERMIT, NO LARGE EARTHMOVING EQUIPMENT (PADDLE WHEEL SCRAPERS, GRADERS, EXCAVATORS, ETC...) WILL BE ALLOWED WITHIN FID'S EASEMENT AND THE GRADING CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ALL DAMAGE TO THE PIPELINE CAUSED BY CONTRACTOR'S GRADING ACTIVITIES.
- ALL PORTIONS OF CANAL BANK DISTURBED DURING CONSTRUCTION MUST BE REPLACED AND PROTECTED WITH CONCRETE LINING PER FRESNO IRRIGATION DISTRICT STANDARDS.
- FRESNO IRRIGATION DISTRICT REQUIRES ITS RIGHT-OF-WAY BE GRADED TO PROVIDE A SMOOTH UNIFORM DRIVE SURFACE AND CLEARED OF ALL ENCROACHMENTS INCLUDING BUT NOT LIMITED TO: TREES, BUSHES, BRUSH, PIPES, STANDPIPES, WELLS, MISCELLANEOUS DEBRIS, ETC.
- ALL ON-SITE DRAINAGE SHALL OCCUR AWAY FROM ANY FID CANAL OR PIPELINE. ON-SITE DRAINAGE INTO ANY FID CANAL IS NOT ALLOWED. ALL DRIVEBANKS SHALL BE CLEAR OF ANY DEBRIS OR ENCROACHMENTS, AND SHALL BE GRADED TO A SMOOTH UNIFORM FINISH, AND HAVE A MINIMUM SLOPE OF 2% AND MAXIMUM OF 4% AWAY FROM THE CHANNEL.
- NO INTERRUPTIONS TO IRRIGATION DELIVERIES WILL BE ALLOWED WITHOUT PRIOR APPROVAL BY FID. THE IRRIGATION SEASON VARIES WITH HYDROLOGIC CONDITIONS BUT TYPICALLY OCCURS BETWEEN FEBRUARY 15 AND AUGUST 31, BUT MAY EXTEND THROUGH OCTOBER DURING UNUSUALLY WET YEARS.
- FID IS CONCERNED ABOUT THE POTENTIAL VIBRATIONS CAUSED BY CONSTRUCTION VEHICLES AND EQUIPMENT OPERATING ADJACENT TO OR ON EXISTING DISTRICT FACILITIES AS IT MAY CAUSE DAMAGE TO THE DISTRICT'S CANALS OR PIPELINES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY FACILITY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES.

## GENERAL NOTES:

- REPAIR ALL DAMAGED AND/OR OFF GRADE OFF-SITE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, CONSTRUCTION MANAGEMENT DIVISION, (559) 621-5600.
- ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 811.
- UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 15-4114.
- DEEDS ARE REQUIRED TO PROVIDE PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
- SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
- DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAXIMUM SLOPE OF 12%. THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR PAVED SURFACES [FDOC 15.60.505].
- THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/2-INCH ALONG THE ENTIRE PATH OF TRAVEL FROM THE PUBLIC WAY/ACCESSIBLE PARKING STALL INTO THE BUILDING OR RESTROOMS [CBC 11B-303, FIGURES 11B-303.2, 11B-303.3].

## FID NOTES:

- BUILDING PAD SHALL BE 2 FEET ABOVE HWL OF UPSTREAM WATER LEVEL AT CHECK STRUCTURE
- ROUND FENCING FOR HAMMERHEAD
- PROVIDE HAMMERHEAD FOR CAL65 TRUCK AND TRAILER
- FENCE SHALL BE CMU OR CHAIN-LINK WITH 25 YEAR HD SLATS
- DRIVE BANK AND APPROACH SHALL BE OVERLAID WITH 3 INCHES COMPACTED AG BASE



## LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:  
 THAT PORTION OF LOT 5 OF MALAGA TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 17, OF PLATS, FRESNO COUNTY RECORDS, LYING EAST OF THE FRESNO IRRIGATION DISTRICT CANAL AND NORTH OF A LINE THAT IS 377.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ALSO A STRIP OF LAND 42.5 FEET IN WIDTH LYING EAST OF AND ADJOINING SAID PROPERTY, FORMERLY INCLUDED IN ROAD, ABANDONED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO, ON FEBRUARY 27, 1945, A CERTIFIED COPY OF WHICH ORDER WAS FILED FOR RECORD MARCH 2, 1945, IN BOOK 2256, AT PAGE 354, OF OFFICIAL RECORDS, AS DOCUMENT NO. 8685.

## PROJECT DATA

AGENCY OF JURISDICTION: COUNTY OF FRESNO  
 ASSESSOR PARCEL NO.: 330-050-03  
 PROJ. ADDRESS: 3035 SOUTH CHESTNUT AVENUE  
 PROPOSED USE: GROCERY STORE (SUNNY MARKET)  
 EXISTING USE: RESIDENTIAL  
 CURRENT ZONING: AL-20 LIMITED AGRICULTURAL  
 LAND USE DESIGNATION: INDUSTRIAL ZONE DISTRICT M-1 LIGHT MANUFACTURING  
 PROPOSED ZONING: M-1  
 SITE GROSS AREA: 1 ACRE  
 AREA OFFERED TO FID= 19,267 S.F. (0.4423 AC.)  
 NET DEVELOPED AREA= 24,293 S.F. (0.557 AC.)  
 <P> BLDG. AREA= 3,000 S.F.  
 <P> FRONT PORCH AREA= 264 S.F.  
 TOTAL BLDG. AREA= 3,264 S.F.

## PARKING STALLS:

REQUIRED: 1/100 => 2,990/100= 30 P.S.  
 PROVIDED: 30 P.S.  
 OCCUPANCY: M-1  
 TYPE OF CONSTRUCTION: VB

PRE APP# 22-001227  
 SPR #  
 ISA #  
 CUP #

WATER SOURCE: MALAGA COUNTY WATER DISTRICT  
 SEWER SOURCE: MALAGA CITY SEWER DISTRICT  
 DRAINAGE: FMFCD

FRONT SETBACK: 15 FT.  
 SIDE SETBACK: 0 FT. (15 FT. ADJACENT TO RESIDENTIAL) (10' IF CORNER LOT)  
 REAR SETBACK: 0 FT. (UNLESS NEXT RESIDENTIAL: 15 FT.)

NOV. 15, 2022
REVISIONS

THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE REPRODUCED, DUPLICATED, PUBLISHED OR OTHERWISE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF ELIAS SALIBA, AIA, ARCHITECT

PROJECT/LOCATION
SUNNY MARKET 3035 S. CHESTNUT
NORTH AVE. & CHESTNUT SWC

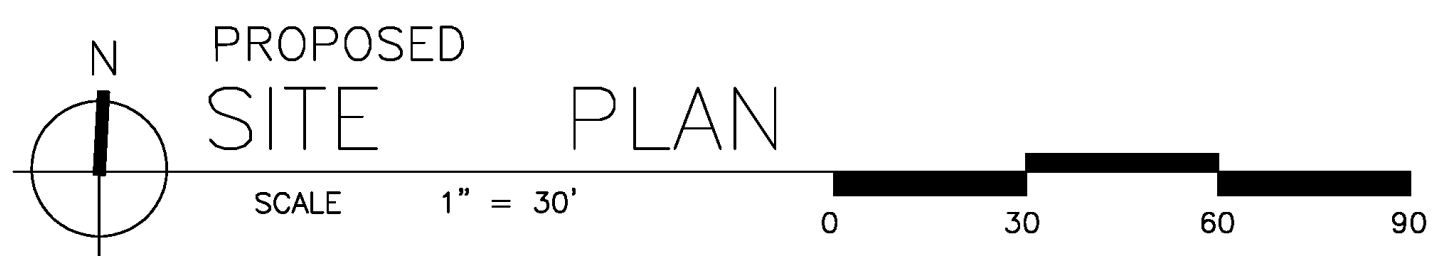
## OWNER/APPLICANT:

KUSHPAL SINGH  
 2266 S. CLAREMONT AVE.  
 FRESNO, CA 93727  
 PHONE: 559-289-4121  
 EMAIL: kushpalsingh90@yahoo.com

DRAWN BY
AESTHETICS DESIGNS
PLANNING CONSULTATIONS, SITE PLANS RESIDENTIAL, COMMERCIAL
ELIAS SALIBA ARCHITECT AIA, C.S.C., C.P.E.I., H.S.P. 4688 W. PINE AVE., FRESNO, CA 93722 (559) 276-0479 eliasaliba4688@COMCAST.NET

SHEET CONTENTS
PROPOSED SITE PLAN,

SHEET NO.
SP1

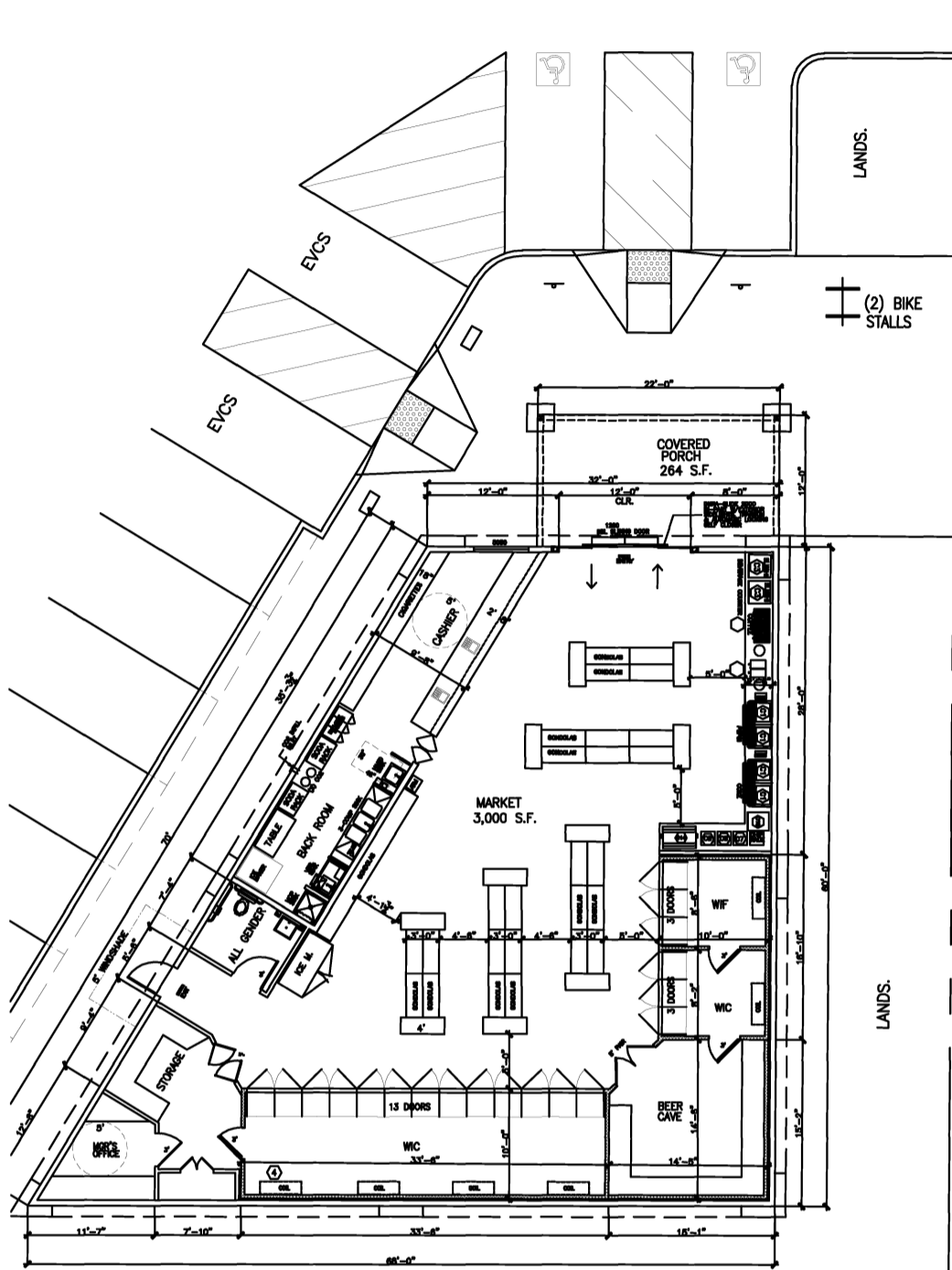


CUP to dedicate & pay all fees.  
 SPR to install.

Approval:

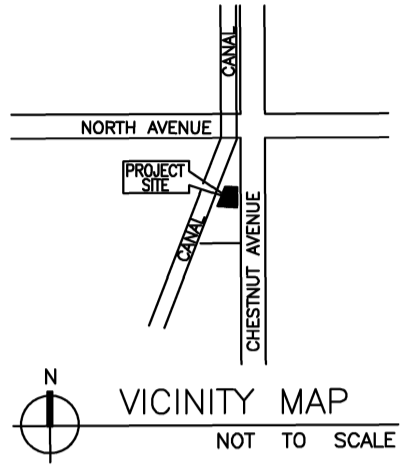
Fresno Irrigation District Date  
 Approval is limited to the following:  
 1.) Review of improvements within FID easement and right-of-way.  
 2.) Review of impacts to FID facilities.





[Symbol] = PAPER TOWEL DISPENSER @ HANDSINK & L.A.  
 [Symbol] = SOAP DISPENSER @ HANDSINK & L.A.

N  
**FLOOR PLAN**  
 SCALE 1/8" = 1'-0"



**PROJECT DATA**

AGENCY OF JURISDICTION: COUNTY OF FRESNO  
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NOV. 17, 2022
REVISIONS

PROJECT/LOCATION
PROPOSED SUNNY MARKET
3035 S. CHESTNUT AVE.

ARCHITECT
<b>AESTHETICS</b> DESIGNS
PLANNING CONSULTATIONS, SITE PLANS RESIDENTIAL, COMMERCIAL
ELIAS SALIBA AIA, CEC ARCHITECT
4080 N. PINE AVE., FRESNO, CA 93722 PHONE: (559) 278-0470 FAX: (559) 278-1848 EMAIL: ELIAS.SALIBA@COMCAST.NET

SHEET CONTENTS
FLOOR PLAN

SHEET NO.
A1