



# County of Fresno

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

DATE: September 20, 2019

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: Marianne Mollring, Senior Planner  
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda Mtunga  
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna  
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: John Thompson/Wendy Nakagawa  
Design Division, Transportation Planning, Attn: Brian Spaunhurst  
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager  
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes/Deep Sidhu  
City of Fresno, Public Utilities Department, Attn: Scott Mozier, Director  
City of Fresno, Public Utilities Dept., Division of Water, Attn: Lon Martin, Manager  
City of Fresno, Planning & Development Department, Attn: Mike Sanchez  
City of Fresno, Traffic Engineering, Attn: Jill Gormley  
Fresno Metropolitan Flood Control District, Attn: developmentreview@fresnofloodcontrol.org  
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com  
Agricultural Commissioner, Attn: Fred Rinder  
U.S. Fish and Wildlife Service, Attn: Matthew Nelson  
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov  
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov  
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo  
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: Tara C. Estes-Harter, THPO/Cultural Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Specialist II  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor  
North Central Fire Protection District, Attn: George D. Mavrikis, Fire Marshal

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

SUBJECT: Initial Study Application No. 7664 and Classified Conditional Use Permit Application  
No. 3655

APPLICANT: Daulat Sandhue

DUE DATE: October 4, 2019

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow a Rural Commercial Center for an automobile service station and a restaurant with related improvements on a 4.99-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District.

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 **October 4, 2019**. 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.

EA:  
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*Activity Code (Internal Review): 2381*

Enclosures



# Fresno County Department of Public Works and Planning

Date Received: 07/2/19

CUP3655

(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:

CUP TO ALLOW RURAL COMMERCIAL  
CENTER FOR A AUTOMILES  
SERVICE STATION & RESTAURANT

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: NORTH \_\_\_\_\_ side of W. BELMONT AVE.

between N. CORNELIA AVE. \_\_\_\_\_ and N. HAYES AVE. \_\_\_\_\_

Street address: 5064 W. BELMONT AVE.

APN: 312-390-13 Parcel size: 4.90 Ac Section(s)-Twp/Rg: S 34 - T 13s S/R 19 E

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

I, D. Sash (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.

DAULAT SANDHUE	P.O. BOX 15010	FRESNO	93702	(559) 347-4241
Owner (Print or Type)	Address	City	Zip	Phone
DAULAT SANDHUE	P.O. BOX 15010	FRESNO	93702	(559) 347-4241
Applicant (Print or Type)	Address	City	Zip	Phone
ELIAS SALIBA, ARCHITECT	4668 W. PINE AVE.	FRESNO	93722	(559) 276-0479
Representative (Print or Type)	Address	City	Zip	Phone

## CONTACT EMAIL:

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

Application Type / No.: CUP 3655 Fee: \$ 4,569.<sup>00</sup>

Application Type / No.: Fee: \$

Application Type / No.: Fee: \$

Application Type / No.: Fee: \$

PER/Initial Study No.: IS 7664 Fee: \$ 3,901.<sup>00</sup>

Ag Department Review: Fee: \$ 992.<sup>00</sup>

Health Department Review: Fee: \$

Received By: EJAZ Invoice No.: TOTAL: \$ 9,462.<sup>00</sup>

## 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

Related Application(s): - None -

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

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

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

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

Zone District: RR

Parcel Size: 4.9 acres

Per-app # 39570



Development Services  
and  
Capital Projects Division

Mail To:  
ELIAS SALIBA  
AESTHETICS DESIGNS  
4668 W. PINE AVE.  
FRESNO, CA 93722  
Email:  
ELIASSALIBA4668@  
COMCAST.NET

# Pre-Application Review

## Department of Public Works and Planning

NUMBER: 39570  
APPLICANT: SANDHU TRUCKLINE INC  
PHONE: (559) 347-4241

PROPERTY LOCATION: 5064 W BELMONT AVE FRESNO CA 93723  
APN: 312 - 390 - 13 ALCC: No ☒ Yes # VIOLATION NO. 18-108128  
CNEL: No ☒ Yes (level) LOW WATER: No ☒ Yes WITHIN 1/2 MILE OF CITY: No Yes FRESNO  
ZONE DISTRICT: RR; SRA: No ☒ Yes HOMESITE DECLARATION REQ'D.: No ☒ Yes  
LOT STATUS:

Zoning: (X) 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: (4.90 AC PAR 3 P/M 3101 BK 20 PG 75 SEC 34 13/19) Lot of Rec. Map; ( ) on '72 rolls; ( ) other; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes ☒ DISTRICT: Central Unified Trustee Area 4, State Center CC Trustee Area 2 PERMIT JACKET: No Yes ☒

FMFCD FEE AREA: ( ) Outside (X) District No.: CK FLOOD PRONE: No ☒ AREA OF MINIMAL FLOOD HAZARD Yes

PROPOSAL Conditional Use Permit to allow the use of a Rural Commercial Center Development for a future Automobile Service Station & Restaurant.

COMMENTS: SEWER CONNECTION PERMITTED ON 8/21/75.

ORD. SECTION(S): 820.3-K; 867-A.2.(b)(g) BY: OBER RAMIREZ DATE: 11/30/18

### GENERAL PLAN POLICIES:

### PROCEDURES AND FEES:

LAND USE DESIGNATION: Rural Residential ( ) GPA: ( ) MINOR VA:  
COMMUNITY PLAN: ( ) AA: ( ) HD: \$ 992.00  
REGIONAL PLAN: ( ) CUP: \$ 4,569.00 ( ) AG COMM:  
SPECIFIC PLAN: ( ) DRA: ( ) ALCC:  
SPECIAL POLICIES: ( ) VA: ( ) IS/PER\*: \$ 3,901.00  
SPHERE OF INFLUENCE: ( ) AT: ( ) Viol. (35%):  
ANNEX REFERRAL (LU-G17/MOU): ( ) TT: ( ) Other:

COMMENTS: -

Filing Fee: \$ 9,462.00  
Pre-Application Fee: \$ 247.00  
Total County Filing Fee: \$ 9,709.00

### 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
- ( ) Archaeological Inventory Fee: \$75 at time of filing
- ( ) CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,280.75)
- ( ) Other: (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

Referral Letter #

BY: EJAZ AHMAD DATE: 11/30/18  
PHONE NUMBER: (559) 600 - 4204

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

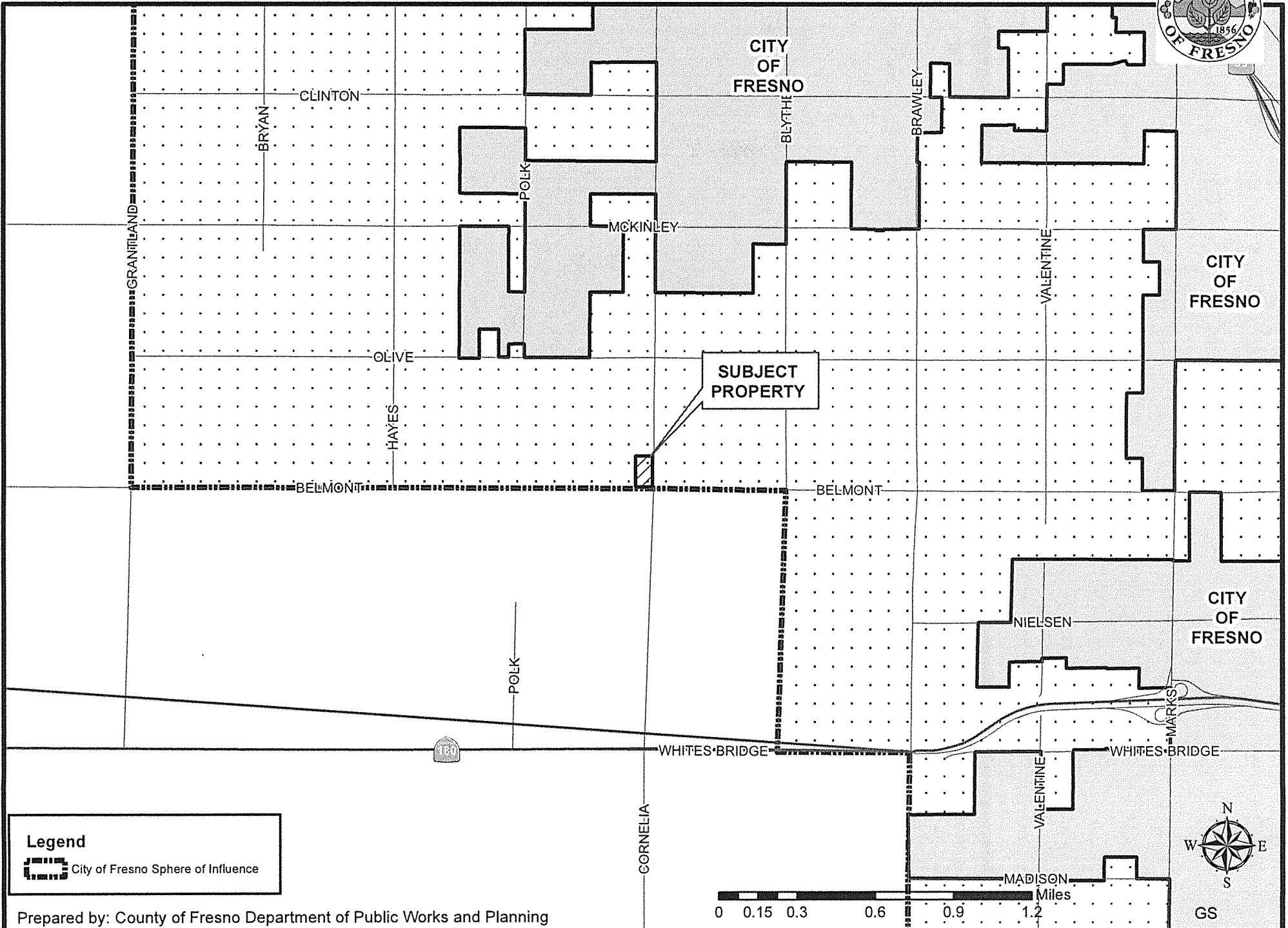
- ( ) COVENANT
- ( ) MAP CERTIFICATE
- ( ) PARCEL MAP
- ( ) FINAL MAP
- ( ) FMFCD FEES
- ( ) ALUC or ALCC
- (☒) SITE PLAN REVIEW
- (☒) BUILDING PLANS
- (☒) BUILDING PERMITS
- ( ) WASTE FACILITIES PERMIT
- (☒) SCHOOL FEES
- ( ) OTHER (see reverse side)

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.

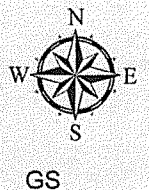
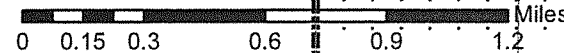
OVER.....

# LOCATION MAP

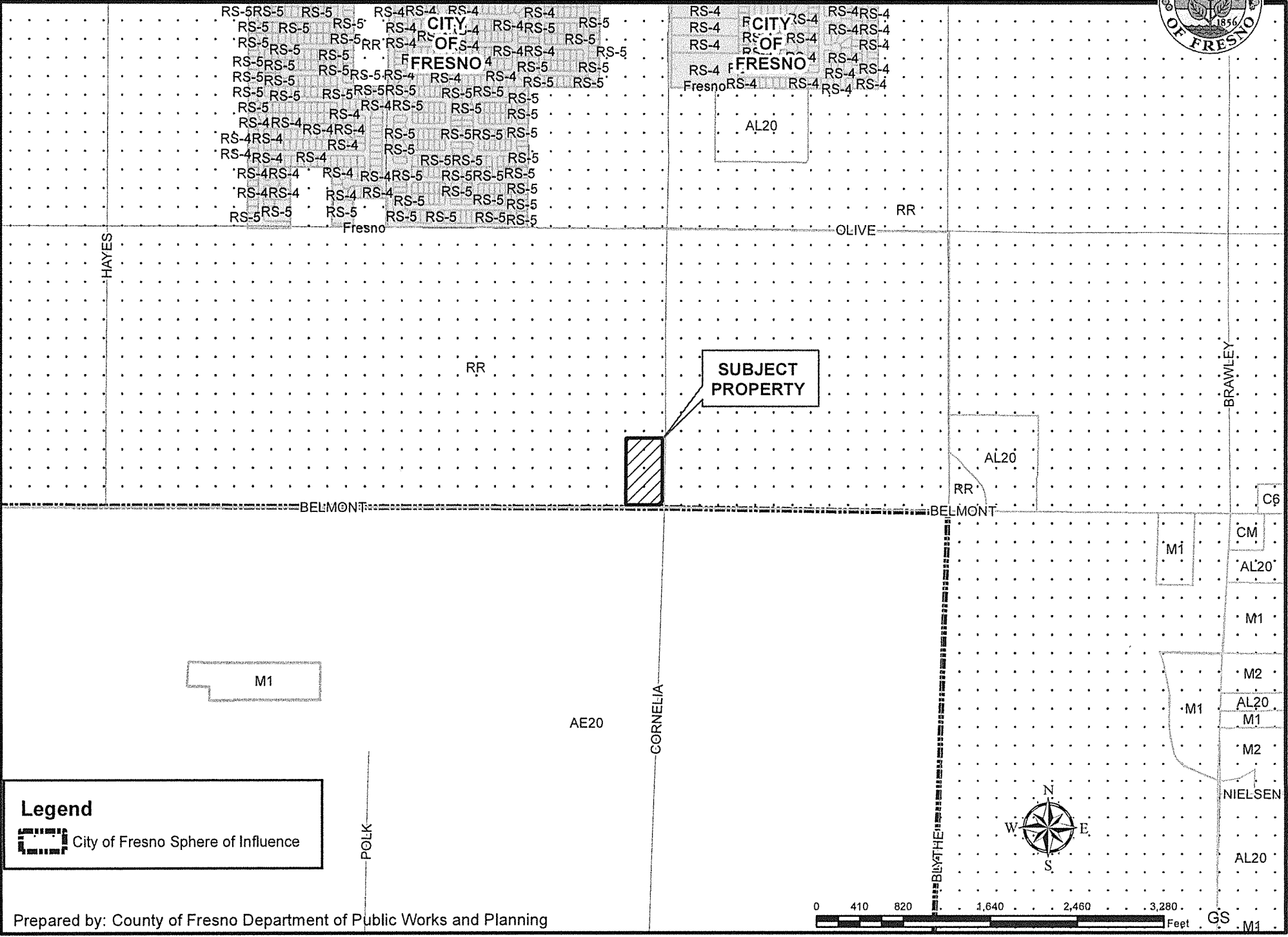


**Legend**

City of Fresno Sphere of Influence



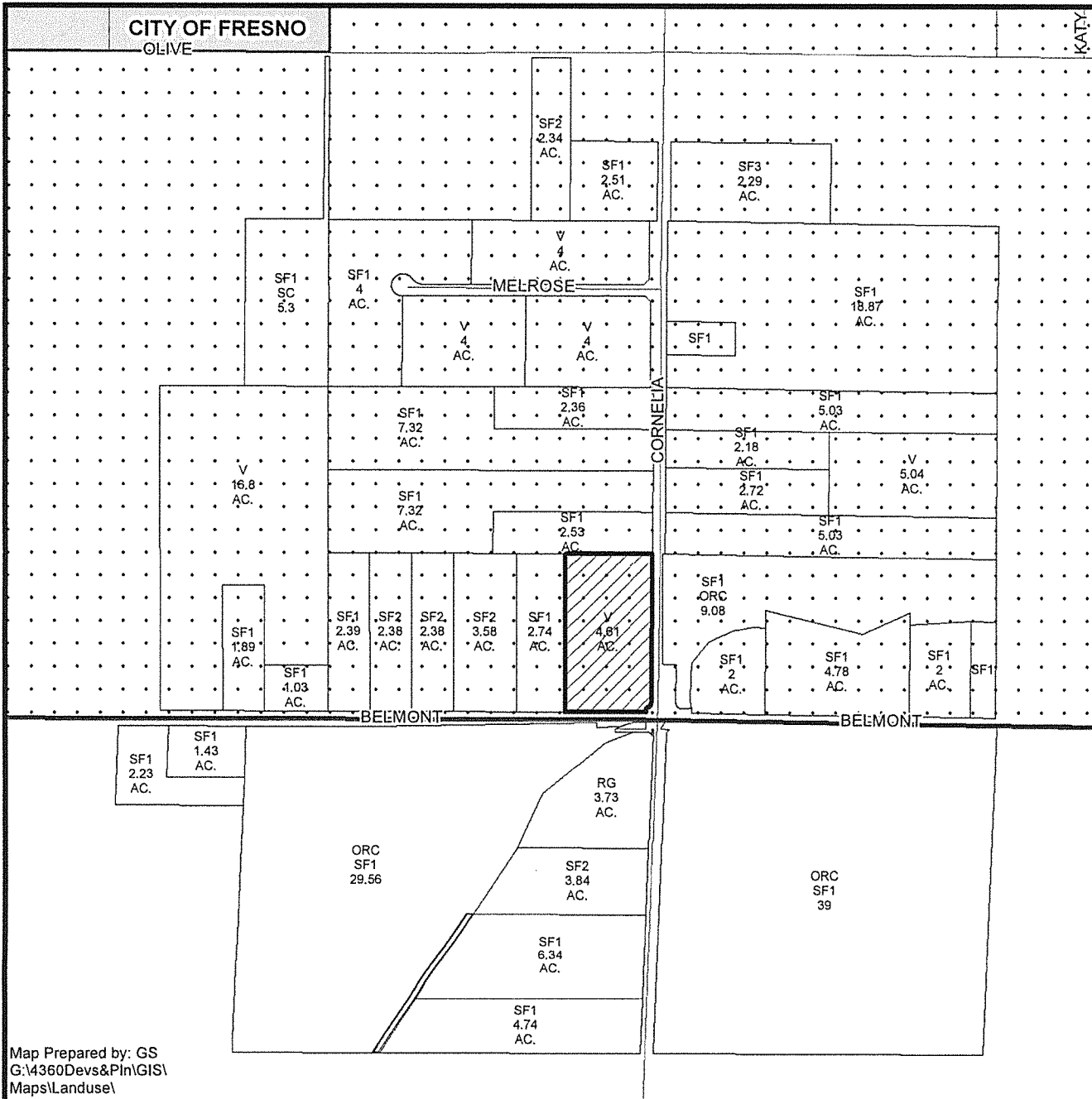
# EXISTING ZONING MAP



**Legend**  
 City of Fresno Sphere of Influence

CUP 3655

# EXISTING LAND USE MAP



LEGEND	
ORC - ORCHARD	
RG - RESIDENTIAL GROUP FACILITY	
SC - SEASONAL CROP	
SF#- SINGLE FAMILY RESIDENCE	
V - VACANT	

LEGEND:

 Subject Property



0 155 310 620 930 1,240 Feet

Department of Public Works and Planning  
Development Services Division

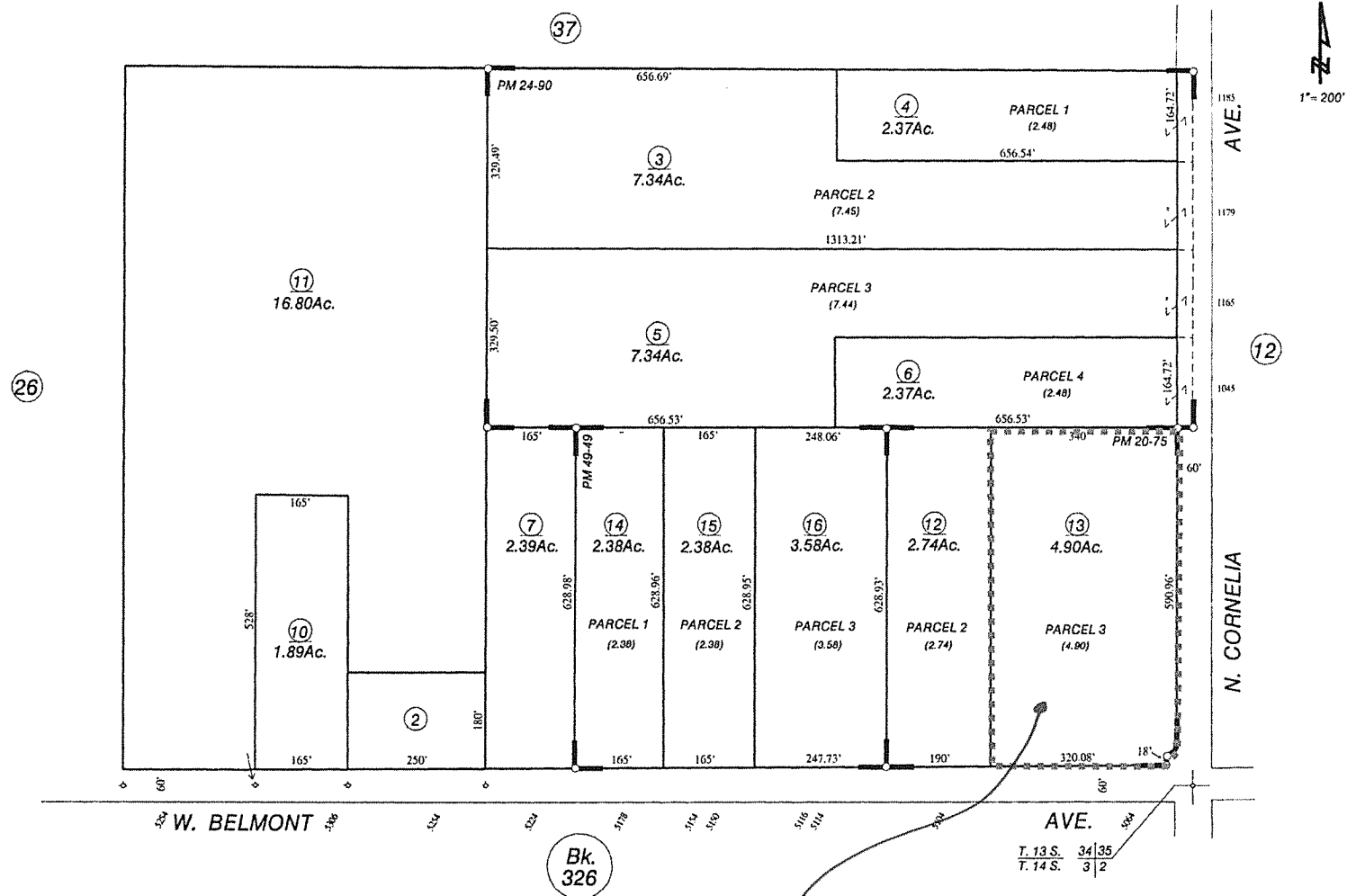
--- NOTE ---

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. 34, T. 13 S., R. 19 E., M. D. B. & M.

Tax Rate Area  
62-015

312-39



Parcel Map No. 3101 - Bk. 20, Pg. 75  
Parcel Map No. 3868 - Bk. 24, Pg. 90  
Parcel Map No. 7317 - Bk. 49, Pg. 49

Assessor's Map Bk. 312 - Pg. 39  
County of Fresno, Calif.

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



**OPERATIONAL STATEMENT  
FOR PROPOSED FOOD & FUELING  
4 MPD'S GAS STATION,FOODSTORE, SUBWAY  
APN: 312-039-13. CORNELIA & BELMONT NWC, FRESNO**

Proposed 1,976 sf gas canopy with 4MPD's (multi pump dispenser), 38 MG Above ground fuel storage tanks (AST) 3,474 sf Food store including subway. Development to occupy 1.78 Ac while remaining portion of the 4.9 Acre property to remain unimproved.

1. Nature of the operation: customers in the area drive to store, buy fuel, pay at the pump or inside store, groceries, soda, milk, cigarettes, lotto, food.
2. Operation Time Limits: open your round, 7 days/week, 2 shifts per day, 5:00am to Midnight. No special activities.
3. Number of Customers: 200 customers /day as average. 300 maximum during busy Holidays, may drop in anytime, mostly early morning and afternoon.
4. Number of Employees: 3 persons per shift, total 6/day...
5. Service & Delivery Vehicles: 8 deliveries /week by vendor trucks.
6. Access to Site: <P> driveway off Cornelia & <P> driveway off Belmont.
7. Parking: <P> paved site 24 Parking stalls plus 8 under gas island canopy (32 total). Type of surfacing proposed Asphalteous concrete.
8. Goods Sales: Groceries, gas, beverages, beer, wine, dairy products, hot Mexican meals and Subway sandwiches.
9. Equipments used: WIF/WIC, cash register, soda machine, coffee maker... sandwich shop and serving equipments...
10. Supplies: Canned & frozen food, oil cans, groceries...stored on Gondolas accessible from aisles. Dairy products stored in WIC, frozen food in WIF. Dry storage on racks.
11. Unsightly appearance of use: no noise or odors anticipated. No glare or dust to be produced.
12. Solid Wastes: 150 LB/day of domestic garbage, 140 pounds of paper/card box, will be stored in a container and hauled by solid waste management twice/week.
13. Liquid waste: anticipated 800 gal/day of domestic liquid waste to proposed Public sewer line extension from existing line on Polk Ave.  
Water use: Estimated consumption 1,200 gal/day. Source proposed new water well replacing existing with onsite water storage tanks.
14. Advertising: site sign with fuel prices at street intersection corner. Building sign displaying business name/franchise brands.
15. Existing buildings: Existing 1,744 s.f. single family residence and existing 160 s.f. water tower on the site caught on fire and to be removed.
16. Building operation: Proposed food store for gas sales, Food & groceries. Subway sandwiches.
17. Outdoor lighting: <P> lighting fixtures mounted on building walls, canopy ceiling, and parking light poles, all hooded. No sound amplification systems to be used.
18. Landscaping: Proposed along streets and parking lot.
19. Fences: Proposed 6' high Chain link Fence around ponding basin and line of maximum area of development.



# 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. 7664

Project No(s). 3655

Application Rec'd.:  
July 2, 2019

### GENERAL INFORMATION

1. **Property Owner :** DAULAT SANDHUE **Phone/Fax** (559) 347-4241  
**Mailing Address:** P.O. BOX 15010 FRESNO CA, 93702  
Street City State/Zip
2. **Applicant :** DAULAT SANDHUE **Phone/Fax:** (559) 347-4241  
**Mailing Address:** P.O. BOX 15010 FRESNO CA, 93702  
Street City State/Zip
3. **Representative:** ELIAS SALIBA, ARCHITECT **Phone/Fax:** (559) 276-0479  
**Mailing Address:** 4668 W. PINE AVE. FRESNO CA, 93722  
Street City State/Zip
4. **Proposed Project:** PROPOSED 1,976 s.f. GAS CANOPY WITH 4 MULTI-PUMP DISPENSERS, 38 MG ABOVE GROUND FUEL STORAGE TANKS, 3,474 s.f. FOOD STORE INCLUDING SUBWAY. DEVELOPMENT TO OCCUPY 2.08 Ac WHILE REMAINING 2.82 of 4.8 Acre PROPERTY TO REMAIN UNIMPROVED.
5. **Project Location:** 5064 W. BELMONT AVE. FRESNO, CA 93723
6. **Project Address:** 5064 W. BELMONT AVE. FRESNO, CA 93723
7. **Section/Township/Range:** 34 / T.13S / R.19E
8. **Parcel Size:** 4.9 Acres
9. **Assessor's Parcel No.** 312-390-13 **OVER.....**

10. Land Conservation Contract No. (If applicable): \_\_\_\_\_

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

_____ LAFCo (annexation or extension of services)	<u>  X  </u>	_____ SJVUAPCD (Air Pollution Control District)
_____ CALTRANS	_____	_____ Reclamation Board
_____ Division of Aeronautics	_____	_____ Department of Energy
<u>  X  </u> Water Quality Control Board	_____	_____ Airport Land Use Commission
_____ Other <u>  FMFCD, NCFPD  </u>		

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>:   RURAL RESIDENTIAL (RR)  

14. Existing General Plan Land Use Designation<sup>1</sup>:   RURAL RESIDENTIAL (RR)  

**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 RESIDENCE BURNED DOWN FROM FIRE. EXISTING WATER TOWER TO REMAIN.  

*Describe the major vegetative cover:*   DESERT  

*Any perennial or intermittent water courses? If so, show on map:*   NO  

*Is property in a flood-prone area? Describe:*  
  ZONE X MINIMAL FLOOD HAZARD  

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):  
*North:*   RURAL RESIDENTIAL    
*South:*   AE-20 EXCLUSIVE AGRICULTURE    
*East:*   RURAL RESIDENTIAL    
*West:*   RURAL RESIDENTIAL

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

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

**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 ☐ No

### B. Daily traffic generation:

<b><i>I. Residential - Number of Units</i></b>	N/A
<b><i>Lot Size</i></b>	4.9 Acres
<b><i>Single Family</i></b>	N/A
<b><i>Apartments</i></b>	N/A

<b>II. Commercial - Number of Employees</b>	<u>3/Shift, 6/Day</u>
<b>Number of Salesmen</b>	<u>N/A</u>
<b>Number of Delivery Trucks</b>	<u>8/Week</u>
<b>Total Square Footage of Building</b>	<u>3,474 s.f.</u>

III. Describe and quantify other traffic generation activities: \_\_\_\_\_  
200 Customers/Day, 300 Max. During Busy Holidays

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

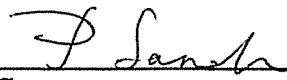
21. Describe any source(s) of noise in the area that may affect your project: \_\_\_\_\_  
NONE

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

23. **Proposed source of water:**  
 (X) private well  
 ( ) community system<sup>3</sup>—name: N/A OVER.....

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 1,200 GPD
25. Proposed method of liquid waste disposal:  
(X) septic system/individual  
( ) community system<sup>3</sup>-name \_\_\_\_\_
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 800 GPD
27. Anticipated type(s) of liquid waste: PLUMBING FIXTURES FROM FOOD STORE/RESTAURANT
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: GAS LEAKS/SPILLS
29. Anticipated volume of hazardous wastes<sup>2</sup>: NONE
30. Proposed method of hazardous waste disposal<sup>2</sup>: COLLECT AND REMOVE THE DISCHARGE
31. Anticipated type(s) of solid waste: PAPER/CARD BOX & DOMESTIC GARBAGE
32. Anticipated amount of solid waste (tons or cubic yards per day): 0.15 TONS/DAY
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0.14 TONS/DAY
34. Proposed method of solid waste disposal: HAULED BY SOLID WASTE MANAGEMENT
35. Fire protection district(s) serving this area: NORTH CENTRAL FIRE PROTECTION DISTRICT
36. Has a previous application been processed on this site? If so, list title and date: PRE APP#: 39570
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No X
38. If yes, are they currently in use? Yes \_\_\_\_\_ No \_\_\_\_\_ N/A

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

  
SIGNATURE

7/1/2019  
DATE

<sup>1</sup>Refer to Development Services and Capital Projects 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, 2019: \$3,271.00 for an EIR; \$2,354.75 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



**Development and Resource Management Department**

2600 Fresno Street, Third Floor  
Fresno, California 93721-3604  
(559) 621-8003 FAX (559) 498-1012  
www.fresno.gov

Jennifer K. Clark  
Director

RECEIVED  
SEP 18 2019

FRESNO COUNTY  
DEPT. OF  
PUBLIC WORKS & PLANNING

September 13, 2019

Ejaz Ahmad  
Public Works and Development Services Division  
2220 Tulare Street, Suite A, First Floor  
Fresno, California 93721

Dear Mr. Ahmad:

SUBJECT: FRESNO COUNTY REFERRAL NO. 1014 FOR PROPERTY LOCATED ON THE NORTHWEST CORNER OF WEST BELMONT AND NORTH CORNELIA AVENUES AT 5064 WEST BELMONT AVENUE COVERING 4.90 ACRES (APN: 312-390-13)

County Referral No. 1014 relates to an approximately 4.90 acre property located on the northwest corner of West Belmont and north Cornelia Avenues in Fresno County and located on the boundary of the City's Sphere of Influence. The applicants are proposing to file a Classified Conditional Use Permit to allow development as a rural commercial center. The site is presently zoned R-R (rural residential) in the County of Fresno. The applicant is proposing an automobile service station/restaurant.

The City of Fresno General Plan designates the site as Medium Density Residential planned land use. The City's current land use designation would not permit the proposed commercial operation and would necessitate a general plan amendment and rezone process with the City of Fresno. Moreover, the project site is located with Growth Area 2 of the General Plan. This location mandates that additional environmental analysis be performed, specifically a complete water assessment analysis. There are presently no water mains or sewer lines in the immediate area for the project to easily connect with. In addition, given the proposed uses a Traffic Impact Study will be required to determine the impacts and prospective mitigations on area roads including Freeway 180.

Pursuant to Section 4.1 of the MOU between the City of Fresno and County of Fresno an application that is within one mile of the city limits of the City of Fresno and within the City's Sphere of Influence shall first be referred to the City for possible annexation. The City of Fresno elects to **NOT** pursue annexation of the subject property and strongly recommends against a release to the County.

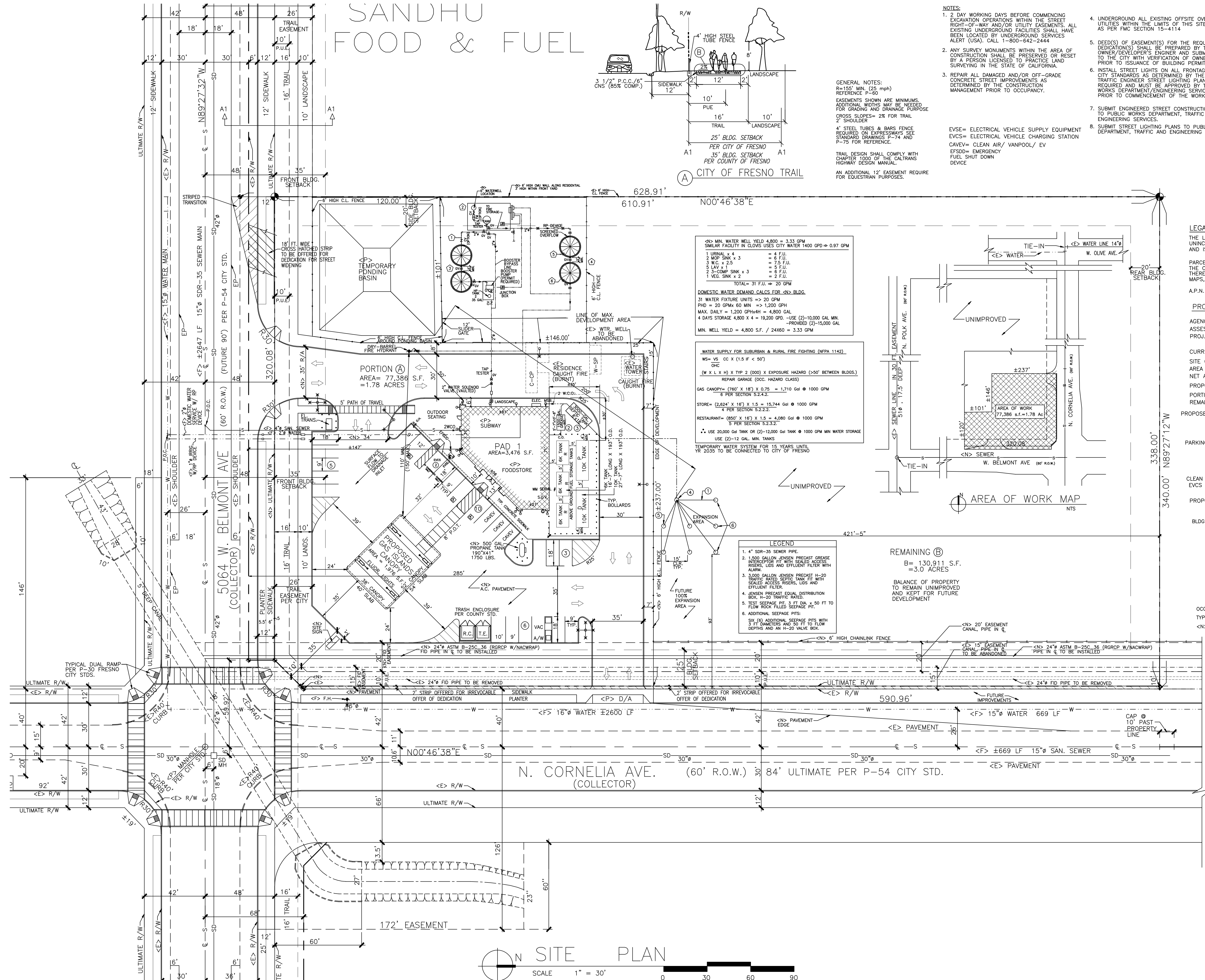
As noted above, the subject site is located within Growth Area 2 of the Fresno General Plan which mandates additional environmental analysis prior to any development commencing within the area. The City is also strongly recommending denial of the proposed CUP. Should the applicant decide to move forward, the City of Fresno respectfully requests the opportunity to review and comment on subsequent submittals on the subject site including any technical studies that are performed.

Please contact this office at (559) 621-8040, if you have any further questions regarding this document.

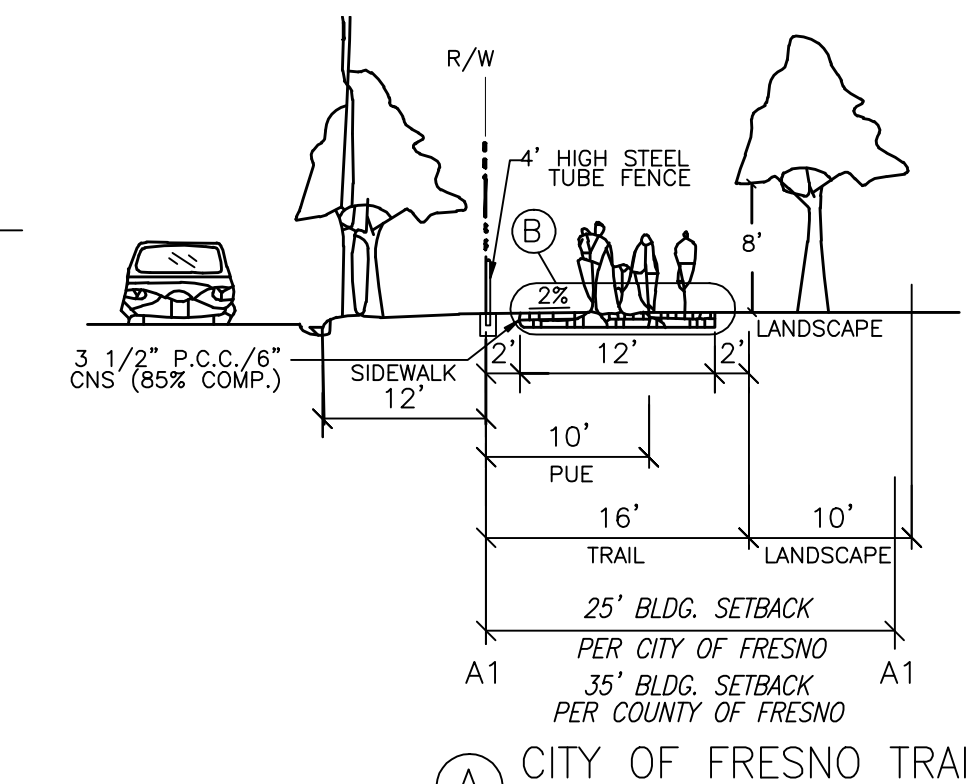
Sincerely,

Mike Sanchez, AICP, MCRP  
Assistant Director

c: Bernard Jimenez

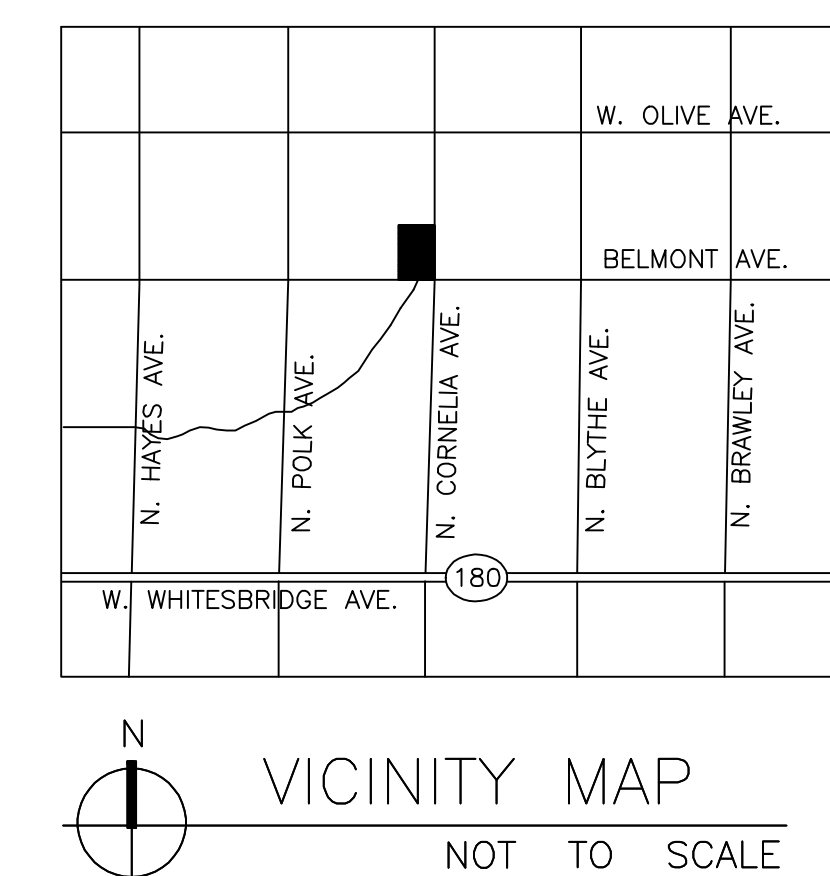


# SANDHU FOOD & FUEL



GENERAL NOTES:  
R=155' MIN. (25 mph)  
REFERENCE P-40  
EASEMENTS SHOWN ARE MINIMUMS.  
ADDITIONAL WIDTHS MAY BE NEEDED  
FOR GRADING AND DRAINAGE PURPOSE  
CROSS SLOPES= 2% FOR TRAIL  
2' SHOULDER  
4" STEEL TUBES & BARS FENCE  
REQUIRED ON EXPRESSWAYS SEE  
STANDARD DRAWINGS P-74 AND  
P-75 FOR REFERENCE.  
TRAIL DESIGN SHALL COMPLY WITH  
CHAPTER 1000 OF THE CALTRANS  
HIGHWAY DESIGN MANUAL.  
AN ADDITIONAL 12' EASEMENT REQUIRE  
FOR EQUESTRIAN PURPOSES.

- NOTES:
- 2 DAY 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 1-800-642-2444
  - ANY 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.
  - REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT PRIOR TO OCCUPANCY.
  - UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 15-4114
  - DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
  - INSTALL STREET LIGHTS ON ALL FRONTS TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK.
  - 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.
- EVSE= ELECTRICAL VEHICLE SUPPLY EQUIPMENT  
EVCS= ELECTRICAL VEHICLE CHARGING STATION  
CAVEV= CLEAN AIR/ VANPOOL/ EV  
EFSD00= EMERGENCY FUEL SHUT DOWN DEVICE



## LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARCEL MAP 3101, IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED FOR RECORD JUNE 8, 1976 IN BOOK 20 OF PARCEL MAPS, PAGE 75, FRESNO COUNTY RECORDS.

A.P.N. 312-390-13

## PROJECT DATA

AGENCY OF JURISDICTION: COUNTY OF FRESNO  
ASSESSOR PARCEL NO.: 312-390-13  
PROJ. ADDRESS: 5064 W. BELMONT AVE.  
FRESNO, CA 93723

CURRENT ZONING: RR  
SITE GROSS AREA: ±213,388 S.F. = 4.90 ACRES  
AREA TO BE OFFERED AFTER DEDICATION: 5,091 S.F.  
NET AREA AFTER DEDICATION: ±208,297 S.F. = 4.78 ACRES  
PROPOSED AREA FOR DEVELOPMENT:  
PORTION A: ±77,386 S.F. = 1.78 ACRES  
REMAINING B: ±130,911 S.F. = 3.0 ACRES

PROPOSED PARKING STALLS:  
CAR PKG. (9'x18'-INCLUDING ADA) = 24 P.S.  
8 UNDER CANOPY = 8 P.S.  
TOTAL = 32 P.S.

PARKING REQUIRED: REQ'D  
1/200 (<1000S.F.) RESTAURANT= 5  
1/200 FOODS STORE= 13  
18 P.S., (1) ADA PKG. REQ., PROVIDED (2)

CLEAN AIR/VANPOOL/EV 26-50 = 3 PKG. REQ. (INCLUDED ABOVE)  
EVCS 26-50= 2

PROPOSED USE: AUTOMOBILE SERVICE STATION & FOODSTORE  
W/ SUBWAY, ABOVE GROUND FUEL TANKS

BLDG. AREAS:  
<E> RESIDENCE BURNED DOWN:  
FIRST FLR: 988 S.F.  
SECOND FLR: 756 S.F.  
<E> WATER TOWER BURNED DOWN: 1,744 S.F.  
TOTAL TO BE REMOVED: 1,904 S.F.  
<N> FOOD STORE: 2,624 S.F.  
<N> SUBWAY: 852 S.F.  
<N> GAS ISLAND CANOPY: 1,976 S.F.  
(52'x38') 5,452 S.F.

OCCUPANCY: M  
TYPE OF CONSTRUCTION: VB, 2B  
<N> BUILDING COVERAGE: 5,452 S.F. / 207,070 S.F.= 0.026% X 100= 2.60%

REQ'D YARDS  
FRONT = 35' (BELMONT)  
SIDE = 20'  
REAR BLDG. = 20'  
SIDE STREET = 25' (CORNELIA)  
PREAPP# 39570

OWNER/APPLICANT:  
DAULAT SANDHU  
SANDHU TRANSPORT, INC.  
P.O. BOX 150110  
FRESNO CA, 93702  
PH#: 559-347-4241  
PRE APP#: 39570  
EMAIL: d\_sandhu22@yahoo.com

OCT. 18, 2021
OCT. 15, 2021
MAY 10, 2021
APRIL 23, 2021
JAN 25, 2021
JULY 16, 2020
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
SANDHU FOOD & FUEL
BELMONT & CORNELIA NWC

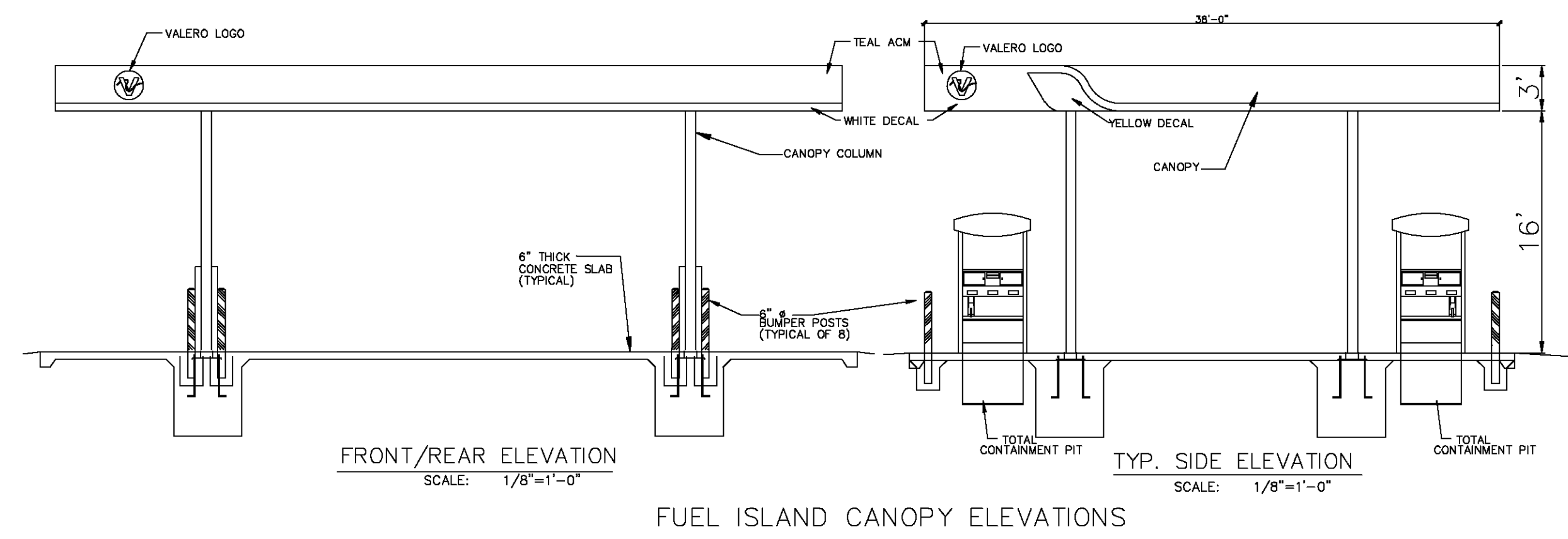
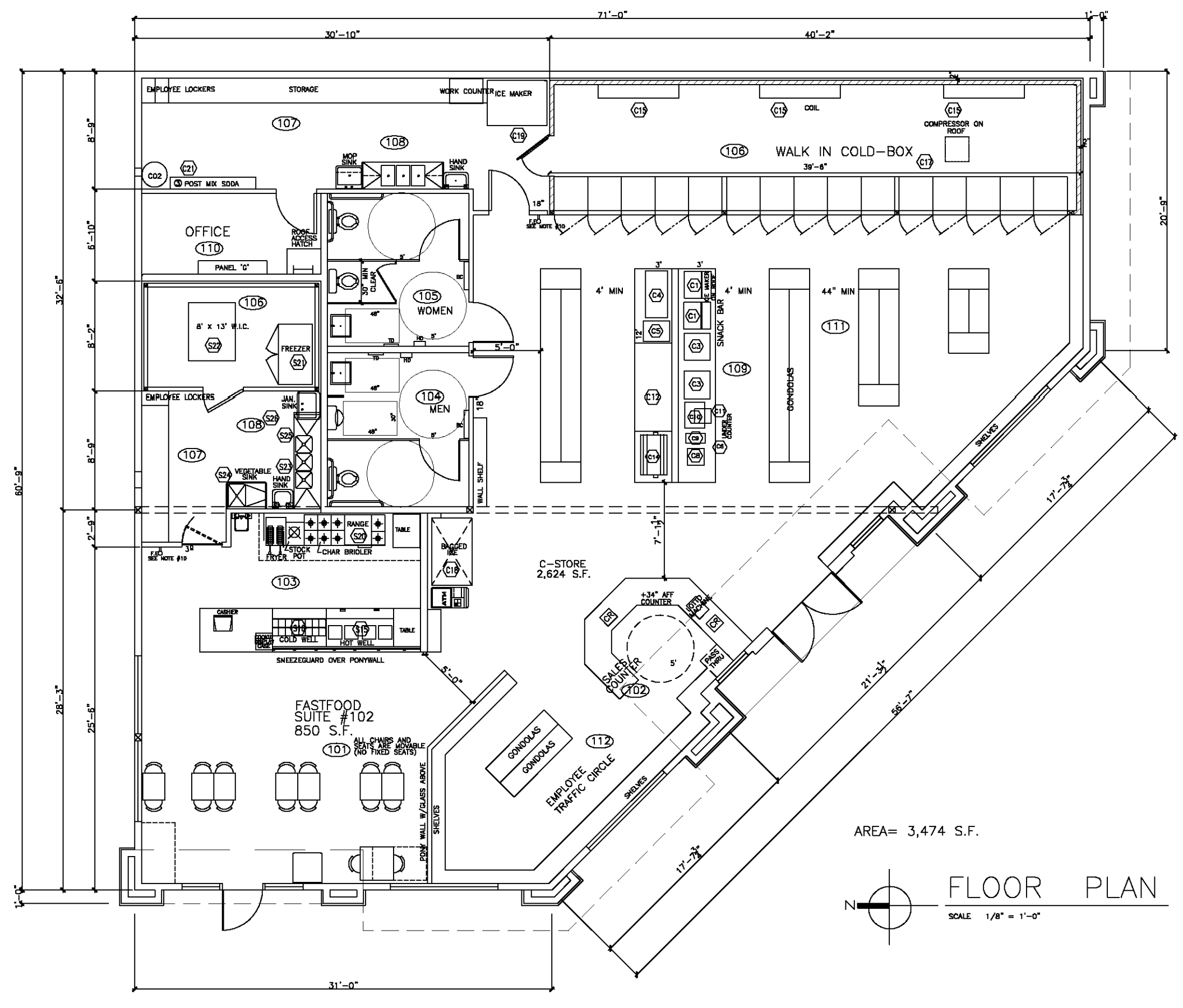
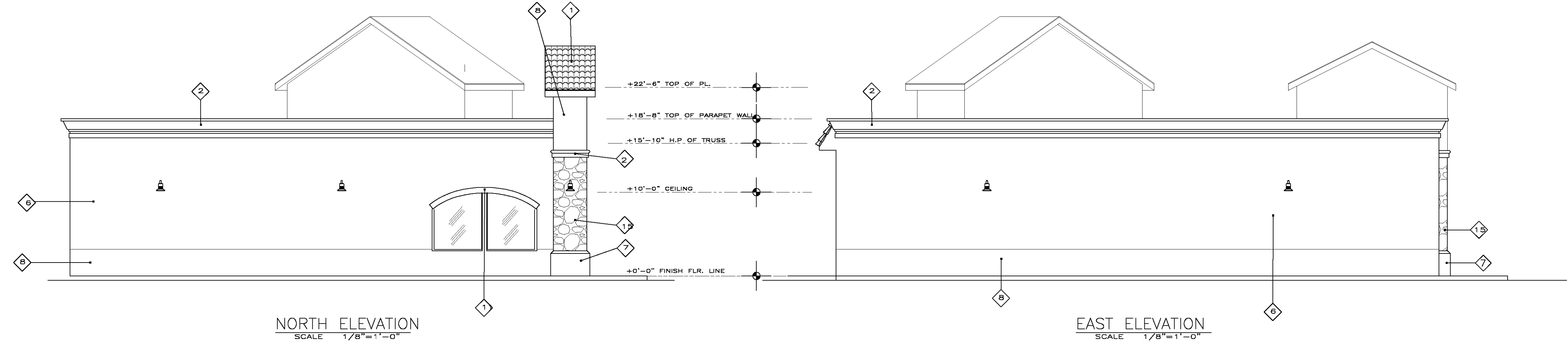
DRAWN BY
AESTHETICS DESIGNS
PLANNING CONSULTATIONS, SITE PLANS RESIDENTIAL, COMMERCIAL
ELIAS SALIBA ARCHITECT AIA, AIA-CES, CPRE, NSF 4085 W. PINE AVE., FRESNO, CA 93722 (559) 276-0479 eliasaliba4668@COMCAST.NET

SHEET CONTENTS
SITE PLAN,

SHEET NO.
SP







EXTERIOR ELEVATIONS LEGEND	
MATERIAL	DESCRIPTION/COLOR
1	METAL ROOFING, STANDING SEAM
2	FOAM CORNICE
3	STUCCO EXPANSION JOINT
4	ALUMINUM STOREFRONT SYSTEM
5	CARWASH ROLLUP DOOR (F APPLICABLE)
6	STUCCO WALLS & SOFFIT
7	TILE BASE/STUCCO ACCENT COLOR
8	STUCCO ACCENT COLOR
9	WALL MOUNTED LIGHTS
10	ALUMINUM REVEAL (PAINTED)
11	FOAM TRIM
12	BLDG. SIGN LOCATION
13	METAL DOOR AND FRAME
14	DECORATIVE COLUMNS
15	STONEVENEER W/ OVERBOULT INSTALLATION
16	FOAM MEDALLION W/ SMOOTH STUCCO FINISH
17	ILLUMINATED BUILDING ADDRESS SIGN
18	PARAPET CAPS/ LEADERS/ENTS/MISS PAINTED TO MATCH
19	STUCCO ACCENT COLOR
20	SLATE VENEER
21	METAL AWNING
22	FABRIC AWNING
23	SHAPED FOAM MOLDING & FABRIC AWNING
	DEORA ORANGE
	SW6335-FIREDBRICK
	PAINTED TO MATCH ADJACENT SURFACE
	+9' HT , BRONZE ANOD.
	NOT USED
	SW2853-NEW COLONIAL YELLOW
	SW2806-ROOKWOOD BROWN
	SW2806-ROOKWOOD BROWN
	TO BE SELECTED
	TO MATCH WALL
	SW6335-FIREDBRICK
	PER COUNTY STD'S
	MATCH WALL
	NOT USED
	EL DORADO/CORONADO STONE
	NOT USED
	PER COUNTY STD'S
	PAINT TO MATCH ADJACENT SURFACES
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	---
	SW2806-ROOKWOOD BROWN
	PYROSTONE, FLAME RETARDANT
	SW2806-ROOKWOOD BROWN

OWNER/APPLICANT:  
DAULAT SANDHUE  
SANDHU TRANSPORT, INC.  
P.O. BOX 15010  
FRESNO CA, 93702

REVISIONS
JAN. 28, 2019
FEB. 18, 2019

PROJECT/LOCATION

SANDHUE  
FOOD & FUEL

BELMONT &  
CORNELIA NWC

DESIGNER

**AESTHETICS**  
DRAFTING DESIGNS  
PLANNING CONSULTATIONS, SITE PLANS  
RESIDENTIAL, COMMERCIAL

ELIAS SALIBA, AIA, C.S.E.  
ARCHITECT, C.F.S.E.I.  
4668 W. PINE AVE.  
FRESNO, CA 93722  
(559) 276-0479

SHEET CONTENTS
EXT. ELEV. FOOR PLAN

SHEET NO.
A3