



# County of Fresno

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

DATE: September 22, 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  
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: Nadia Lopez/Wendy Nakagawa  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Hector Luna  
Water and Natural Resources Division, Attn: Augustine Ramirez/Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/ Kevin Tsuda  
City of Fresno Planning and Development Department; Attn: Mike Sanchez  
City of Fresno Public Utilities Department; Attn: Scott Mozier/Kevin Gray  
City of Fresno Transportation Planning; Attn: Harmanjit.Dhaliwal/Jill Gormely  
City of Fresno Public Works Department; Attn: Sophia Pagoulalos  
County Counsel, Attn: Alison Samarin, Deputy County Counsel  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson  
CA Regional Water Quality Control Board, Attn: Dale Harvey  
CALTRANS, Attn: Dave Padilla/Nicholas Isla  
CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist & [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
Fresno Metropolitan Flood Control District; Attn: [developmentreview@fresnofloodcontrol.org](mailto:developmentreview@fresnofloodcontrol.org)  
Fresno Irrigation District; Attn: [Engr-Review@fresnoirrigation.com](mailto:Engr-Review@fresnoirrigation.com)  
North King GSA; Attn: Kassy D. Chauhan  
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  
North Central Fire Protection District, Attn: George.mavrikis@northcentralfire.org

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

SUBJECT: Initial Study Application No. 8284, Classified Conditional Use Permit Application No. 3750

APPLICANT: Harjinder Gill

DUE DATE: October 6, 2022

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a Rural Commercial Center (includes a grocery store, restaurant and a barber shop) with related improvements on a 2.11 acre parcel zoned RR (Rural Residential) including shared parking with an adjacent 0.56-acre parcel zoned RCC (Rural Commercial Center) and developed with a multi-story commercial/residential apartment building and a laundromat. The subject parcels are located on the northwest corner of Cornelia and Shields Avenues within one-half mile of the City of Fresno (5014 W. Shields Avenue, Fresno, CA)

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 6, 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

EA  
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*Activity Code (Internal Review):2432*

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 08/26/22

CUP 3750 (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) Site Development
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:

RURAL COOP CENTER w/ GROCERY STORE, RESTAURANT, Barber Shop (6,800 SQ-FT in size with parking)

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: West side of CORNELIA AVE, between SHIELDS and JAKOTA. Street address: N/A.

APN: 511-022-25 Parcel size: 2.11 AC Section(s)-Twp/Rg: S 22 - T 13 S/R 19 E

ADDITIONAL APN(s): 511-022-13

HARGINDER GILL (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.

HARGINDER GILL 5014 W. SHIELDS AVE FRESNO 93722 559-906-4414

Applicant (Print or Type) Dale G. Mell & Associates Address 2090 N. Winery Avenue City Fresno Zip CA Phone 93703

CONTACT EMAIL: dale@dalemell.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP (C) 3750 Fee: \$ 4,569.00
Application Type / No.: Pre-app. Credit Fee: \$ -247.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: IS 8284 Fee: \$ 3,901.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 992.00
Received By: Ejaz Invoice No.: TOTAL: \$ 9,215.00

UTILITIES AVAILABLE:

WATER: Yes [ ] / No [ ] Agency:
SEWER: Yes [ ] / No [ ] Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s):

APN # - - -

Zone District: RR & RCC

APN # - - -

Parcel Size:

APN # - - -

APN # - - -



Development Services  
and  
Capital Projects  
Division

Mail To:  
DALE MELL &  
ASSOCIATES  
2090 N. WINERY AVE.  
FRESNO, CA 93703  
EMAIL TO:  
harjindergill667@gm  
ail.com &  
dale@dalemell.com

# Pre-Application Review

## Department of Public Works and Planning

NUMBER: 22-103761

APPLICANT: DALE MELL & ASSOCIATES (Mr. Dale Mell)

PHONE: (559) 292-4046

PROPERTY LOCATION: APN'S 511-022-25 & [511-022-13 (PARKING ONLY)]  
APN(s): 511-022-25 & [511-022-13 (PARKING ONLY)] ALCC: No  Yes # VIOLATION NO. N/A  
CNEL: No  Yes (level) LOW WATER: No  Yes WITHIN 1/2 MILE OF CITY: No Yes Fresno  
ZONE DISTRICT: R-R & RCC; SRA: No  Yes HOMESITE DECLARATION REQ'D.: No  Yes  
LOT STATUS:

Zoning: (25) Conforms; (13) 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 PLA 17-17; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes  DISTRICT: CENTRAL UNIFIED PERMIT JACKET: No 25 Yes 13

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

PROPOSAL CUP FOR A RURAL COMMERCIAL CENTER FOR APN'S 511-022-25 & [511-022-13 (PARKING ONLY)] TO ALLOW A GROCERY STORE & RESTAURANT & BARBER SHOP

COMMENTS:

ORD. SECTION(S): 820.3-K, & 867-A.2.i & g BY: O. RAMIREZ DATE: 07/26/2022

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Rural Density Residential ( ) GPA: ( ) MINOR VA:

COMMUNITY PLAN: Fresno - High ( ) JAA: ( ) HD: \$997.00

REGIONAL PLAN: Roeding ( ) CUP: #4,569.00 ( ) JAG COMM:

SPECIFIC PLAN: ( ) JRA: ( ) ALCC:

SPECIAL POLICIES: ( ) JVA: ( ) IS/PER: #3,901.00

SPHERE OF INFLUENCE: City of Fresno ( ) JAT: ( ) Viol. (35%):

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

PROCEDURES AND FEES:

Filing Fee: \$ 9,462.00

Pre-Application Fee: \$247.00

Total County Filing Fee: \$9,709.00

COMMENTS:

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 (11"x17")
- 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
- Nitrogen Loading Analysis or RWQCB supplemental treatment

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+\$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: EJAZ AHMAD DATE: 8/16/22  
PHONE NUMBER: (559) 600-4214

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)

OVER.....

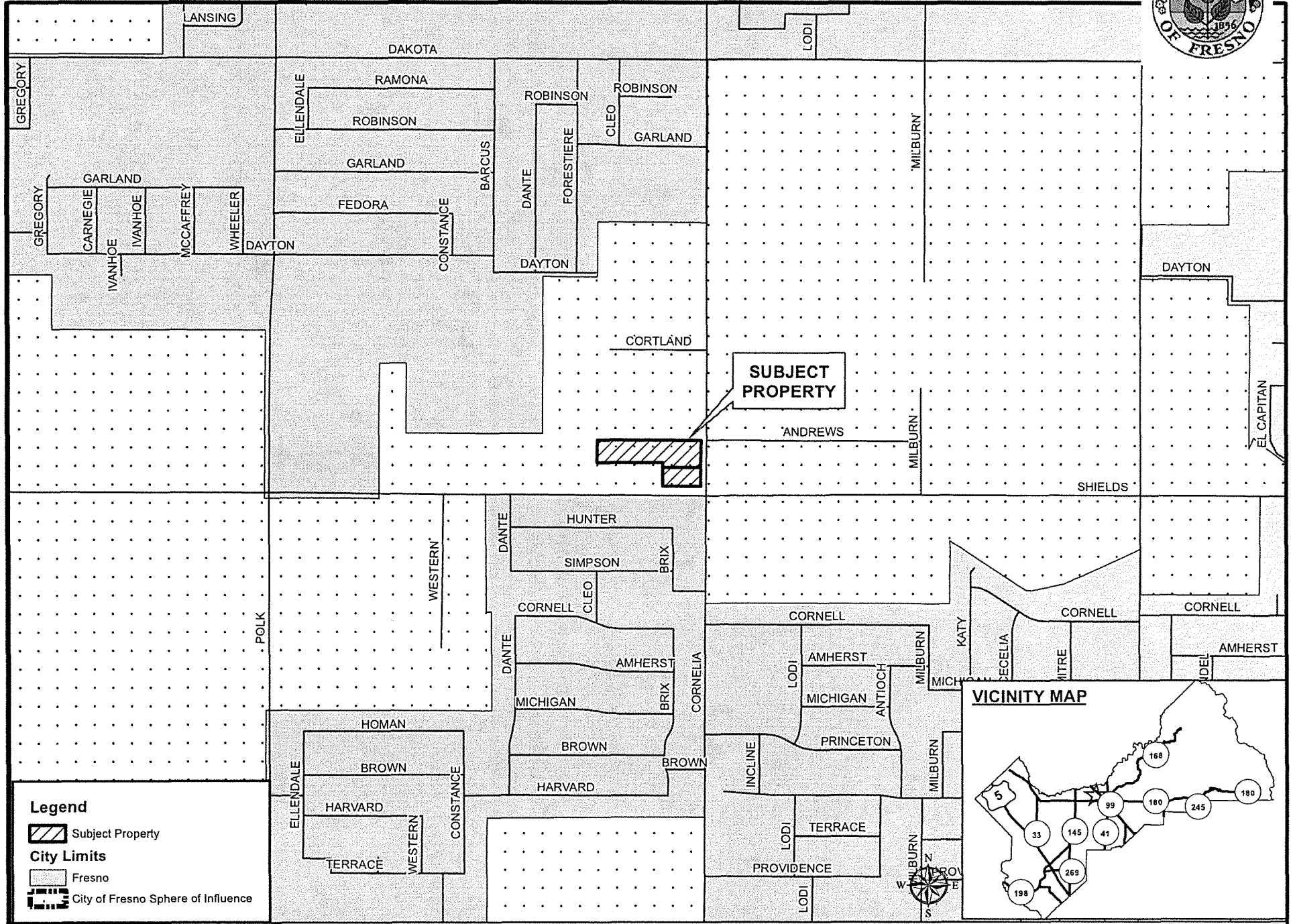
Rev 12/16/21 G:\4360Devs&Pln\FORMS\F226 Pre-Application Review.docx

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.

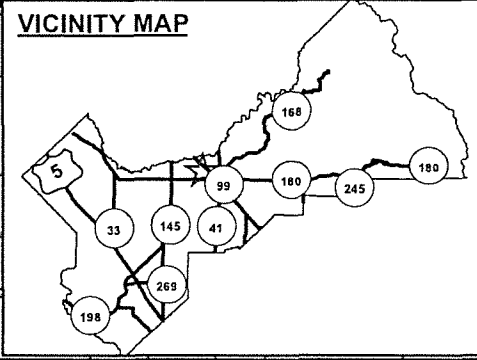
OTHER PERMIT REQUIREMENTS AND/OR FEES

# LOCATION MAP

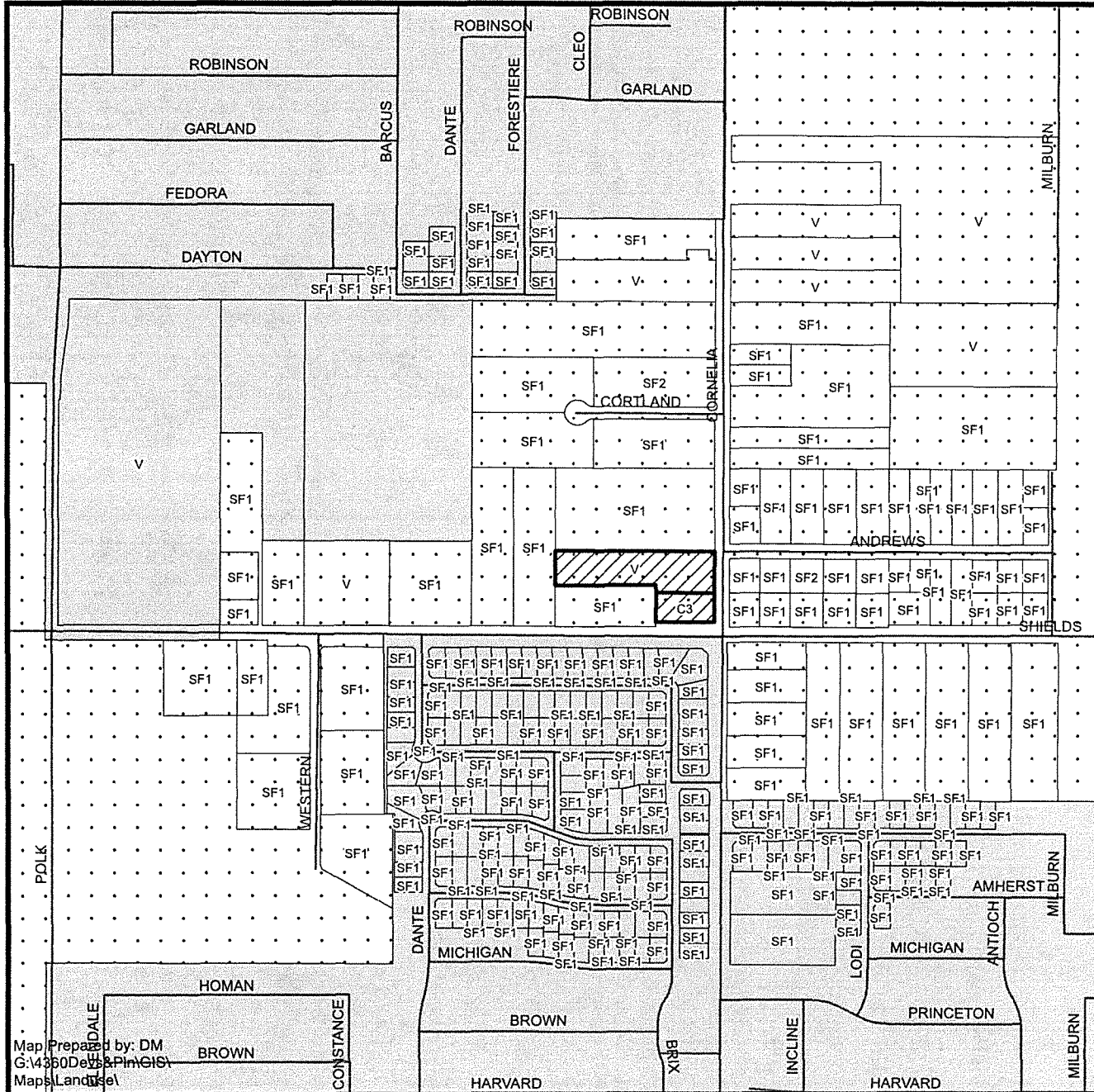


**Legend**

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



# EXISTING LAND USE MAP



LEGEND	
C#	- COMMERCIAL
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

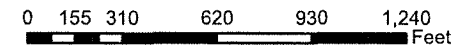
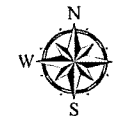
**Legend**

Subject Property

**City Limits**

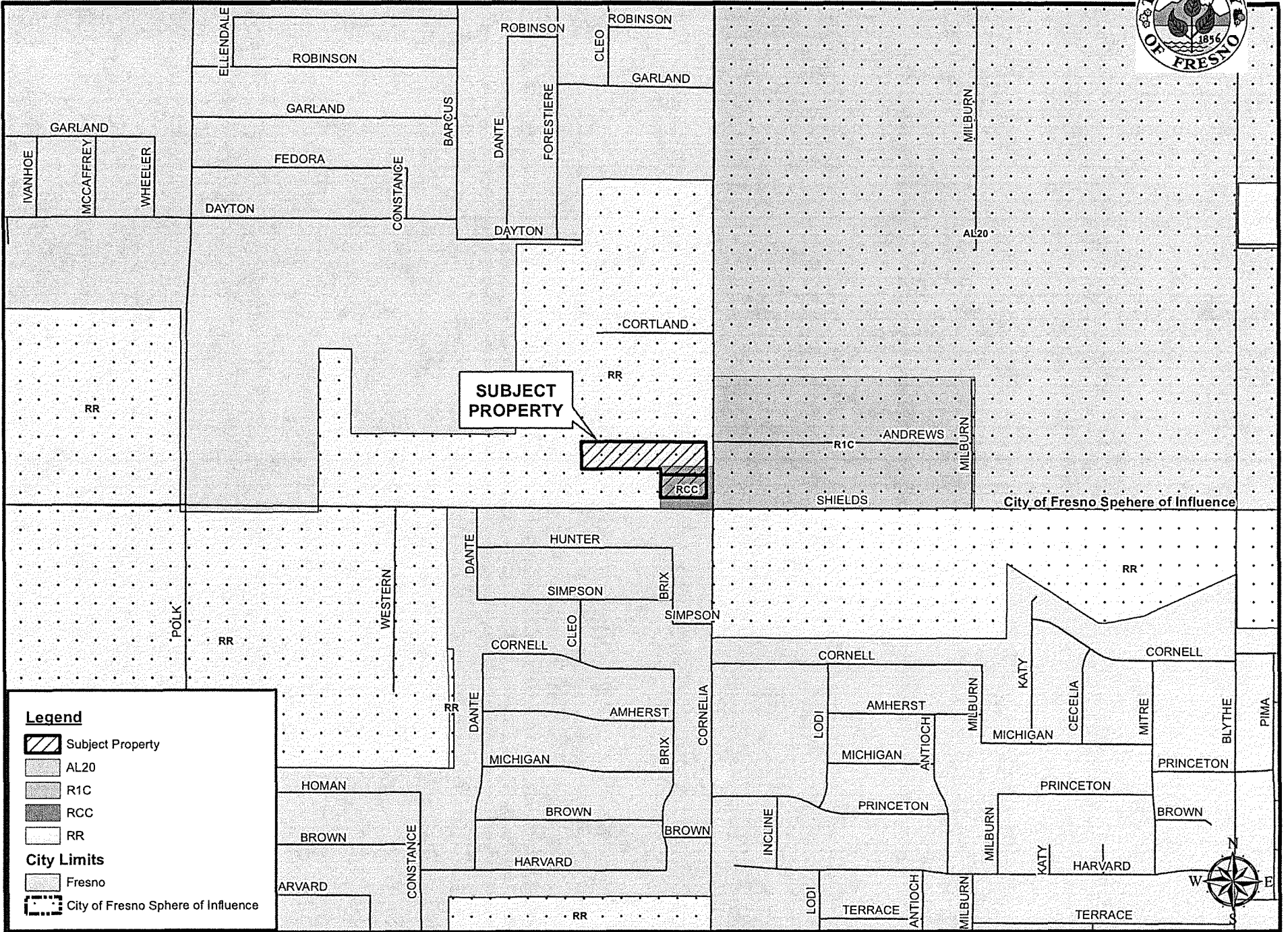
Fresno

City of Fresno Sphere of Influence



Department of Public Works and Planning  
Development Services Division

# EXISTING ZONING MAP

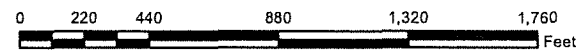


**Legend**

- Subject Property
- AL20
- R1C
- RCC
- RR

**City Limits**

- Fresno
- City of Fresno Sphere of Influence



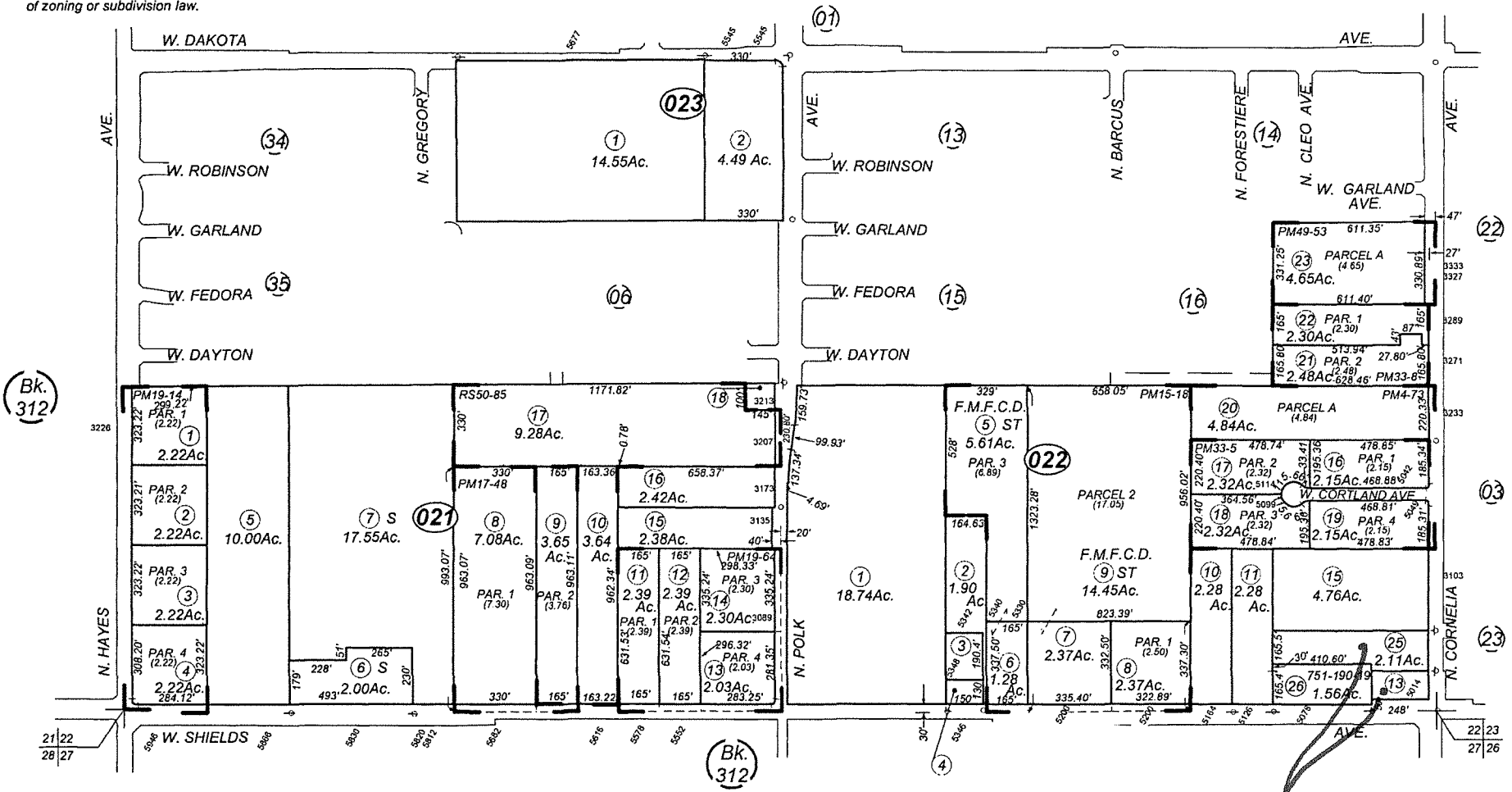
SUBDIVIDED LAND IN POR. SEC. 22, T.13S., R.19E., M.D.B.&M.

Tax Rate Area

- 5-340 62-021
- 5-429
- 5-468
- 5-810

511-02

**-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.



Parcel Map No. 990 - Bk. 4, Pg. 73  
Parcel Map No. 2180 - Bk. 15, Pg. 18  
Parcel Map No. 2659 - Bk. 17, Pg. 48  
Parcel Map No. 2777 - Bk. 19, Pg. 14  
Parcel Map No. 2876 - Bk. 19, Pg. 64

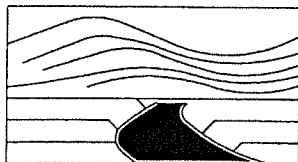
Parcel Map No. 4396 - Bk. 33, Pg. 5  
Parcel Map No. 5051 - Bk. 33, Pg. 8  
Parcel Map No. 88-20 - Bk. 49, Pg. 53  
Record of Survey - Bk. 50, Pg. 85

**PROJ. SITE**

Assessor's Map Bk. 511 - Pg. 02  
County of Fresno, Calif.

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





# DALE G. MELL & ASSOCIATES

## ENGINEERING & SURVEYING SERVICES

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

September 19, 2022

County of Fresno  
Department of Public Works & Planning  
2220 Tulare Street  
Fresno, CA 93721

CUP 3750  
IS 8284

Re: APN 511-022-25 Operational Statement for Rural Community Commercial Development of 6,800 sf bldg. for Ethnic (Indian Cuisine) Market and Barber Shop..  
DMA Job No. 22-039

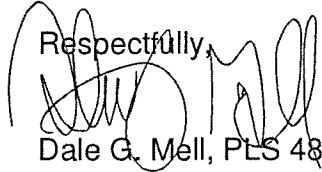
### Project site description:

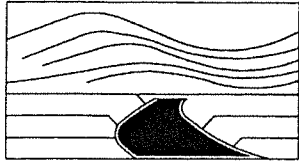
Parcel APN: 511-020-25 is zoned R.R., consisting of 2.11 acres and is currently undeveloped except for the easterly portion fronting on Cornelia Avenue which is utilized for customer parking for the adjacent tax parcel APN 511-022-13, also owned by the applicant, Mr. Gill, and zoned R.C.C.; developed with two buildings the first is a multi-story building, the second-floor is a residential apartment, the ground floor is a restaurant, storage and warehouse space for a neighborhood convenience store with liquor, beer and wine sales, the second building is a laundromat fronting on Shields Avenue, all of which, except for the restaurant, are owned and operated by Mr. Gill and his family since 2008. The proposed development on tax parcel 25 is to improve the existing overflow parking with AC pavement, concrete curbs with landscaped planter islands and area lighting, access will be provided with concrete street improvements along Cornelia Avenue and Shields Avenue, the parking will be utilized for the existing convenience store and a new 6,800 sf metal building with a 1,700 sf lease space for a Barber Shop and the remainder 5,100 sf will be a neighborhood market catering to the Sikh community, including a small kitchen area for take-out, limited in store dining and phone in orders. The neighborhood market will be owned and operated by Mr. Gill and his family.

- 1) The Proposed 5,100 sq ft Market hours of operation will be Monday thru Sunday from 9am to 8pm.. the kitchen will prepare meals and side dishes for lunches and dinners from call-in and walk-in counter orders, a warming gondola will be provided for popular items consumed on a daily basis.
- 2) The 1,700 sf Barber Shop hours will be Monday thru Sundays 9am to 6pm providing the following services: shoe shines, haircuts, fades, beard maintenance trims and styles, straight razor shaves, professional braiding, facials and manicures.

- 3) It is estimated there will be 100 customers with a max of 200/day during the work week and up to 300 on weekends, mid-day are the busy hours.
- 4) Employees: the Market will open with three and grow to eight full time and part time employees schedules will be full and part time as customer growth is experienced.
- 5) Service and delivery traffic: the Market will need one delivery per week for dry goods and one for cold box items with typical delivery trucks.
- 6) Access to the site will be from Shields and Cornelia Avenues
- 7) Parking spaces: there will be 78 parking stalls (includes five accessible stalls) provided. One service delivery truck loading zone is provided at the back of the proposed retail building
  
- 8) Goods sold on-site: dry goods, produce, cold box and freezer items will be sold. No liquor or Tabaco products will sold from the Market. Nothing will be grown on site.
- 9) Equipment used: typical of common market displays, see attached examples.
- 10) Supplies and Materials: n/a
- 11) the Market will not be unsightly which would not be conducive to a stable customer base
- 12) Solid or Liquid waste produced: solid waste would be from shipping containers, liquid waste from kitchen frying oils stored in a grease bin within the trash enclosure. Private carriers will be contract for off-haul and disposal services.
- 13) Estimated volume of water used: 1,000gal/day the City of Fresno will provide water service.
- 14) Advertising: is proposed to be mounted on the building storefront
- 15) A new building is proposed for the Indian Market, the existing store, apartments and laundromat (APN:511-022-13) will remain un-changed.
- 16) The new Market construction is described in this operational statement
- 17) Outdoor lighting: three lights with hoods will be mounted on the back of building, four 25' pole lights are proposed for the parking lot lighting; one area light is existing and will be removed and one area light west of the laundromat will remain.
- 18) Landscape and fencing: chain-link fence with privacy slats is proposed along the north and west boundary. Existing chain-link fence along the south boundary will remain, landscaping will be drought tolerant and irrigated with drip water system..
- 19) The proposed market will provide a convenience and reduce vehicle miles for the growing Indian culture and community of Fresno.
- 20) Owners profile: Mr. Harjinder Gill was born in India and attended public schools thru high school; moved to the Community of San Juaquin to live with his uncle in 1985 and worked in the fields until 1989 when he moved to the bay area (Hayward and Santa Clara) in retail and food sales until 1990 when he moved to Fresno to continue with retail sales. In 2000 he purchased the two parcels currently addressed in this application. In 2001 Harjinder traveled back to India and married Harvinder Kaur, returned to Fresno and raised a family of two girls and one boy, all of whom learn and support the current retail business. The Gill family is well respected in the community for the fair pricing and services

provided since originally purchasing the store in 2000. Harjinder always looking ahead to provide a better and more secure life for his family, neighborhood community and the Sikh Community, recognizes the need for food items and brands from his native country of India to preserve cultural traditions and life styles. All too often ethnic families lose their cultural identity assimilating into our great nation and diverse society, the Gill's are looking to preserve their Sikh heritage, culture and traditions with this Market place for the community.

Respectfully,  
  
Dale G. Mell, PLS 4823



# DALE G. MELL & ASSOCIATES

## ENGINEERING & SURVEYING SERVICES

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

September 19, 2022

County of Fresno  
Department of Public Works & Planning  
2220 Tulare Street  
Fresno, CA 93721

CUP 3750  
IS 8284

Re: APN 511-022-13 & 25 C.U.P. findings for Rural Community Commercial Development  
DMA Job No. 22-039

### Project site description::

Parcel APN: 511-020-25 is zoned R.R., consisting of 2.11 acres and is currently undeveloped except for the easterly portion fronting on Cornelia Avenue which is utilized for customer parking for the adjacent tax parcel APN 511-022-13, also owned by the applicant, Mr. Gill, and zoned R.C.C.; currently developed with two buildings the first is a multi-story building, the second-floor is a residential apartment, the ground floor is a restaurant, storage and warehouse space for a neighborhood convenience store with liquor, beer and wine sales, the second building is a laundromat fronting on Shields Avenue, owned and operated by Mr. Gill and his family since 2008. The proposed development on tax parcel 25 is to improve the existing overflow parking with AC pavement, landscaped planter islands and area lighting, access will be provided with concrete street improvements along Cornelia Avenue and Shields Avenue, a 6,800 sf metal building is proposed with a 1,700 sf lease space for a Barber Shop and the remainder 5,100 sf will be a neighborhood market catering to the Sikh community, including a small kitchen area for take-out, limited in store dining and phone in orders. The neighborhood market will be owned and operated by Mr. Gill and his family.

### Findings:

1) Existing site parcel (APN: 511-022-25) is sufficient in size for the proposed use: The proposed development of 6,800 sf of retail metal building with parking lot is designed to meet all building and development setbacks as established by RR development standards. The site design provides all parking requirements and circulation to comply with Fresno County Development standards also.

2) Access to existing streets is adequate for the traffic generated by this project: Shields Avenue is currently developed as a divided road to the City of Fresno Standards with two travel lanes for east bound traffic and a left turn lane for north bound Cornelia Avenue traffic, the west bound lane is a full 12 ft lane with a 4' paved shoulder. Right in and right out access to and from Shields Avenue is unobstructed. Cornelia Avenue is developed with a 12 ft. travel lane north and south with a left turn lane for east bound Shields Avenue. The area between the south bound lane and the project site is paved and has unobstructed visibility to access the Cornelia Avenue.

3) The proposed use will have no adverse effect on adjoining properties: The easterly one acre of the project site has been used as parking for customers for the convenience store and restaurant for over twenty years. The adjoining parcel to the south and west is used for residential and propane sales and service (permitted use under RCC), therefore a commercial use and having no effect on the business and residential use. The parcel north is zoned RR, farmed with row crops (vegetables) and the residence is located over three hundred feet away from the proposed marked will not be effected by noise or traffic form the proposed project.

4) Is the proposed development consistent with the General Plan: We feel the proposed development is consistent with the general plans intent to provided commercial services for the rural community, the proposed development is an expansion of the retail currently for the community and specifically providing ethnic food and dry goods to the Sikh community.

Please do not hesitate to call if you have any questions.

Sincerely,

Dale G. Mell, PLS 4823

Dma 22-039



# 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. \_\_\_\_\_  
Project No(s). \_\_\_\_\_  
Application Rec'd.: \_\_\_\_\_

### GENERAL INFORMATION

- Property Owner: HARSINDER GILL Phone/Fax: \_\_\_\_\_  
Mailing Address: 5016 WEST SHIELDS AVE. FRESNO CA. 93722  
Street City State/Zip
- Applicant: SAME AS ABOVE Phone/Fax: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Street City State/Zip
- Representative: Dale G. McEl & Assoc. Phone/Fax: (559) 292-4040  
Mailing Address: 2090 N WINERY AVE. FRESNO CA. 93703  
Street City State/Zip
- Proposed Project: DEVELOP PARKING LOT FOR (E) RETAIL BLDG. AND NEW 7,000 ~ SQ FT. MARKET W/ SMALL KITCHEN FOR ETHNIC FOODS TAKEOUT & IN-STORE CONSUMPTION.
- Project Location: N.W. CORNER OF SHIELDS & CORNELIA
- Project Address: TAX PARCEL 13) 5016 W. SHIELDS AVE (TAX PARCEL 25) No ADDRESS
- Section/Township/Range: 22 1 13 1 19 8. Parcel Size: 2.11 AC & 1/2 0.58
- Assessor's Parcel No. 511-022-25 7 13 OVER.....

10. Land Conservation Contract No. (If applicable): N/A.

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

<u>N/A</u> LAFCo (annexation or extension of services)	<u>N/A</u> SJVUAPCD (Air Pollution Control District)
<u>N/A</u> CALTRANS	<u>N/A</u> Reclamation Board
<u>N/A</u> Division of Aeronautics	<u>N/A</u> Department of Energy
<u>YES</u> Water Quality Control Board	<u>N/A</u> Airport Land Use Commission
<u>YES</u> Other <u>CITY OF FRESNO SEWER &amp; WATER DEPT.</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  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: RIP-2

14. Existing General Plan Land Use Designation: RESIDENTIAL

**ENVIRONMENTAL INFORMATION**

15. Present land use: OVER FLOW PARKING FOR ADJOURNER PARCEL (1-AC)  
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

LANDSCAPE PALMS, TEMPORARY SURFACING FOR PARKING LOT USED BY (E) RETAIL SALES, RESTAURANT & LAUNDRY MAT

Describe the major vegetative cover: WINTER ANNUALS

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

Is property in a flood-prone area? Describe:  
NO

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

North: RESIDENTIAL

South: RESIDENTIAL / COMMERCIAL PROPANE SALES & SERVICE

East: RESIDENTIAL

West: RESIDENTIAL

17. What land use(s) in the area may be impacted by your Project?: RESIDENTIAL  
THE ETHNIC FOOD & DRY  
GOODS MARKET WILL PROVIDE CONVENIENCE & REDUCE VMT'S FOR
18. What land use(s) in the area may impact your project?: RESIDENTIAL, PROVIDING  
CUSTOMER-BASE

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       0        
 Lot Size       0        
 Single Family       0        
 Apartments       0      

II. Commercial - Number of Employees       4        
 Number of Salesmen       0        
 Number of Delivery Trucks       1/WK        
 Total Square Footage of Building       7,000 ~      

III. Describe and quantify other traffic generation activities:       N/A      

20. Describe any source(s) of noise from your project that may affect the surrounding area:       CONSTRUCTION EQUIPMENT - DURING CONSTRUCTION ONLY      

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:       AUTO EMISSIONS      

23. Proposed source of water:

( ) private well

(X) community system<sup>3</sup>--name:       CITY OF FIREBANK      

OVER.....



24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 600 ~ GPH.
25. Proposed method of liquid waste disposal:  
 ( ) septic system/individual  
 (X) community system<sup>3</sup>-name CITY OF FRESNO
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 500 ~ GPH.
27. Anticipated type(s) of liquid waste: WASHING, CLEANING, RESTROOMS.
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: N/A
29. Anticipated volume of hazardous wastes<sup>2</sup>: 0
30. Proposed method of hazardous waste disposal<sup>2</sup>: N/A.
31. Anticipated type(s) of solid waste: CONTAINERS, SHIPPING & PACKAGING MATERIALS.
32. Anticipated amount of solid waste (tons or cubic yards per day): 1 CY/DAY
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 90%
34. Proposed method of solid waste disposal: PRIVATE CARRIER
35. Fire protection district(s) serving this area: FRESNO FIRE DEPARTMENT.
36. Has a previous application been processed on this site? If so, list title and date: NO
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No X
38. If yes, are they currently in use? Yes \_\_\_\_\_ No \_\_\_\_\_

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

SIGNATURE

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, 2022: \$3,539.25 for an EIR; \$2,548.00 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.*

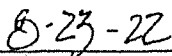
*The following projects are exempt from the fees:*

- 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

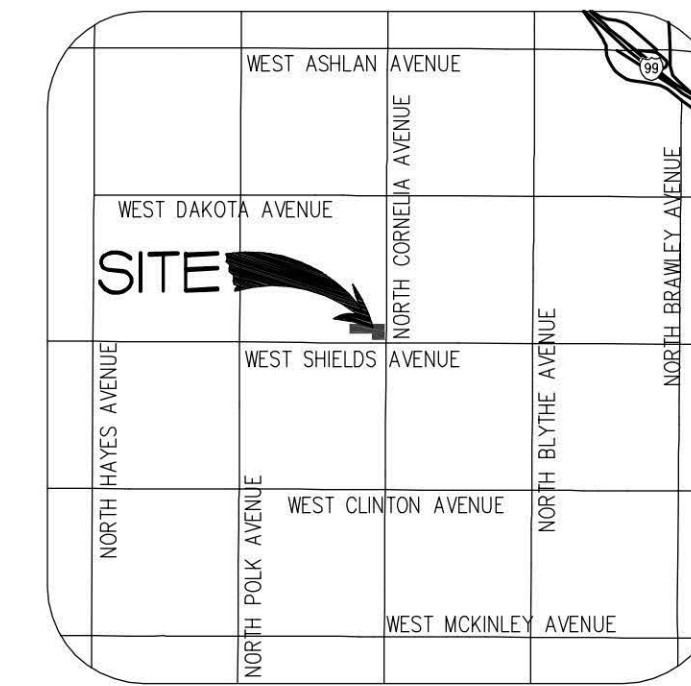
G:\4360Devs&Pln\PROJSEC\PROJDOCS\TEMPLATES\IS-CEQA TEMPLATES\INITIAL STUDY APP.DOTX

# CENTRAL MARKET

PROPOSED INDIAN FOOD MARKET/ BARBERSHOP  
COUNTY OF FRESNO, STATE OF CALIFORNIA

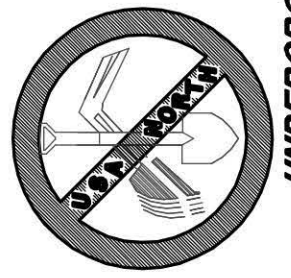
## UNDERGROUND UTILITIES NOTE

UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE PLOTTED BASED ON INFORMATION OBTAINED FROM FIELD SURVEY. WHERE UNDERGROUND AND SURFACE STRUCTURES ARE SHOWN ON THE PLANS, THE LOCATIONS, DEPTH AND DIMENSIONS OF STRUCTURES ARE BELIEVED TO BE REASONABLY CORRECT, BUT ARE NOT GUARANTEED. SUCH STRUCTURES ARE SHOWN FOR THE INFORMATION OF THE CLIENT, BUT INFORMATION SO GIVEN IS NOT TO BE CONSTRUED AS A REPRESENTATION THAT SUCH STRUCTURES WILL, IN ALL CASES, BE FOUND WHERE SHOWN OR THAT THEY REPRESENT ALL OF THE STRUCTURES WHICH MAY EXIST.



VICINITY MAP  
NOT TO SCALE

CALL 8-1-1 OR  
1-800-227-2600  
2 WORKING DAYS TO  
14 CALENDAR DAYS  
BEFORE YOU DIG



UNDERGROUND SERVICE ALERT

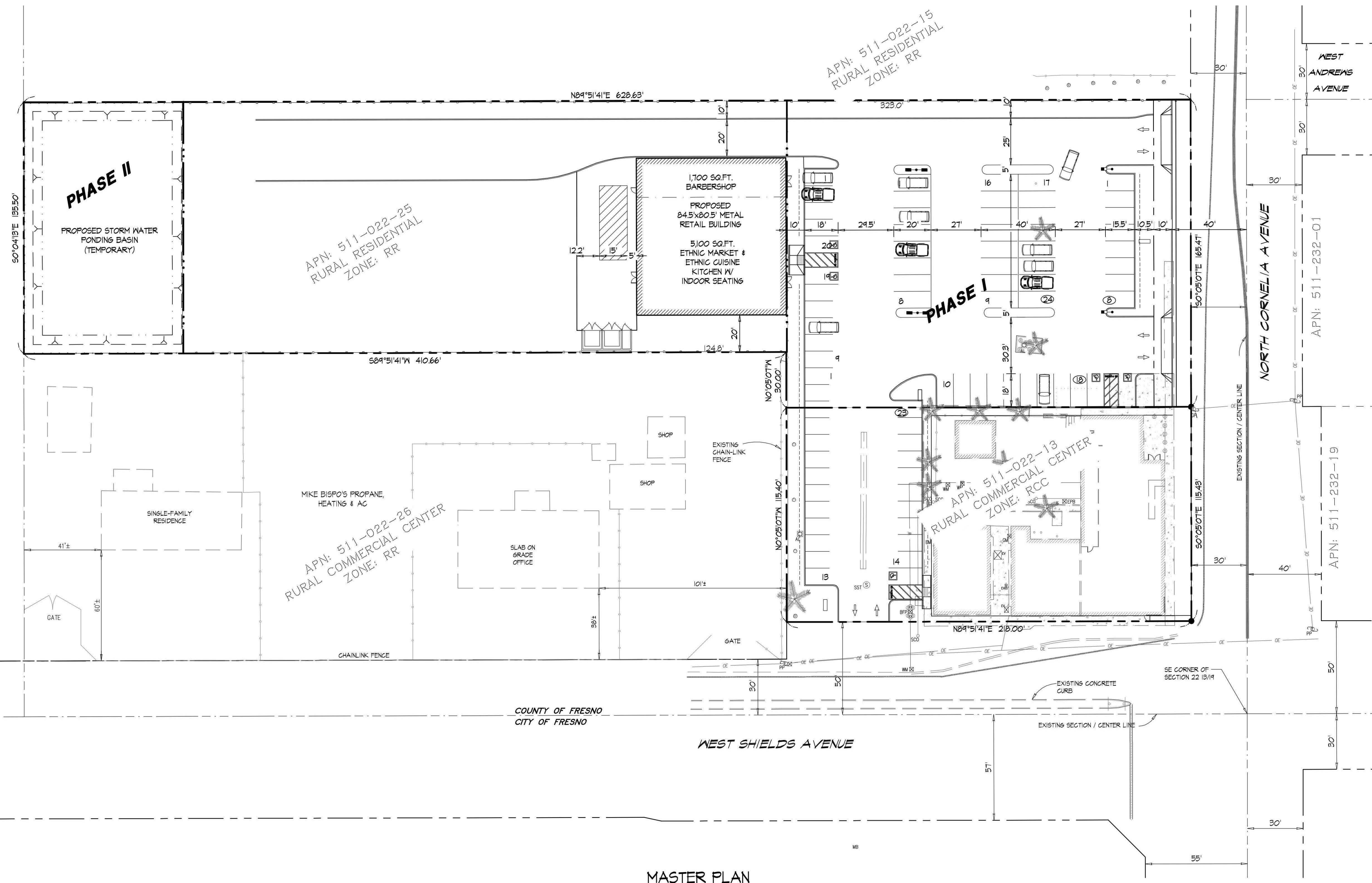


PREPARED FOR:  
**HARGINDER S. GILL**  
5016 WEST SHIELDS AVENUE  
FRESNO, CA 93722

PREPARED BY:  
**DALE G. MELL & ASSOCIATES**  
ENGINEERING & SURVEYING SERVICES  
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703  
(559) 292-4046 \*FAX: 251-2220 \*EMAIL: STAFF@DALEMELL.COM

**COVER SHEET**  
CENTRAL MARKET  
WEST SHIELDS AVENUE & NORTH CORNELIA AVENUE

JOB # 22-039  
DRAWN BY: DGM / JG  
CHECKED BY: DGM  
SCALE: 1" = 30'  
DATE: 06/27/22  
DWG # 22-0395P  
FIELD BOOK: 423  
DATE OF SURVEY: 05/24/18  
LAST REVISED: 09/02/22 \* JG



## SHEET INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	DETAILS SHEET

## PROJECT STATISTICS:

1. ASSessor'S PARCEL NO.:	511-022-13	511-022-14
2. SITE AREA:	0.58 ACRES	2.11 ACRES
3. ZONING:	"RCC" RURAL COMMERCIAL CENTER	"RR" RURAL RESIDENTIAL
4. EXISTING USE:	CONVENIENCE/ LIQUOR STORE - RESIDENCE - LAUNDROMAT	

## SCOPE OF WORK:

- PHASE I:
- PROPOSED USE: PARKING LOT
  - PARKING PROVIDED:
    - 24 (9' x 20') STANDARD STALLS
    - 15 (9' x 15') STANDARD STALLS
    - 13 (9' x 15') STANDARD STALLS
    - 3 (8' x 16') STANDARD STALLS
    - 3 (8' x 16') ACCESSIBLE STALLS
- PHASE II:
- PROPOSED USE: INDIAN MARKET/ BARBERSHOP & STORMWATER PONDING BASIN

## SPECIAL NOTES:

- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE W/ GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL MORNING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION W/ THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- SPECIAL INSPECTION IS REQUIRED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE WITH THE GEOTECHNICAL REPORT. THE INSPECTION REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY OF FRESNO BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.
- INSTALL STREET ADDRESS NUMERALS AT LEAST FOUR INCHES HIGH WITH MINIMUM 1/2 INCH STROKE MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET.

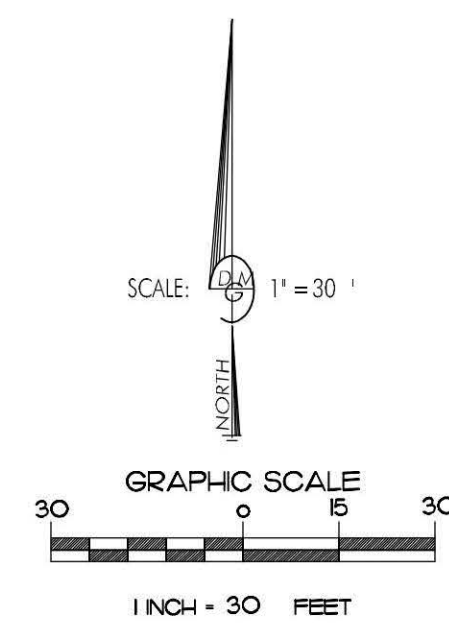
## PREPARED FOR

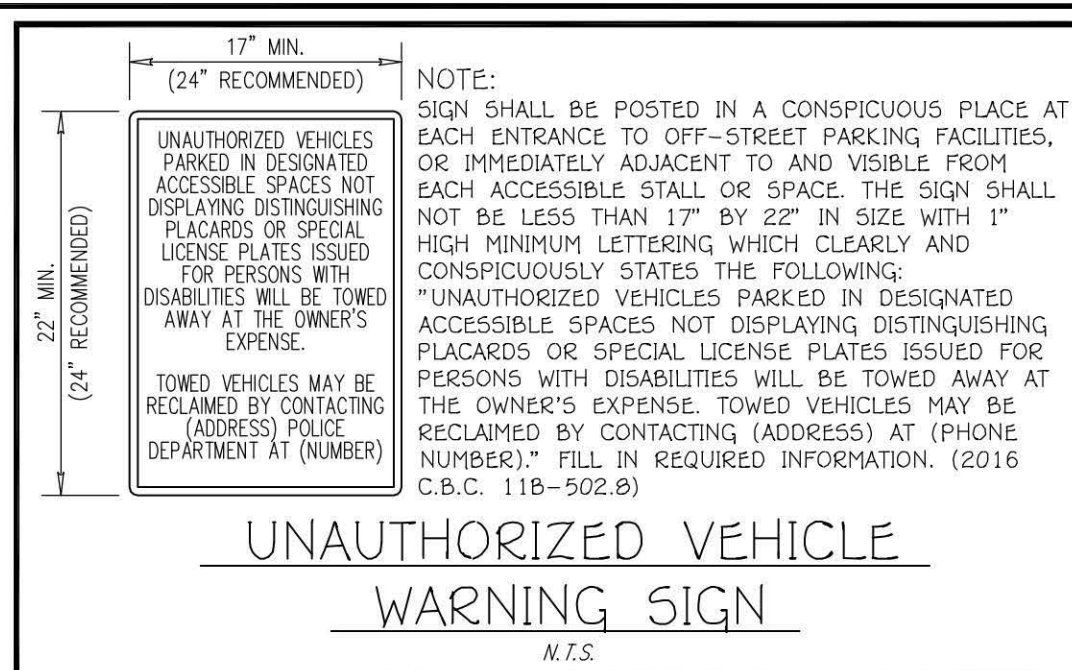
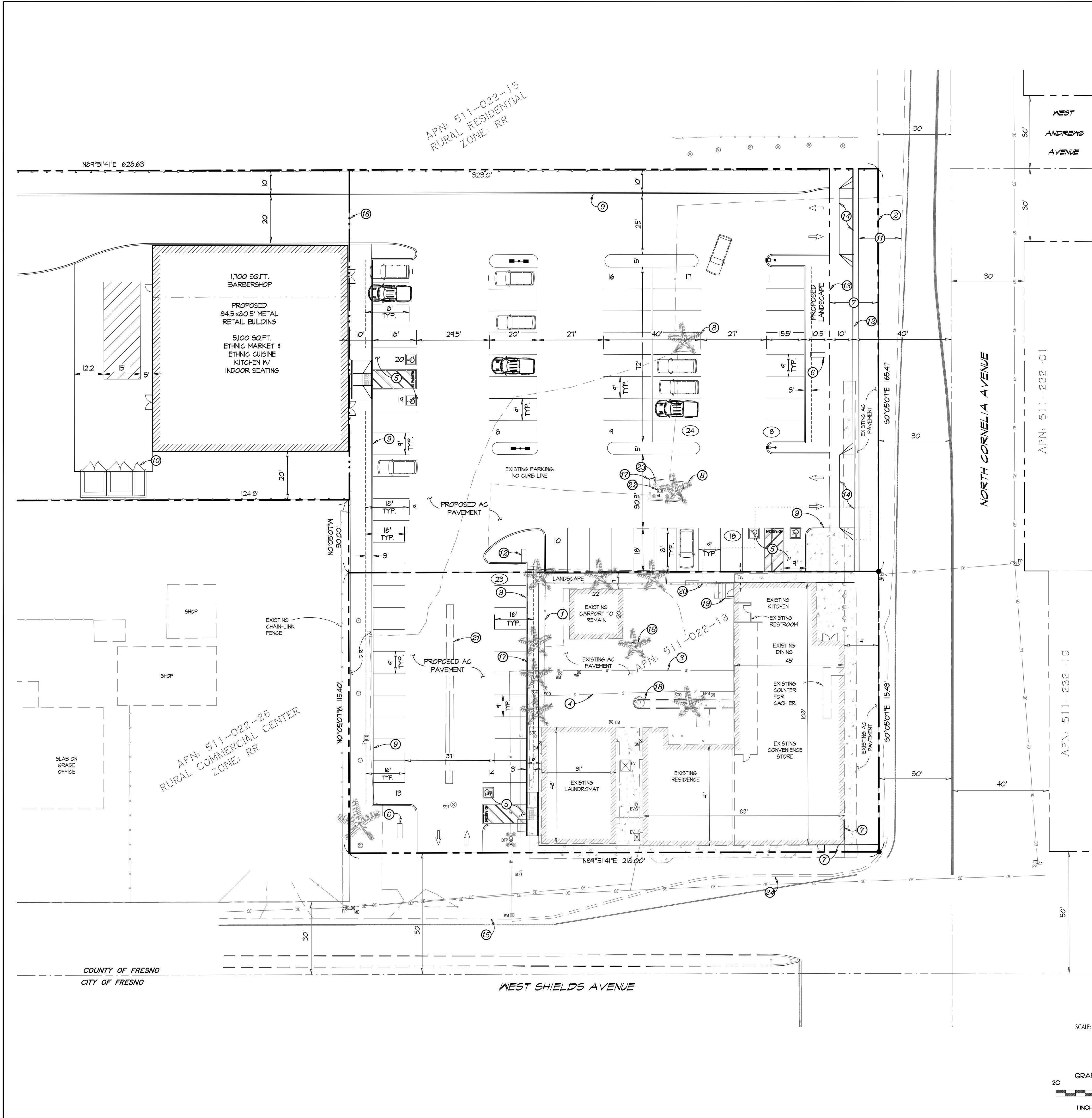
HARGINDER S. GILL  
5016 WEST SHIELDS AVENUE  
FRESNO, CA 93722

## PREPARED BY

DALE G. MELL & ASSOCIATES  
2090 NORTH WINERY AVENUE  
FRESNO, CA 93703

MASTER PLAN



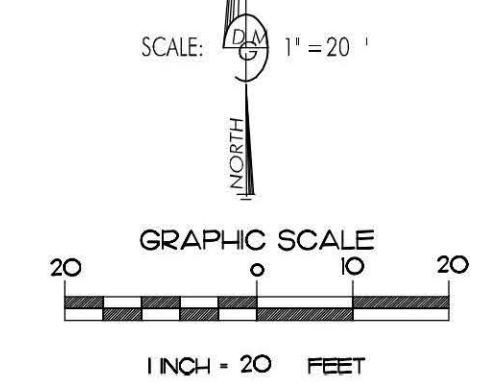


### KEYNOTES

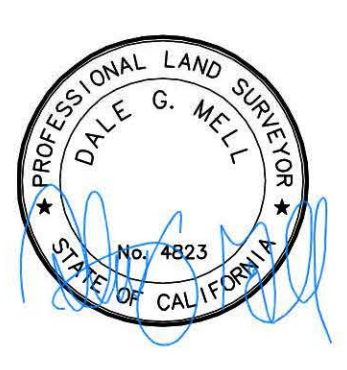
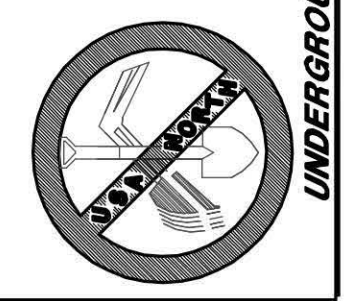
- ① EXISTING 6' CHAIN-LINK FENCE TO REMAIN
- ② EXISTING STREET RIGHT OF WAY
- ③ APPROXIMATE LOCATION OF EXISTING WATER SERVICE TO REMAIN
- ④ APPROXIMATE LOCATION OF EXISTING SEWER SERVICE TO REMAIN
- ⑤ PROPOSED LOCATION OF ACCESSIBLE PARKING WITH LOADING ZONE
- ⑥ PROPOSED MONUMENT SIGN
- ⑦ PROPOSED DEDICATION
- ⑧ EXISTING (2) 6" PALM TREES TO BE REMOVED
- ⑨ PROPOSED 6" CONCRETE CURB
- ⑩ PROPOSED TRASH ENCLOSURE PER DETAIL ON SHEET 3
- ⑪ PROPOSED PAVEMENT RECONSTRUCTION TO CITY OF FRESNO PUBLIC WORKS STANDARD
- ⑫ PROPOSED CONCRETE CURB, GUTTER & SIDE WALK PER CITY OF FRESNO PUBLIC WORKS STANDARD
- ⑬ PROPOSED STREET RIGHT OF WAY
- ⑭ PROPOSED (2) 30' DRIVE APPROACH
- ⑮ EXISTING EDGE OF DIKE
- ⑯ EXISTING 6' CHAIN-LINK FENCE TO BE REMOVED
- ⑰ EXISTING CONCRETE CURB TO BE REMOVED
- ⑱ EXISTING CONCRETE CURB TO REMAIN
- ⑲ EXISTING CONCRETE STAIRS TO REMAIN
- ⑳ EXISTING ROLLING GATE TO REMAIN
- ㉑ EXISTING VALLEY GUTTER TO BE REMOVED
- ㉒ EXISTING AREA LIGHT TO BE REMOVED
- ㉓ EXISTING (4) BOLLARDS TO BE REMOVED
- ㉔ EXISTING EDGE OF PAVEMENT

### LEGEND

- EXISTING SINGLE POST SIGN
- EXISTING AREA LIGHT
- EXISTING ELECTRICAL METER
- EXISTING ELECTRICAL PULL BOX
- EXISTING ELECTRICAL VAULT
- EXISTING GUY POLE
- EXISTING POWER POLE
- EXISTING GAS METER
- EXISTING SANITARY SEWER CLEAN OUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING BACKFLOW PREVENTER
- EXISTING WATER METER
- EXISTING MAIL BOX
- EXISTING EVERGREEN TREE
- EXISTING PALM TREE
- EXISTING BOLLARD
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING SANITARY SEWER MAINLINE
- EXISTING WATER MAINLINE
- EXISTING CHAIN LINK FENCE
- EXISTING WROUGHT IRON FENCE
- PROPOSED ACCESSIBLE PATH OF TRAVEL



CALL 8-1-1 OR  
1-800-227-2600  
2 WORKING DAYS TO  
14 CALENDAR DAYS  
BEFORE YOU DIG

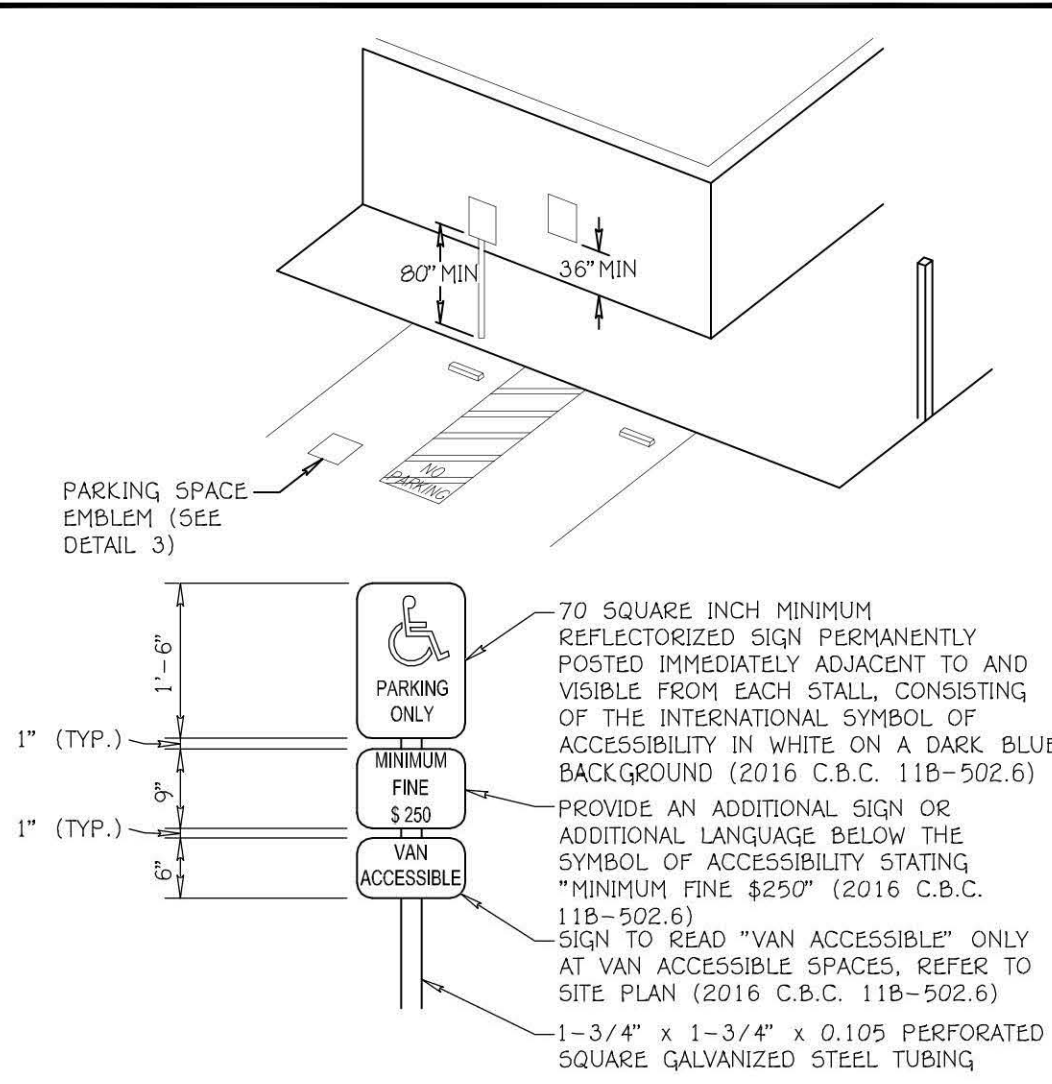


PREPARED FOR:  
**MARGINDER S. GILL**  
5016 WEST SHIELDS AVENUE  
FRESNO, CA 93722

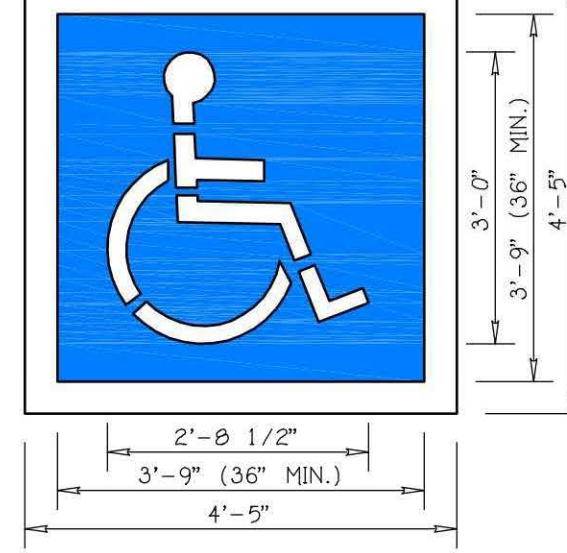
PREPARED BY:  
**DALE G. MELL & ASSOCIATES**  
& SURVEYING SERVICES  
ENGINEERING & SURVEYING SERVICES  
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703  
(559) 292-4046 \*FAX: (559) 251-2220 \*EMAIL: DGM@DALEMELL.COM

**SITE PLAN**  
**CENTRAL MARKET**  
**WEST SHIELDS AVENUE & NORTH CORNELIA AVENUE**

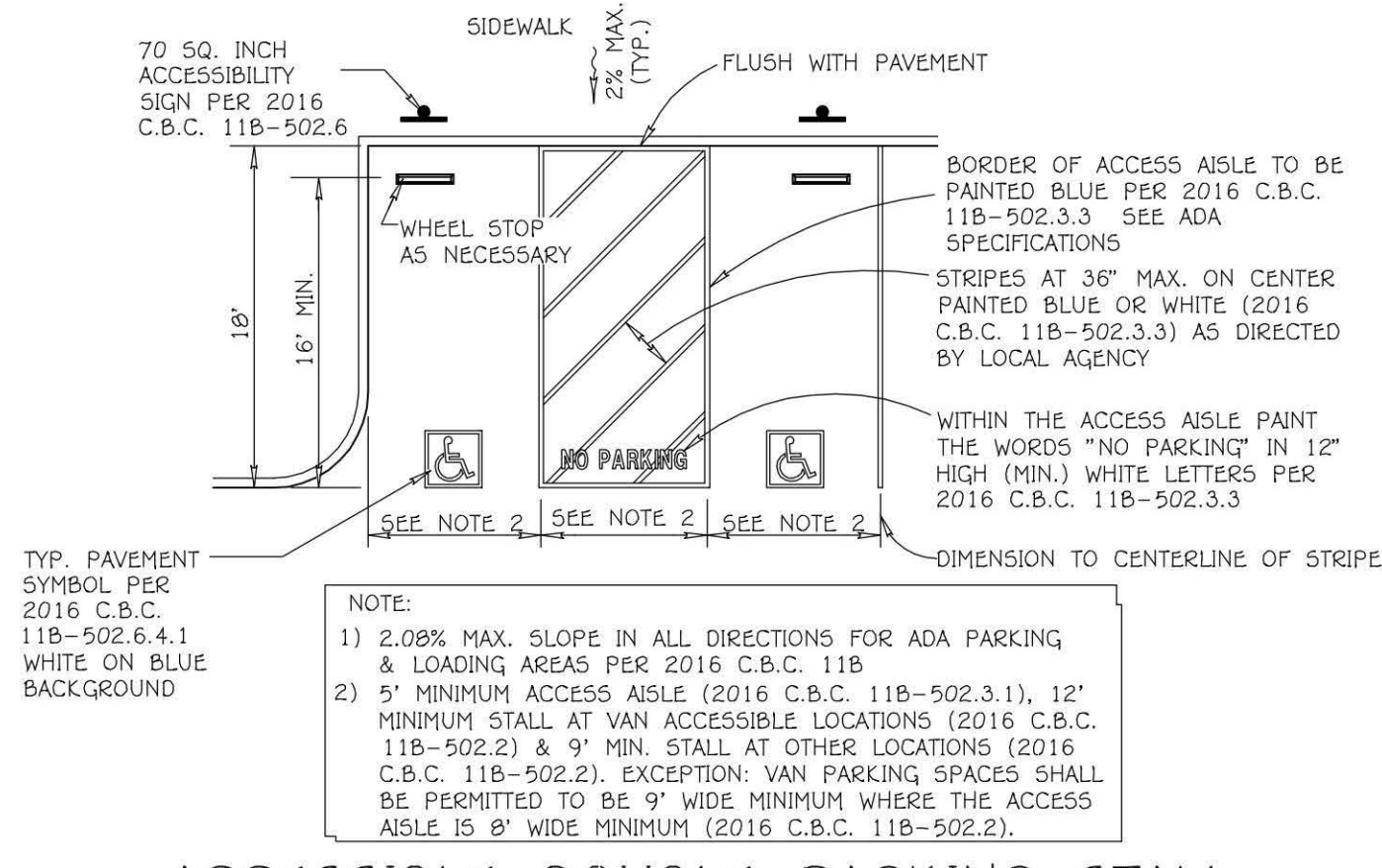
JOB # 22-039  
DRAWN BY: DGM / JG  
CHECKED BY: DGM  
SCALE: 1" = 20'  
DATE: 06/27/22  
DWG # 22-0395P  
FIELD BOOK: 423  
DATE OF SURVEY: 05/24/18  
LAST REVISED: 06/02/22 • JG  
**SHEET 2 OF 3**



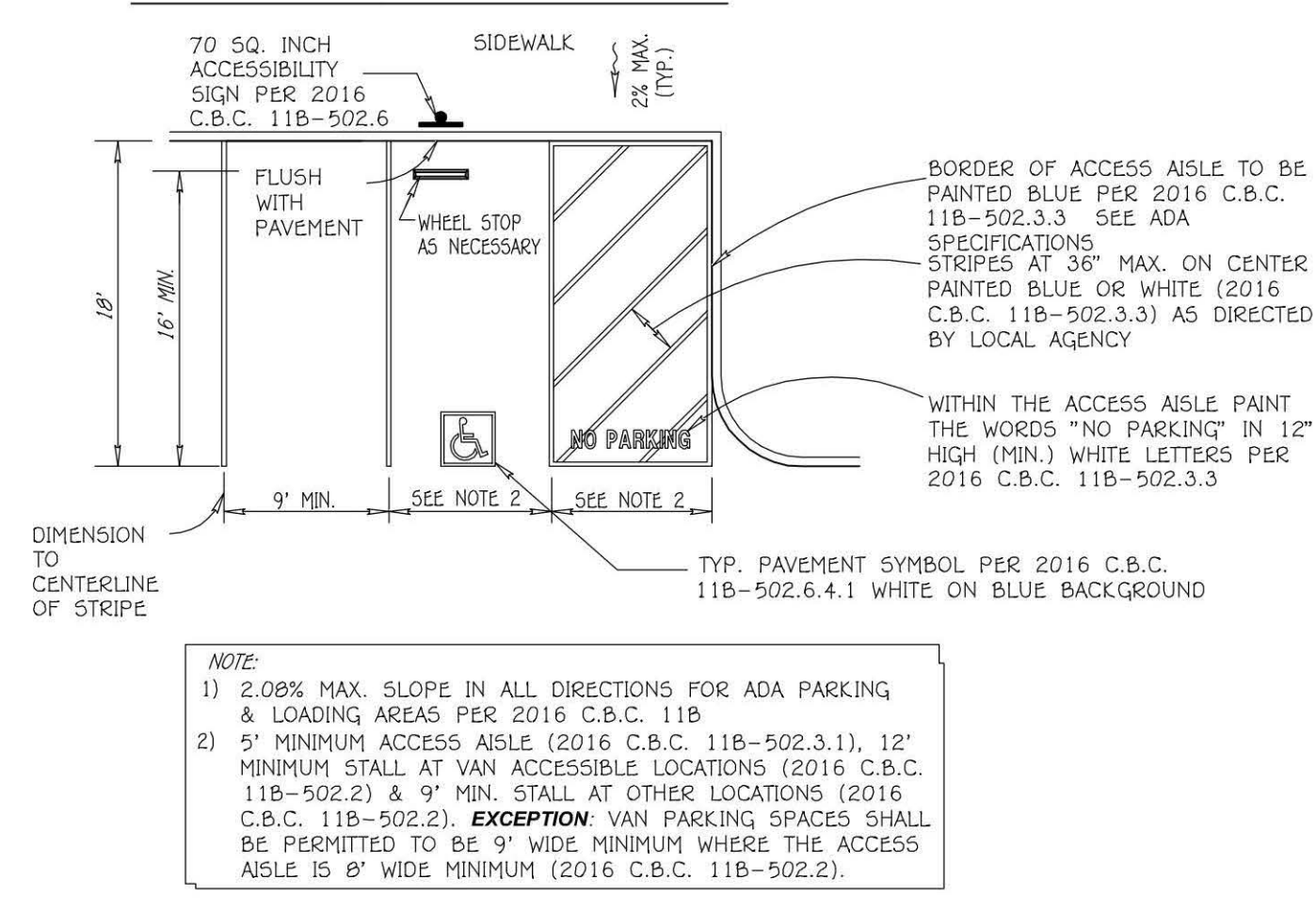
ACCESSIBLE PARKING SIGN  
N.T.S.



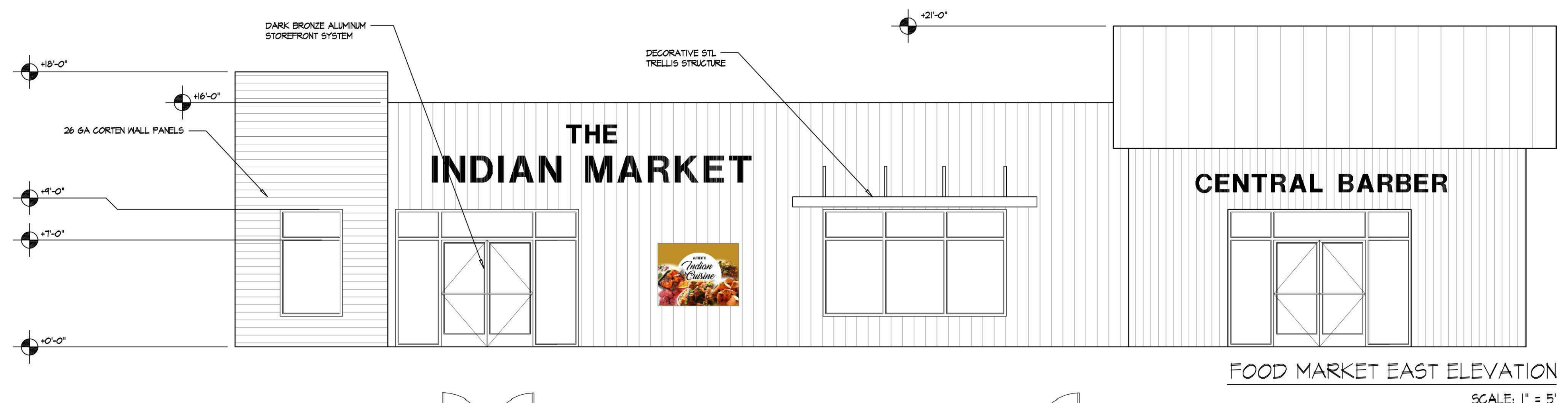
INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) MARKING  
N.T.S.



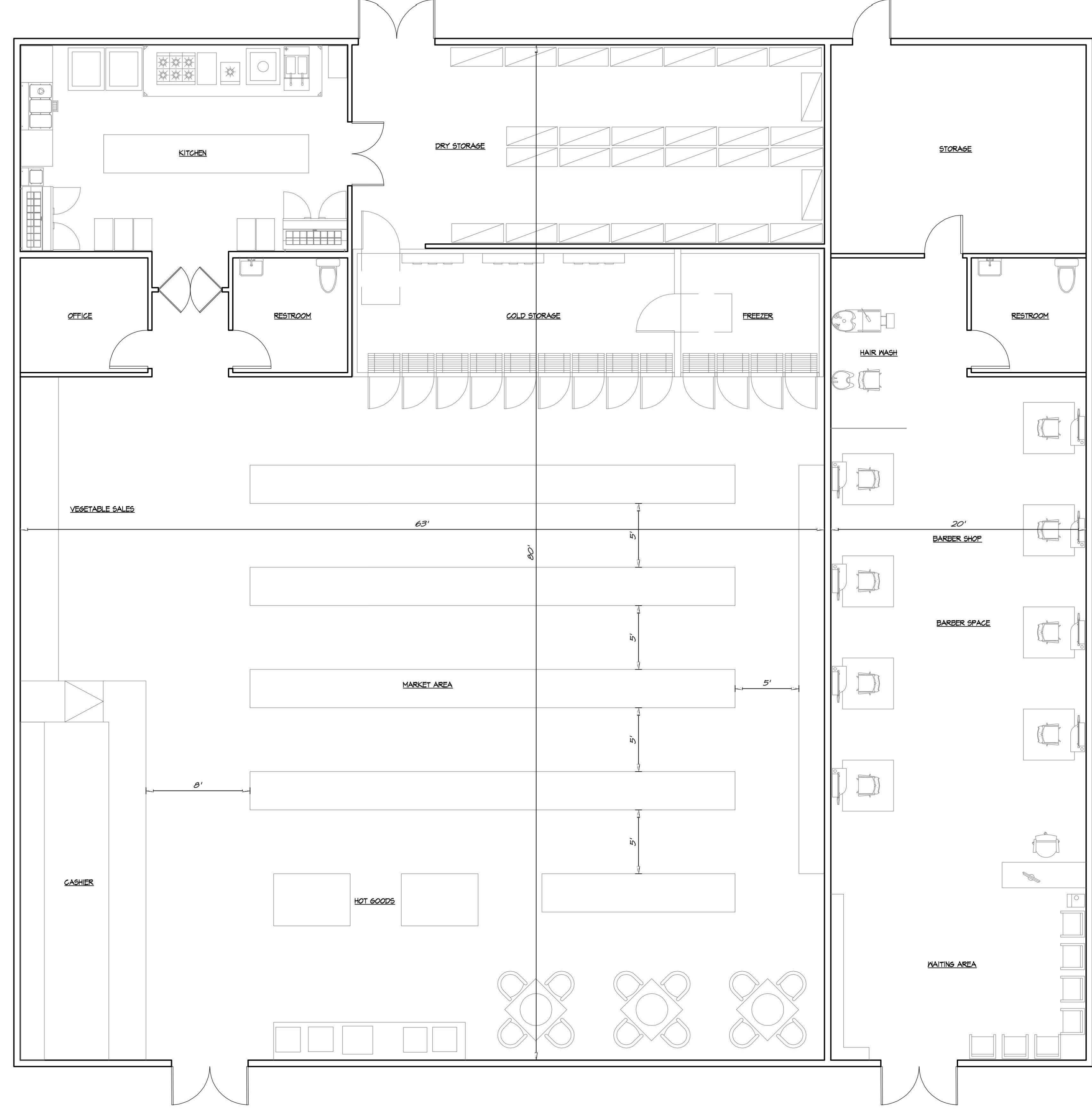
ACCESSIBLE DOUBLE PARKING STALL  
N.T.S.



ACCESSIBLE SINGLE PARKING STALL  
N.T.S.



FOOD MARKET EAST ELEVATION  
SCALE: 1" = 5'



MARKET FLOOR PLAN  
SCALE: 1" = 5'

CALL 9-1-1 OR  
1-800-227-2600  
2 WORKING DAYS TO  
14 CALENDAR DAYS  
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT



PREPARED FOR:  
**MARGINDER S. GILL**  
5016 WEST SHIELDS AVENUE  
FRESNO, CA 93722

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(559) 292-4046 \*FAX 251-2220 \*EMAIL: DGM@DGMELL.COM

**FLOOR PLAN & EXTERIOR ELEVATION**  
**CENTRAL MARKET**  
WEST SHIELDS AVENUE & NORTH CORNELIA AVENUE

JOB # 22-039  
DRAWN BY: DGM / JG  
CHECKED BY: DGM  
SCALE: N.T.S.  
DATE: 06/27/22  
DWG # 22-0395P  
FIELD BOOK: 429  
DATE OF SURVEY: 09/24/18  
LAST REVISED: 09/02/22 \* JG  
**SHEET 3 OF 3**

access drive from Shields

Legend



access drive from Cornelia

Legend

