



# County of Fresno

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

DATE: June 4, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez,  
Planning and Resource Management Officer  
Development Services and Capital Projects, Attn: William M. Kettler,  
Deputy Director of Planning  
Development Services and Capital Projects, Attn: Chris Motta,  
Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga  
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, Senior Planner  
Development Services and Capital Projects, Site Plan Review, Attn:  
James Anders  
Development Services and Capital Projects, Building & Safety/Plan Check, Attn:  
Arnold Valdivia, Supervising Building Inspector  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Wendy Nakagawa/Mohammad Mahmood  
Design Division, 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  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Justin Sloan  
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: 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/  
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

Fresno Irrigation District, Attn: Laurence Kimura  
North Kings GSA, Attn: Kassy D. Chauhan  
Fresno County Fire Protection District, Attn: fku.prevention-planning@fire.ca.gov

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

SUBJECT: Initial Study Application No. 8586, Amendment Application No. 3868

APPLICANT: Sandeep Kaur

DUE DATE: June 18, 2024

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to amend AA No. 3815 approved November 2, 2021 to allow a truck parking facility as an allowed use on two contiguous parcels totaling 8.38 zoned M-1(c) (Light Manufacturing, conditional). The subject parcels are located on the east side of South Peach Avenue, approximately 360 feet north of its intersection with East North Avenue and 4,038 feet south of the City of Fresno (2929 S. Peach Avenue, Fresno CA) (APNs 316-180-13 and 316-180-20).

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 **June 18, 2024**. 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

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*Activity Code (Internal Review):2432*

Enclosures

24-003029



# Fresno County Department of Public Works and Planning

AA 3868  
(Application No.)

### MAILING ADDRESS:

Department of Public Works and Planning  
Development Services Division  
2220 Tulare St., 6<sup>th</sup> Floor  
Fresno, Ca. 93721

### LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A  
Street Level  
Fresno Phone: (559) 600-4497  
Toll Free: 1-800-742-1011 Ext. 0-4497

### APPLICATION FOR:

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

### DESCRIPTION OF PROPOSED USE OR REQUEST:

*Amend AA 3815 to allow a truck parking facility as an allowed use on two contiguous parcels totaling 8.38 acres zoned M-1(C) (Light Manufacturing, Conditional)*

CEQA DOCUMENTATION:  Initial Study  PER  N/A

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

LOCATION OF PROPERTY: East side of S Peach Ave, approximately 360 feet north between East North Avenue and 4,038 feet south of the City of Fresno  
Street address: 2929 S Peach Avenue Fresno CA 93725

APN: 316-180-20, 316-180-13 Parcel size: 8.38 Acres Section(s)-Twp/Rg: S \_\_\_ - T \_\_\_ S/R \_\_\_ E

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

I, Angraj Singh, Paramjit Singh (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.

Angraj Singh, Paramjit Singh 6133 N Caspian Ave Fresno CA 93723  
Owner (Print or Type) Address City Zip Phone

Sandeep Kaur 6133 N Caspian Ave Fresno CA 93723  
Applicant (Print or Type) Address City Zip Phone

SAME AS ABOVE  
Representative (Print or Type) Address City Zip Phone

### CONTACT EMAIL:

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

|                           |                     |              |                      |
|---------------------------|---------------------|--------------|----------------------|
| Application Type / No.:   | AA 3868             | Fee: \$      | 3,107. <sup>00</sup> |
| Application Type / No.:   |                     | Fee: \$      |                      |
| Application Type / No.:   | Violation (35% fee) | Fee: \$      | 2,174. <sup>00</sup> |
| Application Type / No.:   |                     | Fee: \$      |                      |
| PER/Initial Study No.:    | IS 8586             | Fee: \$      | 3,901. <sup>00</sup> |
| Ag Department Review:     | Pre-app credit      | Fee: \$      | -247                 |
| Health Department Review: |                     | Fee: \$      | 721. <sup>00</sup>   |
| Received By:              | EIAZ                | Invoice No.: | TOTAL: \$ 9,656.90   |

#### 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): AA 3815  
Zone District: M-1(C)  
Parcel Size: \_\_\_\_\_  
APN # \_\_\_ - \_\_\_ - \_\_\_  
APN # \_\_\_ - \_\_\_ - \_\_\_  
APN # \_\_\_ - \_\_\_ - \_\_\_  
APN # \_\_\_ - \_\_\_ - \_\_\_



EmailTo: PUNJABTRUCKPARKING@GMAIL.COM  
Development Services

# Application Review

and  
Capital Project  
Division

Mail To:  
2929 S PEACH AVE  
FRESNO 93725

Department of Public Works and Planning

NUMBER: 24-003029  
APPLICANT: Paramjit & Angraj Singh  
PHONE: (559) 212-6003

PROPERTY LOCATION: 2929 S PEACH AVE FRESNO, California, 93725, USA  
APN(s): 316-180-20 ALCC: No  Yes # VIOLATION NO. 23-010101  
CNEL: No  Yes (level) LOW WATER: No  Yes WITHIN 1/2 MILE OF CITY: No  Yes  
ZONE DISTRICT: "M-1" Light Manufacturing District ; 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: (x) Lot of Rec. Map; ( ) On '72 rolls; ( ) Other PM 1078 ; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes  DISTRICT: Sanger Unified PERMIT JACKET: No  Yes  
FMFCD FEE AREA: (x) Inside / ( ) Outside District No.: CU FLOOD PRONE: No  Yes  
PROPOSAL AMEND AA 3815 TO ALLOW TRUCK PARKING FACILITY AS AN ALLOWED USED  
IN THE CONDITIONAL ZONING

COMMENTS:  
ORD. SECTION(S): 843.1 C 20G BY: J MEZA DATE: 3/8/24

GENERAL PLAN POLICIES: *Reserve (Limited Industrial)*  
LAND USE DESIGNATION: ( ) JPA: ( ) MINOR VA:  
COMMUNITY PLAN: *Reserve* (x) JA: \$ 3,107.<sup>00</sup> (x) HD: \$ 721.<sup>00</sup>  
REGIONAL PLAN: ( ) CUP: ( ) AG COMM:  
SPECIFIC PLAN: ( ) DRA: ( ) ALCC:  
SPECIAL POLICIES: ( ) VA: (x) IS/PER\*: \$ 3,901.<sup>00</sup>  
SPHERE OF INFLUENCE: ( ) AT: (x) Viol. (35%): \$ 2,174.<sup>00</sup>  
ANNEX REFERRAL (LU-G17/MOU): ( ) TT: ( ) Other:  
( ) PLA: Filing Fee: \$  
COMMENTS: ( ) TPM: Pre-Application Fee: - \$247.00  
( ) TPMW: Total County Filing Fee: \$ 966.<sup>00</sup>

FILING REQUIREMENTS: OTHER FILING FEES:  
(  ) Land Use Applications and Fees ( ) Archaeological Inventory Fee: \$75 at time of filing  
(  ) This Pre-Application Review form (Separate check to Southern San Joaquin Valley Info. Center)  
(  ) Copy of Deed / Legal Description (  ) CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,916.75)  
( ) Photographs (Separate check to Fresno County Clerk for pass-thru to CDFW.  
( ) Letter Verifying Deed Review Must be paid prior to IS closure and prior to setting hearing date.)  
(  ) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.  
(  ) Site Plans - One (1) Copy (folded to 8.5"x11") \*PDF COPY PREFERRED  
( ) 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  
(x) Resolution/Letter of Release from City of Fresno \$ 969  
( ) Nitrogen Loading Analysis or RWQCB supplemental treatment



BY: *Ejaz Ahmad* DATE: April 2024  
PHONE NUMBER: (559) 600 - 4204

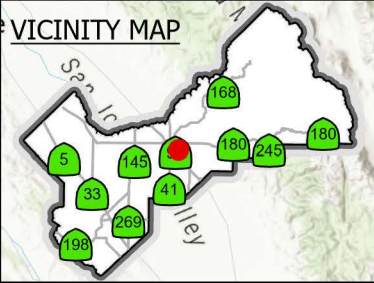
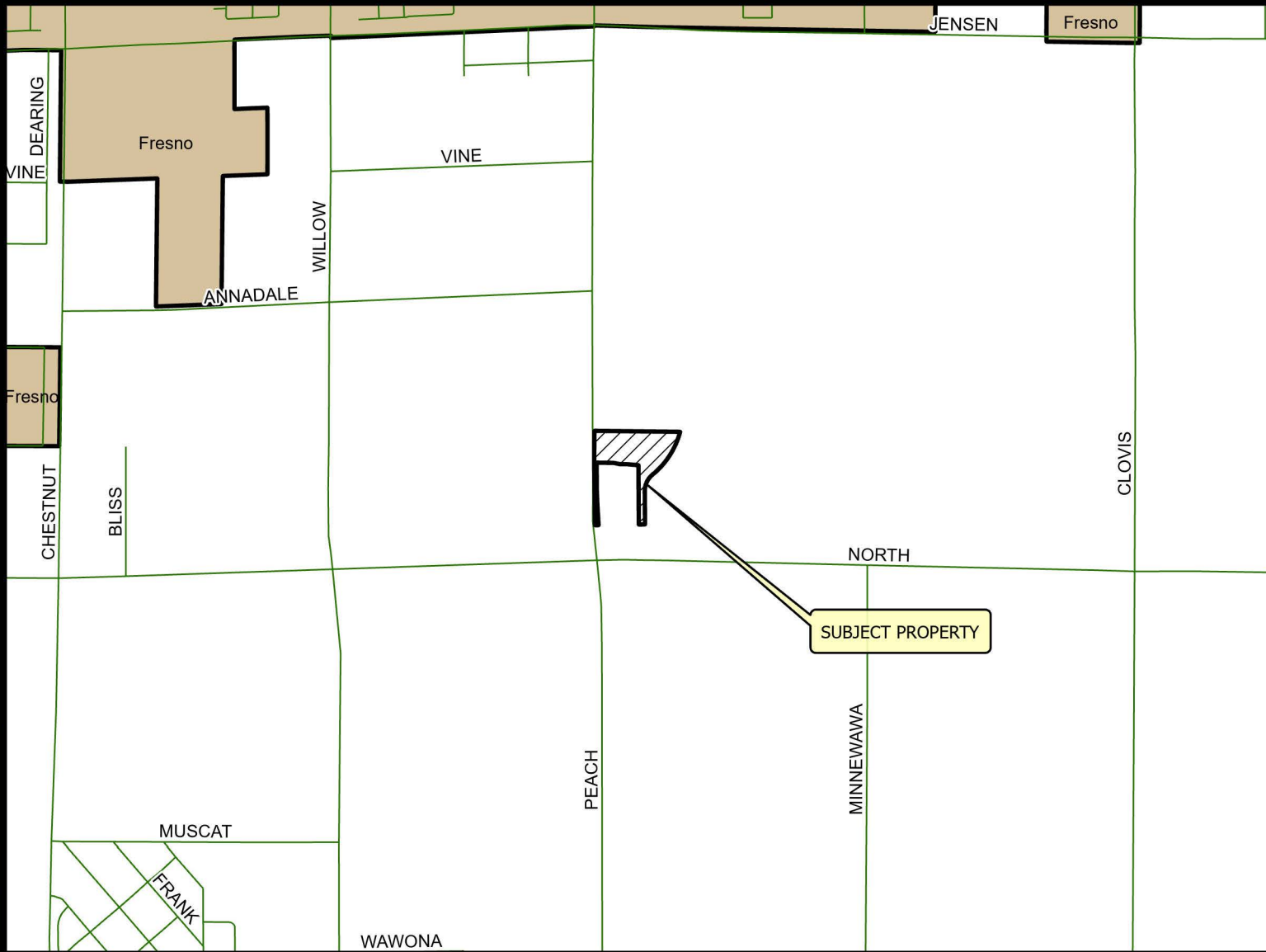
NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:  
( ) COVENANT ( ) SITE PLAN REVIEW  
( ) MAP CERTIFICATE ( ) BUILDING PLANS  
( ) PARCEL MAP ( ) BUILDING PERMITS  
( ) FINAL MAP ( ) WASTE FACILITIES PERMIT  
( ) FMFCD FEES ( ) SCHOOL FEES  
( ) ALUC or ALCC ( ) OTHER (see reverse side)

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.....

**Legend**

-  Fresno
-  Subject Property

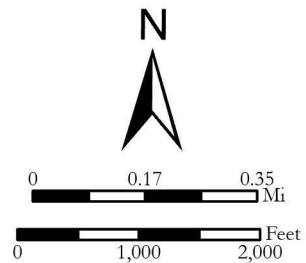


# LOCATION MAP

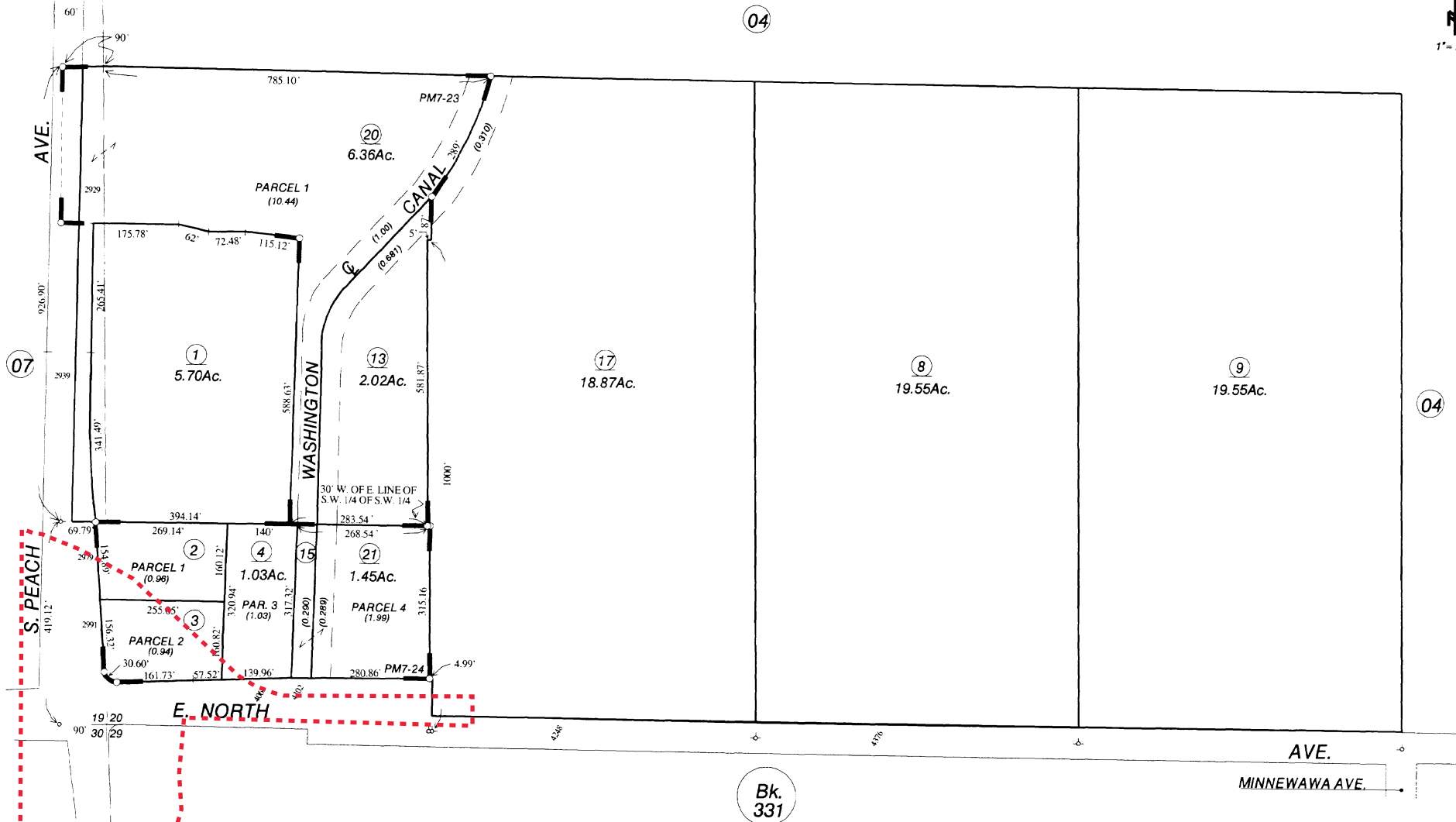
## AA3868&IS8586

## 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : jocervantes  
On Date : 6/3/2024



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

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

Bk.  
331

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



09-26-2009

# OPERATIONAL STATEMENT

## PUNJAB TRUCK PARKING

ANGRAJ SINGH, PARAMJIT SINGH  
2929 S PEACH AVE  
FRESNO CA 93725

FEBRUARY 27,2024

County of Fresno  
Development Services Division  
Department of Public works and planning  
2220 Tulare Street, 6<sup>th</sup> floor  
Fresno, CA 93721

Project Name, Location: - Punjab Truck Parking  
2929 S PEACH AVE  
FRESNO CA 93725  
APN :316-180-20  
ZONE: M1

### PROJECT DESCRIPTION:

Punjab Truck Parking Yard Project is being submitted by the property owner Angraj Singh and Paramjit Singh and pertains to 6.36 acre of property located at the 2929 S peach Ave Fresno CA 93725 APN:-316-180-20 and is currently zoned M1 are requesting authorization for the construction of new truck parking facility.

The proposed development consist of a old house, garage, a truck yard of 90 truck parking stalls, a car parking lot of 20 parking stalls. The proposed business operation time is 24 hours, Monday through Friday with no employee on site. No new Building is going to construct. We already got new exterior lighting and security camera system around the property perimeter. No new fence will be installed and no new landscaping will be installed. The new facility meets all set backs requirements from property lines and streets.

Sincerely  
Angraj Singh and Paramjit Singh

