

Proof of Service by Mail

(Code of Civil Procedure § 1013a)

I, Alexandria Vieira, declare as follows:

1. I am over 18 years of age and not a party to the matter connected with this proof of service.
2. I am employed by the County of Fresno in the office of the Clerk of the Board of Supervisors, at 2281 Tulare Street, Room 301, in Fresno, California 93721.
3. On September 6, 2024, I served the attached Notice of Hearing before the Board of Supervisors of the County of Fresno for the **AMENDMENT APPLICATION NO. 3852, VARIANCE APPLICATION NO. 4170; SITE PLAN REVIEW APPLICATION NO. 8299, and INITIAL STUDY NO. 8337** filed by **KHUSHPAL SINGH**.
4. I served the documents by enclosing them in an envelope and placing the envelope for collection and mailing following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.
5. The envelopes were addressed and mailed to each of the owners at their addresses, as shown on the current Fresno County Assessment Roll and on the property list compiled from said rolls, as set forth on the attached.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on this 6th day of September 2024, in Fresno, California.



Deputy, Clerk of the Board

The original proof of service, including the list of persons and their addresses to whom notice was mailed, is maintained by Public Works staff.



County of Fresno

BOARD OF SUPERVISORS

Chairman
Nathan Magsig
District Five

Vice Chairman
Buddy Mendes
District Four

Brian Pacheco
District One

Steve Brandau
District Two

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Clerk

Notice of Land Use Hearing

Notice of hearing before the Board of Supervisors of the County of Fresno on **AMENDMENT APPLICATION NO. 3852, VARIANCE APPLICATION NO. 4170; SITE PLAN REVIEW APPLICATION NO. 8299, and INITIAL STUDY NO. 8337** filed by **KHUSHPAL SINGH**.

Note: On June 13, 2024, the Fresno County Planning Commission considered this application, and forwarded its recommendation(s) to approve the application to the Board of Supervisors for final determination.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for **Tuesday, the 24th day of September, 2024**, at the hour of **9:30 A.M. (or as soon thereafter as possible)**, in the **Board of Supervisors Chambers**, Room 301, Hall of Records, 2281 Tulare St., Fresno, California, as the time and place for holding a public hearing on the following matter:

Allow the rezoning of a one-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1 (c) (Light Manufacturing; Conditional) Zone District with limited industrial uses; allow a five-foot side yard setback (15-foot required) to accommodate a grocery store on the parcel; and approve a Site Plan Review for the proposed store located on the southwest corner of East North Avenue and South Chestnut Avenue approximately 1,285 feet south of the nearest City of Fresno boundary (APN: 330-050-03) (3035 S. Chestnut Avenue) (Sup. Dist. 3).

Please see map on the Reverse Side

For information, contact **Ejaz Ahmad**, Department of Public Works and Planning, 2220 Tulare Street, (Corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, telephone **(559) 600-4204** or email **eahmad@fresnocountyca.gov**.

The full text of this Land Use Appeal will be available on the Fresno County website <https://fresnocounty.legistar.com/Calendar.aspx> under the September 24, 2024 meeting at the Meeting Details link by Wednesday, September 18, 2024.

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities, and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at **(559) 600-5473** or at ecalvillo@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

NOTES:

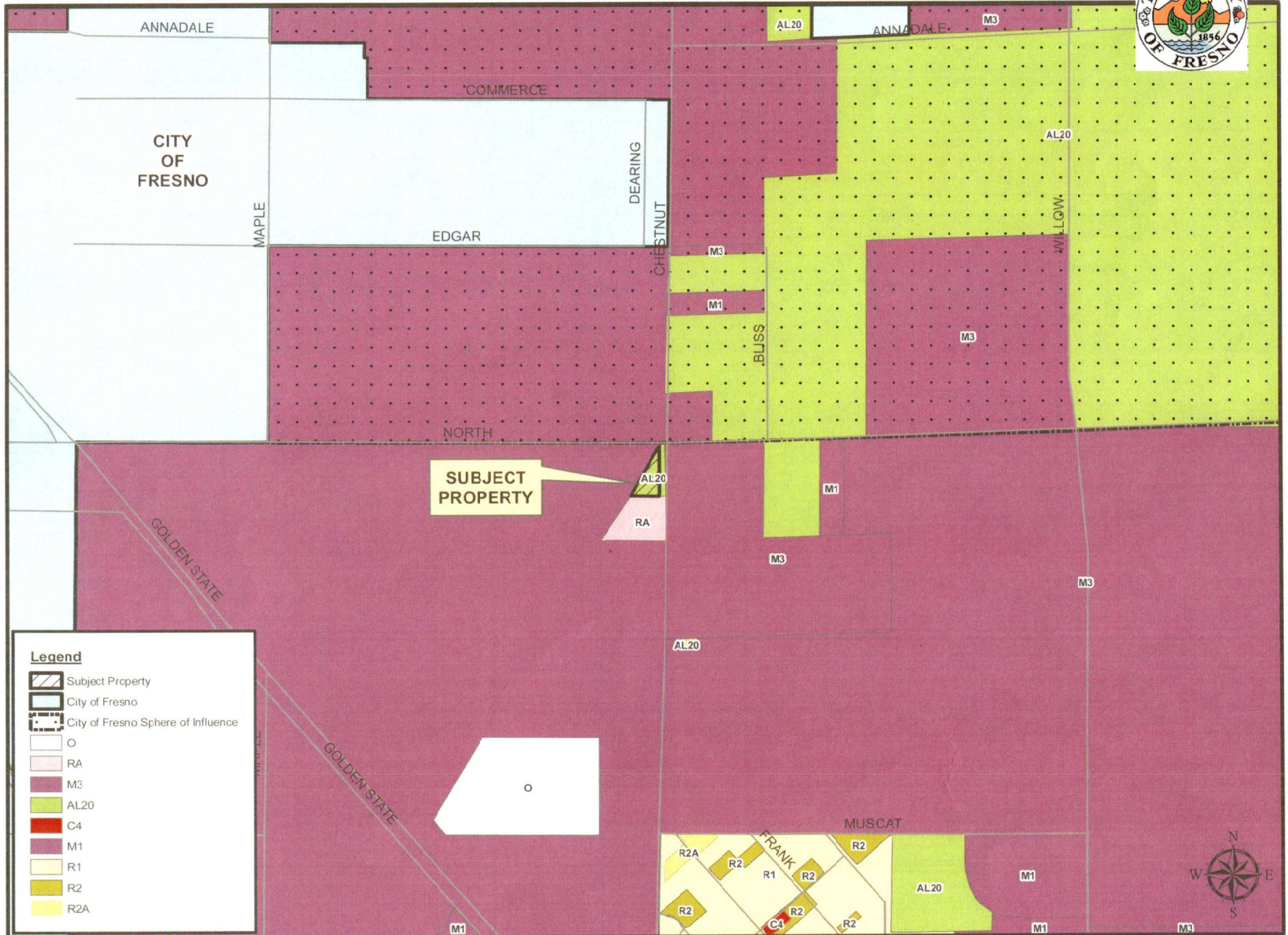
- Anyone may testify, please share this notice with your neighbors or anyone you feel may be interested.
- The Board of Supervisors will also accept written testimony such as letters, petitions, and statements. In order to provide adequate review time for the Board of Supervisors, please submit these documents to the Clerk to Board prior to the hearing date.
- If at some later date you challenge the final action on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

DATED: September 6, 2024

BERNICE E. SEIDEL
Board of Supervisors

By Alexandra Davis, Deputy

EXISTING ZONING MAP



THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126
Fresno, CA 93707
Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

Notice of Public Hearing

AMENDMENT APPLICATION NO. 3852, VARIANCE APPLICATION NO. 4170; SITE PLAN REVIEW APPLICATION NO. 8299, and INITIAL STUDY NO. 8337

DATE AND TIME OF PUBLIC
HEARING:
SEPTEMBER 24, 2024 AT 9:30 AM

DECLARATION OF PUBLICATION (2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

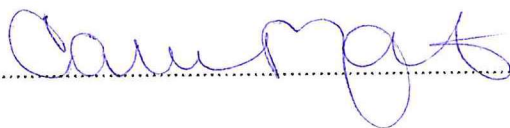
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No. 14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

SEPTEMBER 13, 2024

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

SEPTEMBER 13, 2024

ON



Notice of Public Hearing
Notice of hearing before the Board of Supervisors of the County of Fresno on AMENDMENT APPLICATION NO. 3852, VARIANCE APPLICATION NO. 4170; SITE PLAN REVIEW APPLICATION NO. 8299, and INITIAL STUDY NO. 8337 filed by KHUSHPAL SINGH. Note: On June 13, 2024, the Fresno County Planning Commission considered this application, and forwarded its recommendation(s) to approve the application to the Board of Supervisors for final determination.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for Tuesday, September 24, 2024, at the hour of 9:30 am (or as soon thereafter as possible), at the Board of Supervisors Chambers, Room 301, Hall of Records, 2281 Tulare St., Fresno, California as the time and place for holding a public hearing on the following matters:

Allow the rezoning of a one-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1 (c) (Light Manufacturing; Conditional) Zone District with limited industrial uses; allow a five-foot side yard setback (15-foot required) to accommodate a grocery store on the parcel; and approve a Site Plan Review for the proposed store located on the southwest corner of East North Avenue and South Chestnut Avenue approximately 1,285 feet south of the nearest City of Fresno boundary (APN: 330-050-03) (3035 S. Chestnut Avenue) (Sup. Dist. 3).

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The full text of this Land Use Hearing will be available on the Fresno County website <https://fresnocounty.ca.gov/Calendar.aspx> under the September 24, 2024 meeting at the Meeting Details link by Wednesday, September 18, 2024.

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities, and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

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Nathan Magsig, Chairman
Board of Supervisors
ATTEST:
BERNICE E. SEIDEL
Clerk, Board of Supervisors
Published in the Fresno Business Journal on Friday, September 13, 2024 09/13/2024

THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126

Fresno, CA 93707

Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

PUBLIC NOTICE

ADOPTED ORDINANCE NO. R-502-3852

Date of Adoption:

September 24, 2024

DECLARATION OF PUBLICATION (2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

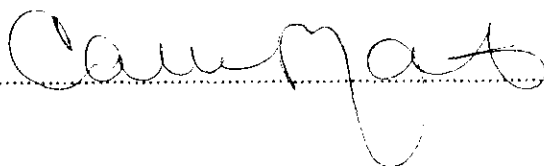
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

SEPTEMBER 27, 2024

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

SEPTEMBER 27, 2024

ON



PUBLIC NOTICE

ADOPTED ORDINANCE NO. R-502-3852

SUMMARY

NOTICE is hereby given that at its regularly scheduled meeting on September 24, 2024, the Fresno County Board of Supervisors adopted Ordinance No. R-502-3852, an Ordinance of the County of Fresno, State of California.

SUMMARY OF ORDINANCE

On June 13, 2024, the Fresno County Planning Commission recommended approval (6 to zero, three Commissioners absent) to change the zoning district of property thereby affected in accordance with the provisions of the Zoning Divisions of the Ordinance Code of Fresno County, and to amend the zone map established by said division accordingly and further described as 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 which heretofore has been classified with one-acre from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District, pursuant to the Zoning Division of the Ordinance Code of Fresno County, located on

the southwest corner of East North Avenue and South Chestnut Avenue approximately 1,285 feet south of the nearest City of Fresno boundary is hereby changed to the M-1 (c) (General Industrial, Conditional) Zone District.

The full text of this Ordinance is available online at <https://fresnocounty.legistar.com/Calendar.aspx> under the September 24, 2024, meeting date, or at the office of the Clerk to the Board of Supervisors, 2281 Tulare Street, Room 301, Fresno, California.

This Ordinance was adopted by the following vote:

AYES: Supervisors Brandau, Magsig,

Mendes, Pacheco, Quintero

NOES: None

ABSENT: None

ATTEST:

Bernice E. Seidel

Clerk, Board of Supervisors

09/27/2024