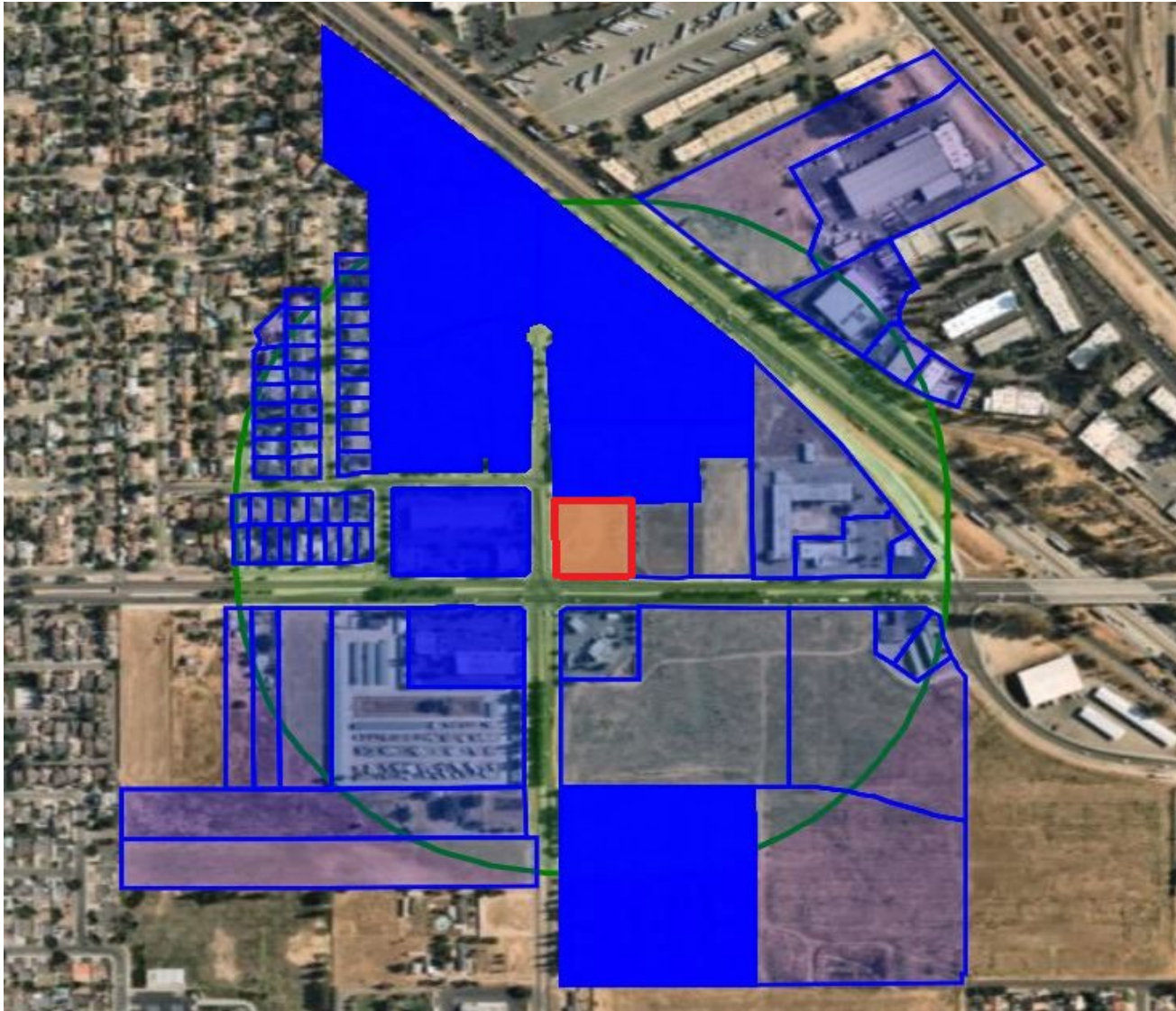


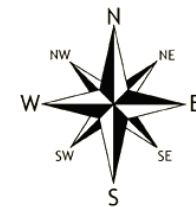
# Exhibit E

# Noticing Map



## Legend

-  Subject Property
-  Noticing Boundary





CITY OF FRESNO  
PLANNING AND DEVELOPMENT DEPARTMENT  
NEIGHBORHOOD NOTIFICATION

**Please Note:** You are receiving this notice because you live within 1,000 feet of a property that has requested a special permit for a use described below. For this type of permit, the Fresno Municipal Code (FMC) requires that the City give notice to surrounding property owners to give you the opportunity to express concerns or appeal the permit. Further information is provided below. If you have no concerns regarding the permit, no response is needed.

NOTICE IS HEREBY GIVEN that the Planning and Development Department Director, in accordance with Common Procedures of the FMC, Section 15-5007, will take action on the applications below:

Application Type and Number:	Conditional Use Permit Application No. P21-06063 Conditional Use Permit Application No. P21-06064 (ABC)
Applicant:	Samer Sabbah of Omni Land Development, Inc.
Location:	4390 West Ashlan Avenue; located on the northeast corner of West Ashlan and North Blythe Avenues. APN: 510-100-50
Application Description:	<b>Conditional Use Permit Application No. P21-06063</b> was filed to facilitate the site's physical development to construct a ±3,800 square-foot convenience store, a 1,750 square-foot quick-serve restaurant, a 50-foot automated carwash tunnel and an eight (8) fuel station canopy. The project includes on- and off-site improvements such as new landscaping, public utilities, parking, and a trash/recycling enclosure. <b>Conditional Use Permit Application No. P21-06064</b> requests authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (sale of beer and wine for consumption off the premises where sold) within the new ±3,800 square-foot convenience store.
Zone District:	CG/UGM ( <i>Commercial General/Urban Growth Management</i> )
<b>Comment Deadline:</b>	<b>March 13, 2023, at 5:00 p.m.</b>

The purpose of this notice, at this time, is only to solicit public input and provide members of the public with the opportunity to communicate comments or concerns for consideration prior to the Director making a final determination for project action. In the event you wish to provide comments for consideration, you may do so by written letter sent via post mail to the address below or via written email to [PublicCommentsPlanning@fresno.gov](mailto:PublicCommentsPlanning@fresno.gov) (cc [Jose.Valenzuela@fresno.gov](mailto:Jose.Valenzuela@fresno.gov)). Comments must include the person's interest in, or relationship to, the subject property and specific reason(s) why the person believes the project should or should not be approved.

ANY WRITTEN comments, concerns, or requests for notification of final project action must be submitted to this office prior to the close of business on:

**March 13, 2023**

If you wish to be notified of the Director's final action in order to be provided an opportunity to formally appeal said action, you must specify in your written comments that you wish to be notified of the final project action. If no written request for notification of final project action is included in the written comments, you will not be notified of the Director's final action, and no further communication or notice will be sent. Once the Director takes final action, there will be a 15-day appeal period. Unless otherwise specified in governing state or federal law, all formal appeals shall be filed with the Director in writing within 15 days of the date of the Director's final project action, decision, CEQA determination, motion, or resolution from which the final action is taken. Failure to object to the Director's final action and/or state said reasons prior to the decision shall potentially bar any later court challenge to the project approval.

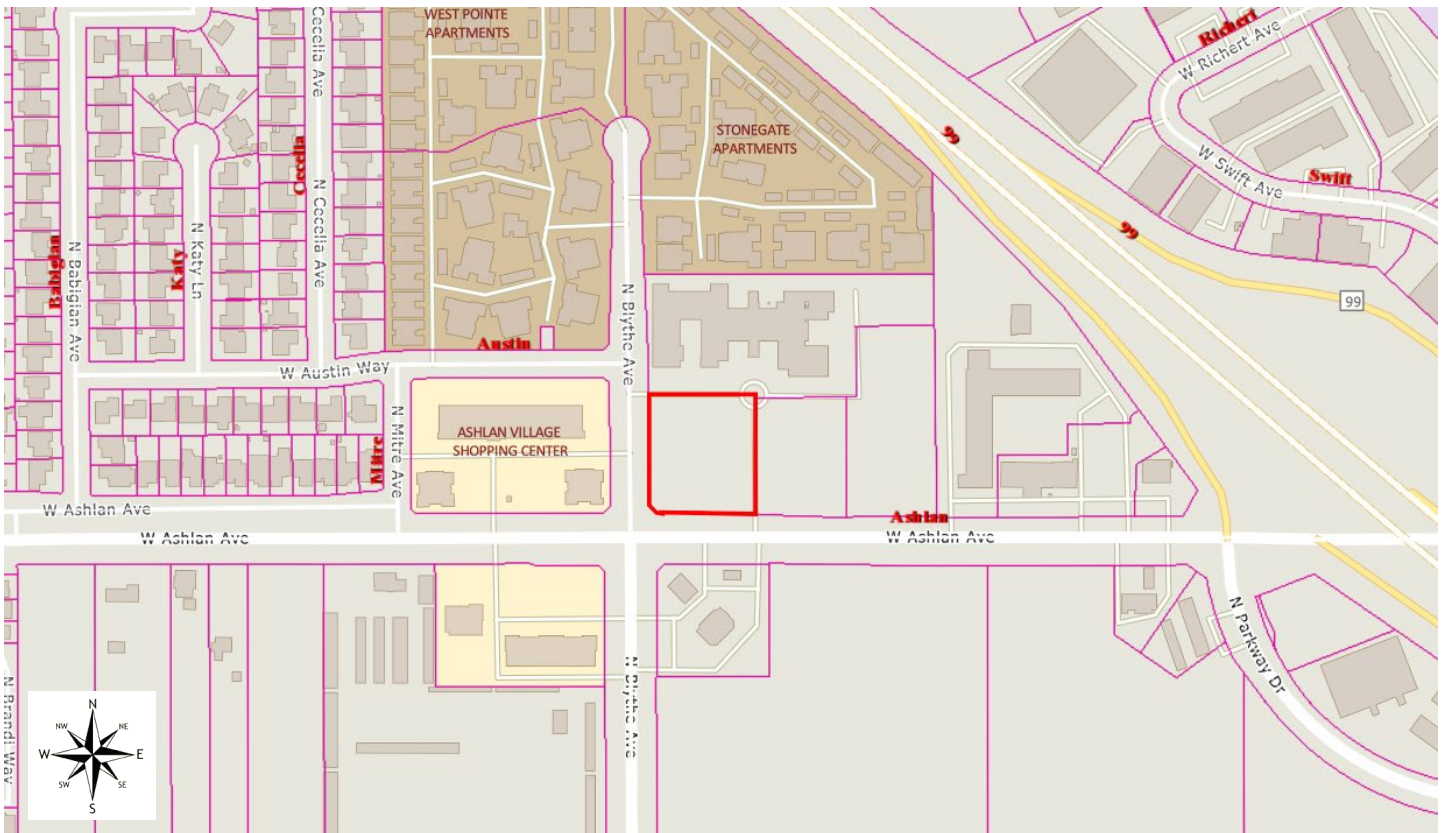
All documents related to this project are available for public review at the Planning and Development Department at the address listed below. Electronic copies may be requested by contacting the Planner at the number listed below. Documents are available for viewing at City Hall during normal business hours (Monday-Friday, 8 a.m.-5 p.m.) by appointment only. **Please contact the Planner listed below via email or phone to request electronic copies or schedule an appointment to view documents.**

For additional information regarding this project, contact **Jose Valenzuela**, Planning and Development Department, by telephone at **(559) 621-8070** or via email at [Jose.Valenzuela@fresno.gov](mailto:Jose.Valenzuela@fresno.gov). **Si necesita información en Español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070.**

PLANNING AND DEVELOPMENT DEPARTMENT  
Jennifer K. Clark, AICP, HDFP, Director  
Dated: February 28, 2023

JOSE VALENZUELA  
PLANNING AND DEVELOPMENT DEPARTMENT  
2600 FRESNO STREET, ROOM 3043  
FRESNO CA 93721  
**THIS IS A LEGAL NOTICE**  
4390 West Ashlan Avenue  
CUP No. P21-06063 & CUP No. P21-06064

**VICINITY MAP**



**Legend**

**Subject Property**



**CITY OF FRESNO  
PLANNING AND DEVELOPMENT DEPARTMENT**

**NOTICE OF PUBLIC HEARING**

**CONDITIONAL USE PERMIT NO. P21-06064 AND RELATED ENVIRONMENTAL ASSESSMENT**

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission, in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code and in accordance with the procedures of Article 50, Chapter 15, of the Fresno Municipal Code (FMC), will conduct a public hearing to consider the items below, filed by Samer Sabbah of Omni Development Inc., pertaining to a ±1.33 acre property located at 4390 West Ashlan Avenue; located on the northeast corner of North Blythe and West Ashlan Avenues. The applicant is requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (Off-Sale beer and wine) within the proposed ±3,800 square-foot Arco AM/PM convenience retail store.

1. **Environmental Assessment No. P21-06064:** A determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Section 15332/Class 32 Categorical Exemption dated December 11, 2023.

**FRESNO CITY PLANNING COMMISSION**

Date/Time: Wednesday, March 6, 2024 at 6:00 p.m. or thereafter

Place: City Hall Council Chamber, 2<sup>nd</sup> Floor, 2600 Fresno Street, Fresno, CA 93721; or, watch the live broadcast via the Zoom link located on the Planning Commission agenda found here: <https://fresno.legistar.com/Calendar.aspx>

Any interested person may also participate electronically during the public hearing to speak in favor or against the project proposal, by either Zoom meeting or telephone with instructions provided on the Planning Commission Agenda, and present written testimony at least 24 hours in advance, via an eComment or by email to [PublicCommentsPlanning@fresno.gov](mailto:PublicCommentsPlanning@fresno.gov) (cc [Erik.Young@fresno.gov](mailto:Erik.Young@fresno.gov)). All documents submitted to the Planning Commission for its consideration prior to or at the hearing shall be submitted at least 24 hours prior to the Commission agenda item being heard, pursuant to the Planning Commission rules and procedures, or they may be excluded from the administrative record of proceedings.

If you challenge the above applications 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 Development Services Division of the Planning and Development Department and/or Planning Commission at, or prior to, the public hearing. The Planning Commission action on the proposed Conditional Use Permit and Environmental Assessment will be final unless appealed to the City Council.

NOTE: This public hearing notice is being sent to surrounding property owners within 1,000 feet of the project site pursuant to the requirements of FMC Section 15-5007.

All documents related to this project are available for public review by appointment only at the Planning and Development Department at City Hall during normal business hours Monday-Friday, 8 a.m.-5 p.m., and electronic copies may be requested by contacting Supervising Planner Erik Young, Planning and Development Department, by telephone at **(559) 621-8009**, or via e-mail at [Erik.Young@fresno.gov](mailto:Erik.Young@fresno.gov). ***Si necesita información en Español, comuníquese con Valeria Ramirez al teléfono (559) 621-8046.*** at the number listed below.

**Please contact the Planner via e-mail or by phone to request electronic copies or to schedule an appointment to view documents.**

PLANNING AND DEVELOPMENT DEPARTMENT  
Jennifer K. Clark, AICP, HDFP, Director

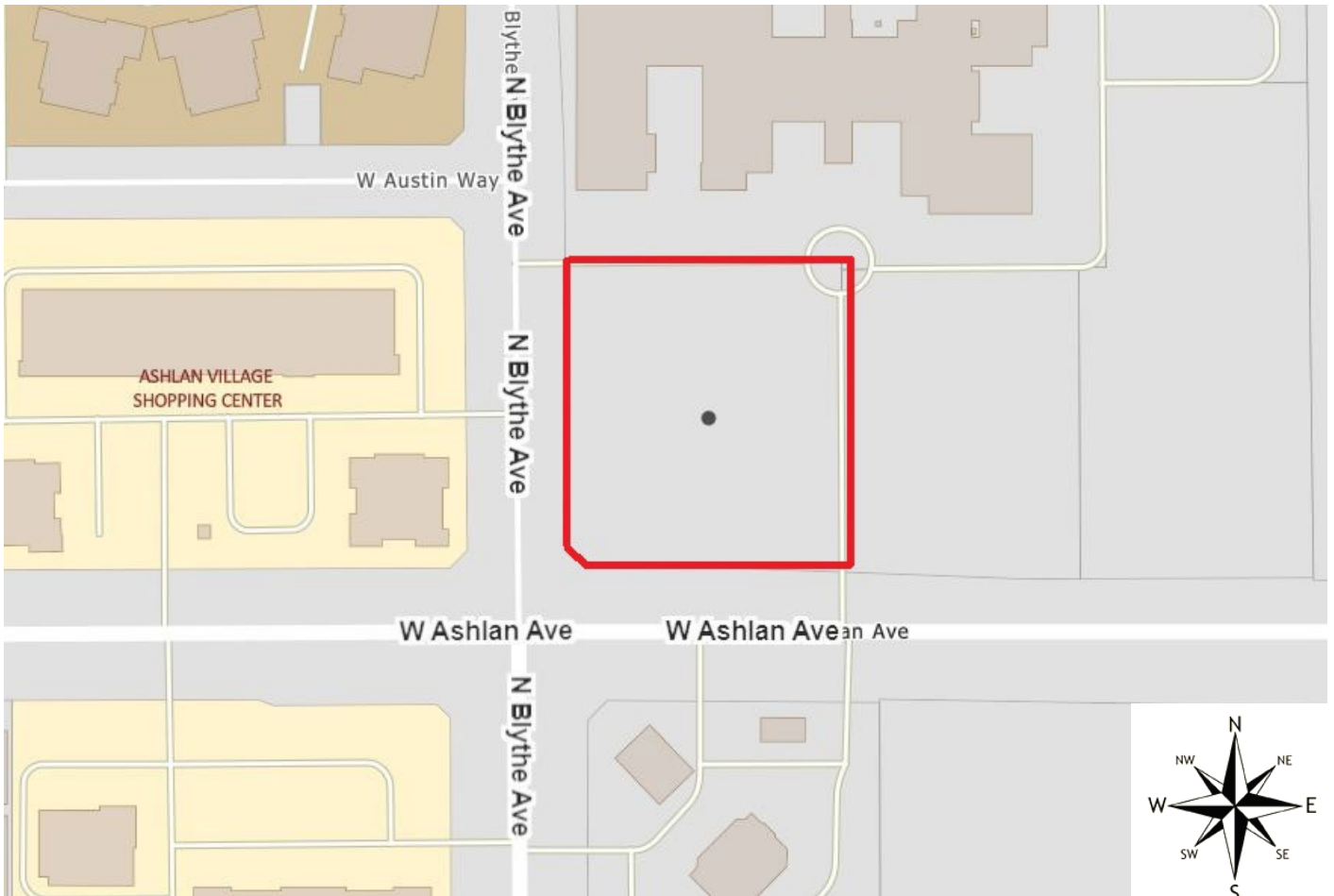
Dated: February 13, 2024  
Assessor's Parcel No. 510-100-50

**SEE MAP ON REVERSE SIDE**  
Planning and Development Department  
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277

**THIS IS A LEGAL NOTICE REGARDING**  
4390 West Ashlan Avenue  
P21-06064 Conditional Use Permit

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**VICINITY & SITE LOCATION**  
4390 West Ashlan Avenue



**Project Site**

