



Inter Office Memo

ATTENTION: FOR FINAL ACTION OR MODIFICATION TO OR ADDITION OF CONDITIONS, SEE FINAL BOARD OF SUPERVISORS' ACTION SUMMARY MINUTES.

DATE: October 10, 2019
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12799 - INITIAL STUDY APPLICATION NO. 7655,
AMENDMENT APPLICATION NO. 3837 and VARIANCE APPLICATION NO.
4073

APPLICANT: Michael Blas

OWNER: Harris Farms, Inc./Hazelton Farms, Inc.

REQUEST: Rezone a 2.5-acre portion of a 15.10-acre parcel from the AL-40 (Limited Agricultural, 40-acre minimum parcel size) to an AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District and include a Variance to allow the 2.5-acre portion to be created with less than the required 20-acre minimum parcel size and the remaining 12.6-acre portion of the parcel to remain as a legal non-conforming parcel in the AL-40 Zone District.

LOCATION: The subject parcel is located on the east side of E. Trimmer Springs Road approximately 4.3 miles north of its intersection with Belmont Avenue and 7.8 miles northeast of the nearest city limits of the City of Sanger (Sup. Dist. 5) (APN 158-070-40S).

PLANNING COMMISSION ACTION:

At its hearing of October 10, 2019, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Burgess and seconded by Commissioner Eubanks to adopt the Mitigated Negative Declaration prepared for the project; find that the proposed rezone is consistent with the County General Plan; adopt the recommended Findings of Fact for approval of a Variance; and recommend approval of Amendment Application No. 3837 and Variance No. 4073, subject to the Conditions listed in Exhibit B.

This motion passed on the following vote:

VOTING: Yes: Commissioners Burgess, Eubanks, Abrahamian, Hill and Vallis
 No: None
 Absent: Commissioners Chatha, Delahay and Lawson
 Abstain: Ede

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By:  _____
William M. Kettler, Manager
Development Services and Capital Projects Division

WMK:ksn:cwm
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Attachments

EXHIBIT A

Initial Study Application No. 7655
Amendment Application No. 3837
Variance Application No. 4073

- Staff: The Fresno County Planning Commission considered the Staff Report dated October 10, 2019 and heard a summary presentation by staff.
- Applicant: The owner's representative concurred with the Staff Report staff's recommendation and the recommended Conditions. He described the project and offered the following information to clarify the intended use:
- We (Hazelton Farms) need more storage space on our property.
 - Squaring off our property with the acquisition of the adjacent 2.5 acres will provide additional land needed for box storage.
 - We agree with all mitigation measures and conditions of approval recommended by staff.
- Others: One individual from Harris Ranch presented information in support of the application indicating that squaring off the property will help truckers make better and safer turns onto the property.
- No other individuals presented information in favor of or in opposition to the applications.
- Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the applications.

EXHIBIT B

**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7655
Amendment Application (AA) No. 3837; Variance Application No. 4073
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Cultural Resources	A professional archeologist shall conduct an archeological survey prior to any ground-disturbing activities resulting from development activities on the 2.5-acre parcel.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	As noted
2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/ PW&P	As noted
Conditions of Approval					
1.	A mapping procedure is required to merge the proposed 2.5-acre parcel with the 19.78-acre parcel. The project proponent shall file a Property Line Adjustment (PLA) application with the Development Engineering Section of the Fresno County Department of Public Works and Planning.				
2.	<p>Trimmer Springs Road is classified as an Arterial with an existing 40-foot right-of-way east of the centerline along the parcel frontage. The minimum width for an Arterial right-of-way east of the centerline is 42 feet. The owner of the subject property shall record a document irrevocably offering the northerly 2 feet of the subject property to the County of Fresno as future right-of-way for Trimmer Springs Road.</p> <p>Note: A preliminary title report or lot book guarantee is required before the irrevocable offer of dedication can be processed. The owner is advised that where deeds of trust or any other type of monetary liens exist on the property, the cost of obtaining a partial reconveyance, or any other document required to clear title to the property, shall be borne by the owner or developer.</p>				

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.

Project Notes

The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.

1.	The Applicant shall submit a preliminary technical report to the State Water Resources Control Board – Division of Drinking Water in compliance with Senate Bill 1263 six months prior to any water-related construction for the future development on the property.
2.	Future development proposals shall adhere to the Fire and Building Codes and shall annex to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District.
3.	<p>To address grading and drainage impacts resulting from future development proposals, the Development Engineering Section of the Fresno County Department of Public Works and Planning requires the following:</p> <ul style="list-style-type: none"> • An Engineered Grading and Drainage Plan to show how additional storm water runoff generated by the development will be handled without adversely affecting adjacent properties • A Grading Permit or Voucher for site grading • On-site turnarounds for vehicles leaving the site to enter the Arterial road in a forward motion • No new access points shall be allowed without prior approval. • Any development within the area identified as Zone A per FEMA, FIRM Panel 1645H shall comply with the County Flood Hazard Ordinance (Title 15.48). • Any improvements constructed near the canal that runs through the subject parcel shall be coordinated with the owners of the canal. • Any additional runoff generated by the proposed development of this site shall be retained or disposed of per County Standards.



County of Fresno
Board of Supervisors
Minute Order

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2281 Tulare Street
Fresno, California
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December 10, 2019

Present: 5 - Chairman Nathan Magsig, Supervisor Brian Pacheco, Supervisor Sal Quintero, Vice Chairman Buddy Mendes, and Supervisor Steve Brandau

Agenda No. 12.

Public Works & Planning

File ID: 19-1485

Re: Consider and adopt Mitigated Negative Declaration prepared for Initial Study Application No. 7655 including Mitigation Monitoring and Reporting Program prepared for Amendment Application No. 3837 and Variance Application No. 4073; approve Ordinance pertaining to Amendment Application No. 3837 thereby rezoning a 2.5-acre portion of a 15.10-acre parcel from the AL-40 to an AE-20 Zone District; approve Variance Application No. 4073 to allow 2.5-acre portion to be created with less than required 20-acre minimum parcel size and remaining 12.6-acre portion of parcel to remain as a legal non-conforming parcel in AL-40 Zone District; and designate County Counsel to prepare fair and adequate summary of proposed ordinance and direct Clerk of the Board to post and publish required summary in accordance with California Government Code, Section 25124(b)(1), subject parcel is located on east side of E. Trimmer Springs Road approximately 4.3 miles north of its intersection with Belmont Avenue and 7.8 miles northeast of nearest city limits of City of Sanger

A MOTION WAS MADE BY SUPERVISOR BRANDAU, SECONDED BY SUPERVISOR QUINTERO, THAT THIS MATTER BE APPROVED AS RECOMMENDED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Ayes: 5 - Magsig, Pacheco, Quintero, Mendes, and Brandau

Ordinance No. R-487-3837



County of Fresno
Board of Supervisors
Minute Order

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