



Inter Office Memo

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

DATE: May 26, 2016
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12570 – INITIAL STUDY APPLICATION NO. 7067 AND AMENDMENT APPLICATION NO. 3814

APPLICANT/
OWNER: Muhammad Attique
REPRESENTATIVE: Roger A. Smith
REQUEST: Rezone a 9.82-acre parcel from the AE-20(c) (Exclusive Agricultural, 20-acre minimum parcel size, Conditional) Zone District to an R-R (Rural Residential, two-acre minimum parcel size) Zone District.
LOCATION: The project is located on the east side of Grantland Avenue between Yale Avenue and McKinley Avenue approximately one mile west of the nearest city limits of the City of Fresno (2210 N. Grantland Avenue) (SUP. DIST. 1) (APN 312-160-01).

PLANNING COMMISSION ACTION:

At its hearing of May 26, 2016, the Commission considered the Staff Report and testimony (summarized in Exhibit "A").

A motion was made by Commissioner Woolf and seconded by Commissioner Mendes to recommend adoption of the Negative Declaration prepared for Initial Study Application No. 7067; recommend that the Board of Supervisors approve Amendment Application No. 3814 with the recommended Findings; and direct the Secretary to prepare a Resolution forwarding the Commission's action to the Board of Supervisors.

This motion passed on the following vote:

VOTING: Yes: Commissioners Woolf, Mendes, Abrahamian, Borba, Chatha
 No: Commissioner Lawson
 Absent: Commissioners Egan, Eubanks, Pagel
 Abstain: None

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

By: 

William M. Kettler, Manager
Development Services Division

Attachments

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EXHIBIT "A"

Initial Study Application No. 7067
Amendment Application No. 3814

Staff: The Fresno County Planning Commission considered the Staff Report dated May 26, 2016, and heard a summary presentation by staff.

Applicant: The Applicant's Representative concurred with the Staff Report and offered the following information to clarify details pertaining to the proposed rezoning:

- The property owner intends to build a house on the property and has no intention of using the land for agricultural purposes.
- The subject rezoning is being initiated before the filing of any mapping application to further subdivide the property.

Others: Two individuals presented information in opposition to the proposal, stating:

- The Applicant has previously stored commercial trucks on the property when it was not permitted, and there is concern that similar unpermitted activities involving trucks may occur on the property.
- The property has not been well-maintained and has at times contained an overgrowth of weeds.
- Prior uses on the property related to the dehydrator and other activities may have caused pollution of the soil which could affect future residential users of the property.

Staff from the Fresno County Department of Health, Environmental Health Division, spoke at the hearing at the request of one of the Commissioners to specifically address the public testimony regarding soil pollution, stating:

- There are some records of hazardous materials being stored on the property in the past, although the Regional Water Quality Control Board may have additional records.
- The property owners could voluntarily elect to test the soil prior to any structures being built, or the Commission could put a condition on the rezoning that the soil be tested prior to structures being built.

Correspondence: No letters were presented in support of or in opposition to the proposal.

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