



Board Agenda Item 4

DATE: January 26, 2021

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

SUBJECT: Initial Study No. 7014, Amendment Application No. 3812 (Applicant: CFX Trucking;
Gary Toor)

RECOMMENDED ACTION(S):

- 1. Consider and adopt the Mitigated Negative Declaration prepared for the project based on Initial Study No. 7014, including the Mitigation Monitoring and Reporting Program prepared for Amendment Application No. 3812; and**
- 2. Find that the proposed rezone of a 6.58-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District to allow a limited number of light industrial uses as requested by the Applicant is consistent with the County's General Plan, including the Housing element and the Roosevelt Community Plan.**
- 3. Adopt ordinance pertaining to Amendment Application No. 3812 thereby rezoning the subject 6.58-acre site from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District; and**
- 4. Designate County Counsel to prepare a fair and adequate summary of the proposed Ordinance and direct the Clerk of the Board to post and publish the required summary in accordance with Government Code, Section 25124(b)1.**

The subject parcel is located on the north side of E. North Avenue approximately 415 feet east of its intersection with S. Willow Avenue and 3,246 feet southeast of the nearest city limits of the City of Fresno (APN 316-071-48).

This item comes before your Board with a recommendation for approval from the Planning Commission (5 to 0; four Commissioners absent) and, as a legislative action, requires final action from your Board to adopt the Mitigated Negative Declaration (MND) prepared for the project based on Initial Study (IS) No. 7014, filed concurrently with the rezoning, Amendment Application (AA) No. 3812. A summary of the Planning Commission's action is included in Attachment A. This item pertains to a location in District 4.

ALTERNATIVE ACTION(S):

If your Board determines that the proposed AA No. 3812 to rezone the subject 6.58-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District is not consistent with the County-adopted Roosevelt Community Plan or the

County's General Plan Vision Statement, Goals and Policies, a motion to deny the Application would be appropriate.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended actions. Pursuant to the County's Master Schedule of Fees, the Applicant has paid land use processing fees in the amount of \$10,836.

DISCUSSION:

A rezoning (Amendment Application) is a legislative action requiring final approval by the Board of Supervisors, and adoption of the MND which was prepared based on IS No. 7014, if approved.

The current request involves rezoning of the subject property from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to an M-1(c) (Light Manufacturing, Conditional) Zone District to allow a limited number of by-right light industrial uses as requested by the Applicant. In general, these uses include: driver training schools; cold storage plants; aircraft, automotive and boat repair and maintenance; trucking yard terminals; manufacturing, compounding, processing, packing and wholesale and warehousing; and processing and fabrication of various materials. A complete list of proposed uses is included as Exhibit 9 of the Planning Commission staff report provided as Attachment B.

On October 8, 2020, the Planning Commission considered the rezoning. After receiving the Department of Public Works and Planning Staff's presentation and considering public testimony from the Applicant in support of the proposal, and no one speaking in opposition to the rezoning, the Commission voted unanimously (five to zero) in favor of forwarding to your Board a recommendation to adopt the MND prepared for the Project and recommending approval of the proposed rezoning subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in the Staff Report (Attachment C).

If your Board determines that the proposed rezoning is consistent with the County's General Plan and the County-adopted Roosevelt Community Plan, and determines to uphold approval of AA No. 3812. It would be appropriate to make a motion finding the Amendment consistent with the General Plan, Adopt a Mitigated Negative Declaration (Attachment D), prepared based on Initial Study No.7014, adopt the proposed attached Ordinance, and direct County Staff to prepare and publish a summary of the proposed Ordinance.

If your Board determines that the proposed rezoning is not consistent with the County's General Plan and County-adopted Roosevelt Community Plan, then denial of the rezoning would be appropriate, citing the reasons for denial and the proposal's inconsistency with the General Plan.

ATTACHMENTS INCLUDED AND/OR ON FILE:

Attachments A - D
Ordinance
On file with Clerk - Ordinance Summary

CAO ANALYST:

Samantha Buck