



Board Agenda Item 12

DATE: June 5, 2018

TO: Board of Supervisors

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

SUBJECT: Initial Study Application No. 7399 and Amendment Application No. 3826 (Applicant: Jerome Sandstrom)

RECOMMENDED ACTION(S):

1. **Consider and adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7399, including the Mitigation Monitoring and Reporting Program prepared for Amendment Application No. 3826; and**
2. **Approve Ordinance pertaining to Amendment Application No. 3826 thereby amending the M-1(c) (Light Manufacturing, Conditional) zoning on two contiguous parcels totaling 4.54 acres, to allow additional uses on said property including storage of boats, trailers, recreational vehicles (including travel trailers, motorhomes, and fifth-wheels), and a boat repair facility; and**
3. **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 property is located on the west side of Auberry Road, approximately 662 feet south of Frazier Road within the unincorporated community of Auberry (32177 and 31911 Auberry Road, Auberry) (APN 128-450-36 & 37).

This item comes before your Board with a unanimous (8 to 0, one Commissioner absent) recommendation for approval from the Planning Commission and requires final action from the Board of Supervisors as required by the Fresno County Zoning Ordinance and State planning law. A copy of the Planning Commission action is included as Attachment A. This item pertains to a location in District 5.

ALTERNATIVE ACTION(S):

If your Board determines that the amended conditional zoning is not consistent with the General Plan, a motion to deny Amendment Application No. 3826 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 and environmental review application fees in the amount of \$7,729.

DISCUSSION:

A rezoning is a legislative act requiring final approval by your Board. Final action by your Board is also required for the adoption of the Initial Study Application (IS), filed concurrently with the rezoning application. If approved, the rezoning would then become effective 30 days after adoption.

The current request involves modification to the existing M-1(c) (Light Manufacturing, Conditional) zoning on two contiguous parcels totaling 4.54 acres approved by Amendment Application No. 3620 in 1993, allowing a caretakers residence, mini-storage facility, truck yard, and a logging truck and equipment repair shop. The Applicant is requesting to allow additional uses on the property, which include storage of boats, trailers, recreational vehicles (including travel trailers, motorhomes, and fifth-wheels), and a boat repair facility. The Applicant operates Sierra Marina, Inc. and proposes to move an existing boat storage operation onto this site to expand his business. The site currently contains structures related to previous uses, which will be upgraded or removed by the Applicant to address current building codes. The Planning Commission Staff Report dated March 29, 2018, is included as Attachment B provides additional project information.

On March 29, 2018, the Planning Commission considered the subject application. After receiving staff's presentation and considering public testimony from the Applicant, the Commission voted 8 to 0 (one Commissioner absent) in favor of forwarding to your Board a recommendation adopting the Mitigated Negative Declaration prepared for the request and recommending approval of the proposed modification to the current zoning, subject to the Mitigation Measures, Conditions of Approval and mandatory Project Notes listed in the Staff Report. A copy of the Mitigated Negative Declaration is included as Attachment C.

If your Board determines that the proposed modification to the current zoning is consistent with the General Plan, a simple approval motion would be appropriate. If your Board determines that the proposed modification to the current zoning is not consistent with the General Plan, denial of the application would then be appropriate citing the reasons for denial and the proposal's inconsistency with the General Plan.

REFERENCE MATERIAL:

BAI #53 - August 24, 1993

ATTACHMENTS INCLUDED AND/OR ON FILE:

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

CAO ANALYST:

Sonia M. De La Rosa