

5/8/18
Item #12

Subject: FW: Opposition to BOS AI #12 (AA 3823 - Rompal)

Importance: High

From: paula baker <paularbaker@comcast.net>
Sent: Monday, May 07, 2018 12:45 PM
To: Monfette, Christina <cmonfette@co.fresno.ca.us>
Subject: Board of Supervisors hearing 5/8/18

Fresno County Board of Supervisors

Hearing 5/8/18

Application No. 7298 General Plan Amendment Application No. 551 and Amendment Application No. 3823.

Filed by Larry and Sherry Rompal.

We purchased this property and our home in 1975. We chose this area because it was rural, wide open space, quite, excellent location for farming yet close to town. This neighborhood is unique as many of us have been here 30+ years. We have neighbor gates between our properties. We have pets, gardens and family gatherings. We wave in passing and celebrate many birthdays and holidays together. It has always been a refuge from the hurried life east of 99.

If we would have wanted to be in a gated community with rows of houses we would have moved long ago. We are not light manufacturing. This is our home and it is getting hard to find that peace we have enjoyed for so many years. This change will surely devalue our property. At our age, on a fixed income, our future will be bleak.

At the Fresno County Planning Commission hearing on March 15, 2018 we presented photos showing the storage of Agri-Valley Irrigation's equipment and pipes on the property, 3213 W. Dudley, directly to the east of our property, 3237 W. Dudley. The owner of 3213 W. Dudley is an employee of Agri-Valley Irrigation and allowed the pipes and equipment to be stored on his property. Pipes, equipment, and odds and ends were placed along the property line. As can be seen by the photos, it was very unsightly to view this from inside our home and our backyard. The pipes and irrigation equipment have been moved to the property the Rompals purchased but can still be seen from our property.

We have always loved our outside grounds and spend many peaceful hours gardening, relaxing, dining, spending time with family, enjoying holidays and doing outside projects. Will this storage yard be

conducive to our families outside activities? Is this a view you would like to see from your home or yard? What is to keep this company which continues to grow as the valley's agriculture grows and changes, from returning their inventory along our property line?

A better solution, might be for Agri-Valley Irrigation to relocate to a property large enough to accommodate all their growing needs and 100 plus employees.

Please do not let this large company destroy the value of our home and way of life, only to find it is not adequate for their growing needs and eventually relocate elsewhere.

Thank you for your consideration,

Paula Baker

449-110-46 3237 W. Dudley Fresno, CA 93722



Facing South from 3237 W Dudley
Prior to March 16, 2018



Facing SE from 3237 W. Dudley



Facing East from 3237 W. Dudley



Facing NE from 3237 W. Dudley



Facing 5 East from 3237 W. Duddy



Facing East from 3237 W. Dudley



Facing East from 3237 W. Dudley



Facing SE from 3237 W. Dudley



Facing SE from 3237 W. Dudley



Facing East from 3137 W. Dually



Facing East from 3237 W. Dudley

5/8/18
Item # 12

Subject: FW: Opposition to BOS AI #12 (AA 3823 - Rompal)
Attachments: 20180504_094626 (1).jpg; 20180504_094501.jpg; 20180504_094635 (1).jpg
Importance: High

From: DR RAYMOND E BAKER <raymondbaker123@comcast.net>
Sent: Monday, May 07, 2018 11:28 AM
To: Monfette, Christina <cmonfette@co.fresno.ca.us>
Subject: Board of Supervisors hearing 5/7/18

Fresno County Board of Supervisors

Re: PLAN AMENDMENT APPLICATION no. 551 and

PLAN AMENDMENT APPLICATION NO. 3823

With regards to the fol-de-rol on West Dudley Avenue;

It appears that a Mr. and Mrs. Rompal purchased an oddly shaped approximately three and one-half acres piece of Rural Residential (RR) property on the South side of Dudley Avenue between 3189 and 3213 West Dudley Avenue. (lot 449 110 23)

It seems that our new neighbor, the Rompal family, has allowed the folks at Agri-valley Irrigation Company access to their RR zoned property to store their pipe/plumbing supplies which is violating the County zoning ordinance and the City of Fresno easement ordinance by placing their "stuff" on the easement surrounding the city's ponding basin.

To our knowledge these violations have gone without citation, as it seems that the code enforcement department has provided a de facto unlawful change in the zoning requirements now by letting them act as if it was already a light industrial area.

This is an example of the camel getting its nose under a corner of the tent and I feel it will worsen over the years if the above amendments are granted.

That this move to re-zone the area, to ignore the General Plan and to severely damage the property value of the residences in the area is not supportable by a good faith action, but appears to be a bad faith attempt to derogate the value of the residences in the area to benefit other private parties who want industrial use or to drive the property values down to make subsequent eminent domain acquisitions cheaper.

We ask that you not harm our property values and destroy our neighborhood by denying this zoning change. .

Raymond E. Baker

Property owner lot 449 110 46









County of Fresno

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Clerk

Notice of hearing before the Board of Supervisors of the County of Fresno **INITIAL STUDY APPLICATION NO. 7298, GENERAL PLAN AMENDMENT APPLICATION NO. 551 and AMENDMENT APPLICATION NO. 3823** filed by **LARRY and SHELLY ROMPAL**, pursuant to Board of Supervisors direction.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for **Tuesday, the 8th day of May, 2018**, at the hour of **9:00 A.M. (or as soon thereafter as possible)**, in the **Board of Supervisors Chambers**, Room 301, Hall of Records, 2281 Tulare St., Fresno, California, as the time and place for holding a public hearing on the following matter:

Amend the Fresno County General Plan and County-adopted Fresno High-Roeding Community Plan by re-designating a 3.57-acre parcel from Rural Density Residential to Limited Industrial, and rezone the subject 3.57-acre parcel from R-R(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay) to M-1(c) (Light Manufacturing, Conditionally limited to Contractors Storage Yard). The subject parcel is located on the south side of Dudley Avenue, between Valentine Avenue and Marks Avenue, westerly adjacent to the city limits of the City of Fresno (Sup. Dist. 1) (APN 449-110-23). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7298 and take action on General Plan Amendment Application No. 551 and Amendment Application No. 3823.

Please see map on reverse side

For more information contact **Christina Monfette**, Department of Public Works and Planning, 2220 Tulare Street (corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, telephone **(559) 600-4245**, email cmonfette@co.fresno.ca.us.

The Agenda and Staff Reports will be on the Fresno County web site
<https://fresnocounty.legistar.com/Calendar.aspx> by Wednesday, May 2, 2018 by 6:00 p.m.

NOTES:

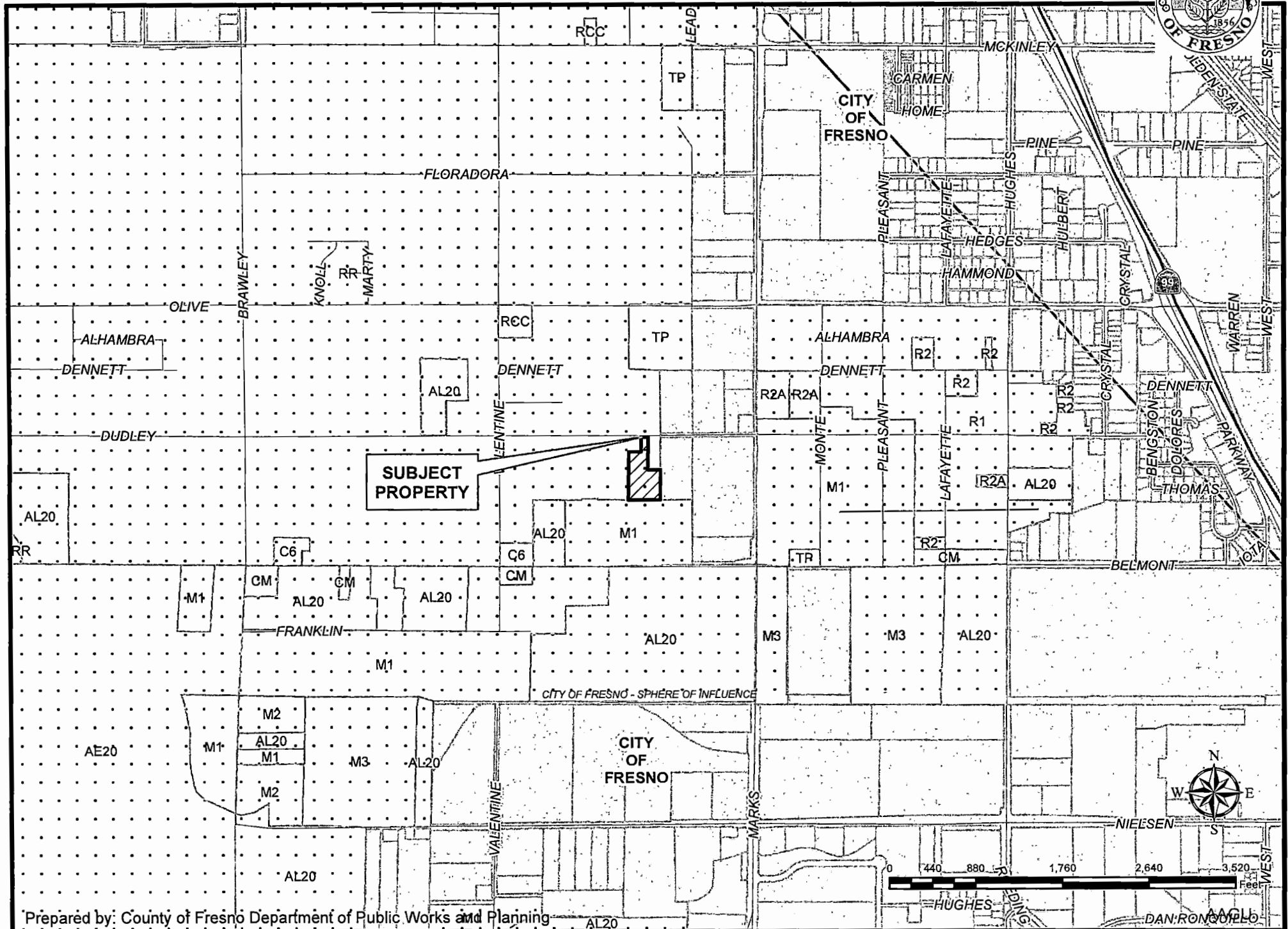
- Anyone may testify, please share this notice with your neighbors or anyone you feel may be interested.
- The Board of Supervisors will also accept written testimony such as letters, petitions, and statements. In order to provide adequate review time for the Board of Supervisors, please submit these documents to the Clerk of the Board prior to the hearing date.
- If at some later date you challenge the final action on this matter 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 Board of Supervisors at, or prior to, the public hearing.

DATED: April 18, 2018

BERNICE E. SEIDEL
Board of Supervisors

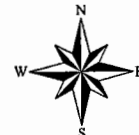
By *Rose Cuyf*, Deputy

EXISTING ZONING MAP

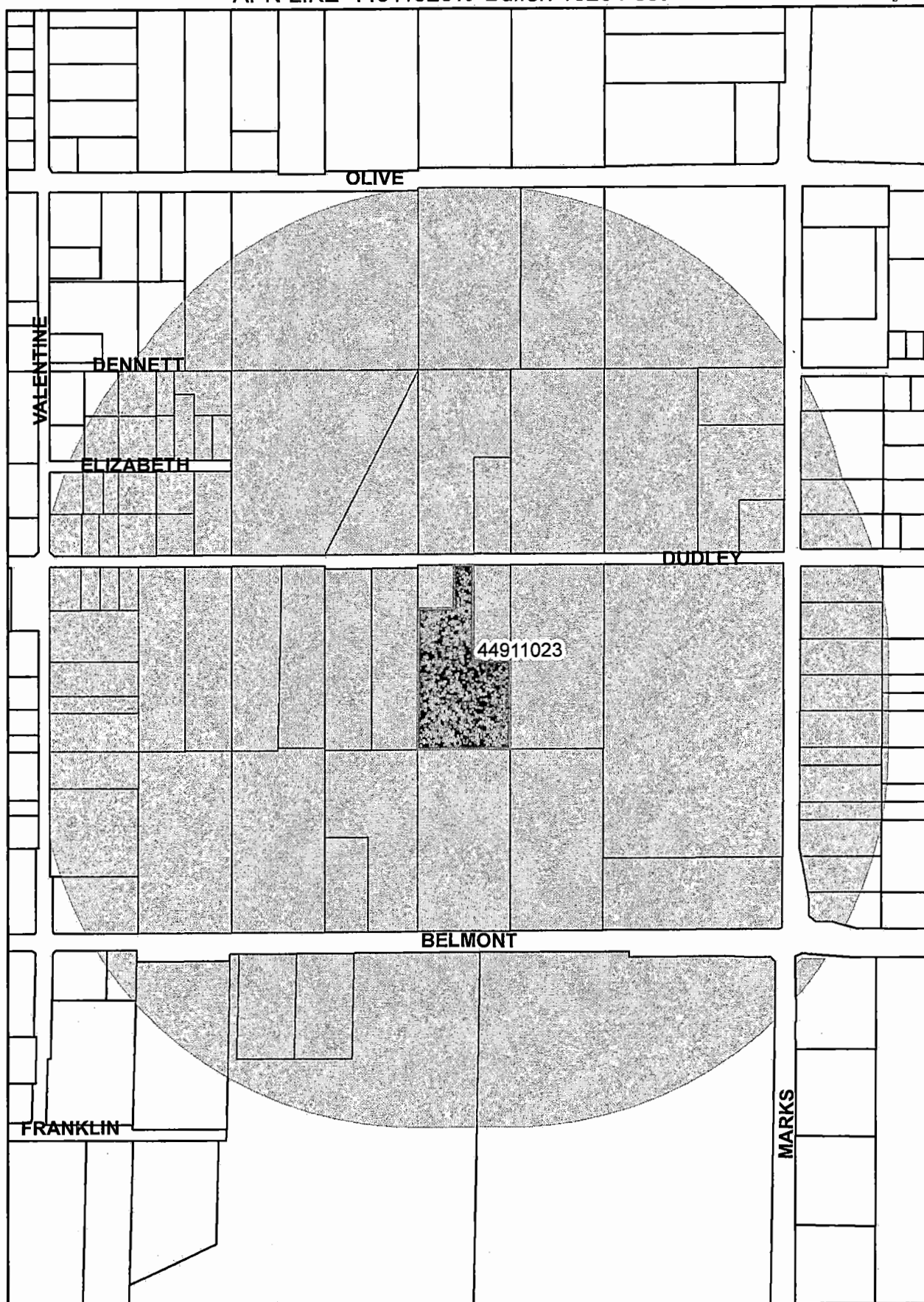




AA3823GPA551



APN LIKE '44911023%' Buffer: 1320 Feet



0 300 600 1,200 Feet

Date: 3/1/2018



County of Fresno

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Clerk

AFFIDAVIT OF MAILING

I declare that on **April 18, 2018**, at the request of the Fresno County Board of Supervisors, I mailed a notice like the one hereto attached with reference to:

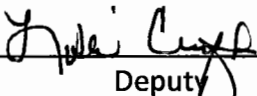
Notice of hearing before the Board of Supervisors of the County of on **INITIAL STUDY APPLICATION NO. 7298, GENERAL PLAN AMENDMENT APPLICATION NO. 551 and AMENDMENT APPLICATION NO. 3823** filed by **LARRY and SHELLY ROMPAL**, pursuant to Board of Supervisors direction.

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by depositing in the United States Post Office at Fresno, California, a copy of said notice enclosed in an envelope with postage prepaid, addressed to each of the owners at their addresses, all as shown on the current Fresno County Assessment Roll and shown on the property list compiled from said rolls and in the file of the case.

This declaration is made under penalty of perjury.

By 
Deputy

THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126

Fresno, CA 93707

Telephone (559) 490-3400

(Space Below for use of County Clerk only)

RECEIVED
MAY 07 2018

CLERK. BOARD OF SUPERVISORS

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

NOTICE OF PUBLIC HEARING
INITIAL STUDY APPLICATION NO. 7298

DATE AND TIME OF HEARING
MAY 8, 2018 AT 9:00AM.

DECLARATION OF PUBLICATION
(2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No. 14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

APRIL 25, 2018

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

APRIL 25, 2018

ON

Sharon Harold

Notice of Public Hearing

Notice of hearing before the Board of Supervisors of the County of Fresno
INITIAL STUDY APPLICATION NO. 7298, GENERAL PLAN AMENDMENT APPLICATION NO. 551 and AMENDMENT APPLICATION NO. 3823 filed by **LARRY and SHELLY ROMPAL**, pursuant to Board of Supervisors direction.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for Tuesday, May 8, 2018, at the hour of 9:00 am (or as soon thereafter as possible), at the Board of Supervisors Chambers, Room 301, Hall of Records, 2281 Tulare St., Fresno, California as the time and

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For more information contact **Christina Monfette**, Department of Public Works and Planning, 2220 Tulare Street (corner of Tulare & "M" Streets, Suite A), Fresno, CA 93721, telephone (559) 600-4245, email cmonfette@co.fresno.ca.us.

The full text of this Land Use Appeal will be available on the Fresno County website <https://fresnocounty.registar.com/Calendar.aspx> under the May 8, 2018 meeting at the Meeting Details link by Wednesday, May 2, 2018.
Sal Quintero, Chairperson
Board of Supervisors
ATTEST:
BERNICE E. SEIDEL
Clerk, Board of Supervisors
04/25/2018

THE BUSINESS JOURNAL

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RECEIVED
MAY 16 2018

CLERK. BOARD OF SUPERVISORS

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

PUBLIC NOTICE
ADOPTED ORDINANCE NO. R-481-3823

DATE ORDINANCE WAS ADOPTED:

MAY 8, 2018

DECLARATION OF PUBLICATION (2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

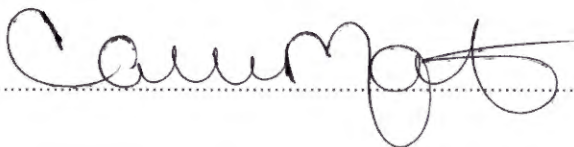
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

MAY 11, 2018

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

MAY 11, 2018

ON _____



PUBLIC NOTICE

ADOPTED ORDINANCE NO.
R-481-3823
SUMMARY

NOTICE is hereby given that at its regularly scheduled meeting on May 8, 2018, the Fresno County Board of Supervisors adopted Ordinance No. R-481-3823, an Ordinance of the County of Fresno, State of California.

SUMMARY OF ORDINANCE

On March 15, 2018, the Fresno County Planning Commission recommended approval (6 to 2) to amend the Fresno County General Plan and change the boundaries of certain zones and the zoning district of property thereby affected in accordance with the provisions of the Zoning Division of the Ordinance Code of Fresno County, and to amend the zone map established by said division accordingly and further described as all that portion of the unincorporated area of Fresno County consisting of the parcel described as LOT 100 OF WEST FRESNO TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 17 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY; EXCEPTING THEREFROM THE EAST 130 FEET OF THE NORTH 335 FEET OF SAID LOT 100; FURTHER EXCEPTING THEREFROM THE NORTH 150 FEET OF THE WEST 125 FEET OF SAID LOT 100, which heretofore has been designated as Rural Density Residential in the Fresno County General Plan and classified in the RDR(nb) (Rural Residential, two-acre minimum parcel size, Neighborhood Beautification Overlay) Zone District pursuant to the Zoning Division of the Ordinance Code of Fresno County, located on the south side of Dudley Avenue, between Valentine Avenue and Marks Avenue,

westerly adjacent to the city limits of the City of Fresno is hereby amended to Limited Industrial in the Fresno County General Plan and changed to the M1(c) (Light Manufacturing, Conditional) Zone District as shown in Exhibit "A", limited to a Contractor Storage Yard as stated in the adopted Ordinance.

In accordance with Government Code Sections 25123, 25131, and 65854-65857, this Ordinance, designated as Ordinance No. R-481-3823 shall take effect thirty days after its passage.

The full text of this Ordinance is available online at <https://fresnocounty.legistar.com/Calendar.aspx> under the May 8, 2018, meeting date, or at the office of the Clerk of the Board of Supervisors, 2281 Tulare Street, Room 301, Fresno, California. This Ordinance was adopted by the following vote:

AYES: Supervisors Borgeas, Magsig,

Mendes, Pacheco, Quintero

NOES: None

ABSENT: None

ATTEST:

Bernice E. Seidel

Clerk, Board of Supervisors

05/11/2018