



Board Agenda Item 49

DATE: October 31, 2017

TO: Board of Supervisors

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

SUBJECT: Acceptance of Road Right-of-Way Dedication under Site Plan Review No. 7758

RECOMMENDED ACTION(S):

Accept the Grant of Easement for road right-of-way from Seleh H. Alkobadi, under Site Plan Review No. 7758, located on the northeast corner of East Manning Avenue and South Alta Avenue, approximately 1.75 miles east of the city limits of Reedley (APN: 373-370-02).

Approval of the recommended action will authorize the County of Fresno to accept the road right-of-way dedication as a condition under Site Plan Review No. 7758, as shown on Exhibit A, attached.

ALTERNATIVE ACTION(S):

Your Board may choose to reject the dedication of road right-of-way. Rejecting the dedication would prevent the property owner from meeting the conditions under Site Plan Review No. 7758, and require the County to acquire the subject road right-of-way for future road improvements.

FISCAL IMPACT:

There is no monetary consideration and no Net County Cost associated with this recommended action.

DISCUSSION:

The Fresno County Zoning Ordinance Section 874 B requires that because of changes that may occur to County roads due to the increase in vehicular traffic generated by facilities requiring a site plan review, and upon the principle that such development should be required to provide street dedications and improvements in proportion to such increased vehicular traffic, the following dedication has been deemed necessary by the Director of the Department of Public Works and Planning and is being required as a condition of the approval of Site Plan Review No. 7758.

The 628.96 foot dedication along the north side of East Manning Avenue and the 469.39 foot dedication along the east side of South Alta Avenue will increase both avenue's road right-of-way to the standard 30 feet from the section line to the subject parcel. This dedication is necessary to allow an agricultural commercial center consisting of a mini-mart with fuel sales, auto repair garage, and restaurant to replace an existing mini-mart with fuel sales on a 5.9 acre portion of the 18.77 acre subject parcel.

ATTACHMENTS INCLUDED AND/OR ON FILE:

Exhibit A
Locations Map
On file with Clerk - Grant of Easement

CAO ANALYST:

John Hays