



Board Agenda Item 61

DATE: July 10, 2018

TO: Board of Supervisors

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

SUBJECT: Right-of-Way Dedication - Site Plan Review 7933-R

RECOMMENDED ACTION(S):

Accept the Easement Deed dedication offered by Gurdip Singh, the Applicant/Owner as a condition precedent of the approval of Site Plan Review 7933-R.

There is no Net County Cost associated with the recommended action, which is one of the conditions precedent to the approval of Site Plan Review 7933-R (SPR). If approved, the Applicant/Owner, Gurdip Singh, will meet one of several conditions precedent to allow him to further improve, construct, and operate a convenience store and laundromat. The subject property is located in an unincorporated area of the County, on the northwest corner of Shields and Sierra Vista Avenues. The dedication will allow the construction of public road improvements as a condition of the Site Plan approval. This item pertains to a location in District 3.

ALTERNATIVE ACTION(S):

Your Board may reject the dedication of road right-of-way; however, this would prevent the Applicant/Owner from meeting all the conditions required for approval of the Site Plan, thereby prohibiting the proposed road improvements to the subject parcel.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended action. The Applicant/Owner will pay all costs associated with the road right-of-way dedication.

DISCUSSION:

Fresno County Zoning Ordinance, Section 874-B requires that because of changes that may occur to County roads, resulting from increased 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 proposed dedication has been deemed necessary by the Director of the Department of Public Works and Planning, as a condition to the approval of the Site Plan.

The recommended dedication of the 4.5 square-foot road easement, shown on Exhibit A, will facilitate the installation of sidewalk ramps to comply with Americans with Disabilities Act requirements. The dedication is necessary to allow the operation of a convenience store and laundry mat in 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.

With your Board's approval, the easement dedication will allow the Applicant/Owner to meet condition precedent of the approval of Site Plan Review 7933-R.

ATTACHMENTS INCLUDED AND/OR ON FILE:

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

CAO ANALYST:

Sonia M. De La Rosa