

# Planning Commission

July 16, 2024



## Information Packet

### ITEMS

#### File ID 24-948

Hearing to consider Vesting Tentative Tract Map No. 6192; Planned Development Permit Application No. P23-03377; and related Environmental Assessment No. T-6192/P23-03377 for approximately 15.82 acres of property located on the northeast corner of North Blythe and West Dayton Avenues (Council District 1).

#### Contents of Supplement:

*Supplemental Exhibit L – Comments Received after Publication [07.15.2024]*

#### **Supplemental Information:**

Any agenda related public documents received and distributed to a majority of the Commission after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the Planning Commission meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

#### **Americans with Disabilities Act (ADA):**

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

**From:** [REDACTED]  
**Sent:** Monday, July 15, 2024 11:24 AM  
**To:** PublicCommentsPlanning; John George  
**Subject:** TentativeTract No 6192 DevelopmentApp P23-003377

**External Email: Use caution with links and attachments**

Thank you in advance,

Respectfully submitted,  
Richard and Kathleen Lipps

TentativeTract No 6192 DevelopmentApp P23-003377

As of July. 14,2024, I have yet to receive the requested documentation from the planning office (I just emailed my request July 12,2024), therefore some of my questions may be answered or moot.

Areas of concern:

1. Preparation/Disruption of soil-**what measures to ensure health safety**

1. Valley Fever
2. Dust - causing asthmatic, heart and breathing health issues
3. Contamination of soil - trash -illegal dumping currently on land

The middle school currently being constructed at Brawley and Shields, has been observed only watering the grounder 1x during the pre construction. My understanding is that the land area is to be wetted during the entire pre construction period, to minimize the environmental impact of the soil.

2. Home Size

Until I see the zoning plans, I am concerned, if a 2 story home is built behind me, I will lose privacy, with neighbors bedroom windows overlooking my entire backyard,..

What will be done with the current wood fence, that is falling apart, which surrounds most of these. 15 acres?

Will the developer rebuild this old fence?

Will the developer pay for a new fence for the homeowner (most don't have the money to rebuild new fences), the cost should not come out of our pocket

Will the developer financially compensate those impacted to assist with a replacement fence

Will this new tract have their own water?

What is the separation between our development and the new tract

Will this new tract have any access points to our development

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### 3. Security

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What security/Police presence may we expect from initial building of this tract, to completion and thereafter? (Tagging- theft- etc)

Neighborhoods have a tendency to naturally overflow into each other, and as a neighborhood we currently experience mailbox theft, disturbances and helicopters flying over our development many nights.

These particular events happen throughout neighborhoods, but lack of timely action is frustrating.

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### 4. Taxes

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Increase in city taxes?

Increase in water prices?

Water is currently rated less than for quality in Fresno county

Increase in garbage prices?

Any additional assessments on my property?

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