



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

January 27, 2020

Pascual Garcia  
800 W. Cienega Avenue  
San Dimas CA 91773

Dear Applicant:

Subject: Resolution No. 12810 - Initial Study Application No. 7593 and Unclassified  
Conditional Use Permit Application No. 3639

On January 9, 2020, the Fresno County Planning Commission approved your above-referenced project with Conditions. A copy of the Planning Commission Resolution is enclosed.

Since no appeal was filed with the Clerk to the Board of Supervisors within 15 days, the Planning Commission's decision is final.

The approval of this project will expire two years from the date of approval unless a determination is made that substantial development has occurred. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Unclassified Conditional Use Permit.

If you have any questions regarding the information in this letter please contact me at [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov) or 559-600-4207.

Sincerely,

Jeremy Shaw, Planner  
Development Services and Capital Projects Division

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Enclosure (Resolution)



## Inter Office Memo

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DATE: January 9, 2020

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12810 - INITIAL STUDY APPLICATION NO. 7593 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3639

APPLICANT: Pascual Garcia

OWNER: Southern California Edison

REQUEST: Allow the expansion of an existing Southern California Edison Service Center with the construction of a laydown yard, which will provide storage area for equipment and material for the construction and maintenance of Southern California Edison's Transmission and Distribution system on a 2.62-acre portion of a 357.80-acre parcel in the RC-40 (Resource Conservation, 40-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the north side of Dinkey Creek Road, approximately one quarter-mile east of State Route 168/Tollhouse Road, within the unincorporated community of Shaver Lake (41694 Dinkey Creek Road) (SUP. DIST. 5) (APN 120-260-10U).

### PLANNING COMMISSION ACTION:

At its hearing of January 9, 2020, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Hill and seconded by Commissioner Ede to adopt the Mitigated Negative Declaration prepared for the project, adopt the recommended Findings of Fact for approval of a Conditional Use Permit, and approve Unclassified Conditional Use Permit No. 3639, subject to the Conditions listed in Exhibit B.



EXHIBIT A

Initial Study Application No. 7593  
Unclassified Conditional Use Permit Application No. 3639

- Staff: The Fresno County Planning Commission considered the Staff Report dated January 9, 2020, and heard a summary presentation by staff.
- Applicant: The Applicant concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:
- Our hours of operation are from 6:00 AM to 6:00 PM; the utility linemen do not leave the yard until 7:00 AM, which reduces equipment noise in the early morning.
- Others: No other individuals presented information in support of or in opposition to the application.
- Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

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**Mitigation Monitoring and Reporting Program**  
**Initial Study Application No. 7593/Unclassified Conditional Use Permit Application No. 3639**  
**(Including Conditions of Approval and Project Notes)**

Mitigation Measure					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1	Aesthetics	All outdoor lighting shall be hooded and directed downward away from adjacent property or the public roadway.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	Ongoing
2	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activity, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	Ongoing
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Floor Plans, and Operational Statement approved by the Commission.				
2.	A Site Plan Review Application shall be submitted for approval by the Director of the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Items to be addressed under the Site Plan Review may include, but are not limited to, design of parking and circulation, driveway, access, grading and drainage, fire protection, and lighting.				
3.	The Sierra Unified School District in which the subject property is located is authorized by State Law to adopt a resolution requiring the payment of construction fees. The Department of Public Works and Planning, Development Services Division requires certifications from the school district that the fees have been paid. An official certification form will be provided by the County when application is made for a building permit.				

EXHIBIT B

\*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.  
 Conditions of Approval reference required Conditions for the project.

**Notes**

**The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the Applicant.**

1.	The proposal shall comply with the 2007 California Code of Regulations Title 24 Fire Code. The Applicant shall submit three Site Plans stamped "reviewed" or "approved" from the Fresno County Department of Public Works and Planning to the Fresno County Fire Department for their review and approval. The Applicant shall submit evidence that their plan was approved by the fire department, and all fire protection improvements shall be installed prior to occupancy granted to the use.
2..	The project may be subject to joining the Community Facilities District (CFD). Before plans are submitted to the Fresno County Fire Protection District (FCFPD), a Fire Permit Application may be filled out and submitted to FCFPD to determine eligibility.
3.	The project/development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.
4.	Development shall be in accordance with all applicable State Responsibility Area (SRA) Fire Safe Regulations.
5.	No building or structure erected in this District shall exceed 35 feet in height, per Section 813.5.D of the Fresno County Zoning Ordinance.
6.	If approved, plans, permits and inspections are required for all structures, including, but not limited to, accessible elements and site development based upon the codes in effect at the time of plan check submittal.
7.	Any proposed signs will require submittal of plans to the Fresno County Department of Public Works and Planning to verify compliance with the County Zoning Ordinance.
8.	Within 30 days of the occurrence of any of the following events the Applicant/operators shall update their online Hazardous Materials Business Plan (HNBP) and site map ( <a href="https://www.fresnocupa.com">https://www.fresnocupa.com</a> or <a href="http://cers.calepa.ca.gov">http://cers.calepa.ca.gov</a> ):  1. There is a 100% or more increase in the quantities of a previously-disclosed material; 2. The facility begins handling a previously-undisclosed material at or above the HNBP threshold amounts.
9.	The business shall certify that a review of the business plan has been conducted at least once every three years and that any necessary changes were made and that the changes were submitted to the local agency. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
10.	All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations, Title 22, Division 4.5.
11.	Any work performed within the County right-of-way shall require an Encroachment Permit from the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning.
12.	A dust palliative shall be required on all parking and circulation areas.
13.	Any additional storm water runoff generated by the project cannot be drained across property lines, and must be retained on site per the County Standards.
14.	An Engineered Grading and Drainage Plan is required to show how additional storm water runoff generated by the proposed development will be

	handled without adversely impacting adjacent properties. A Grading Permit or Voucher is required for any grading that has been done without a permit and any grading proposed with this application.
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