



County of Fresno

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

June 4, 2019

Roy Oken
6450 Elwood Road
Sanger CA 93657

Dear Applicant:

Subject: Resolution No. 12769 - Variance Application No. 4066

On April 11, 2019, 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 one year from the date of approval. 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 Variance.

If you have any questions regarding the information in this letter please contact me at eahmad@fresnocountyca.gov or 559-600-4204.

Sincerely,

Ejaz Ahmad, Planner
Development Services and Capital Projects Division

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Enclosure



Inter Office Memo

DATE: April 11, 2019

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12769 - VARIANCE APPLICATION NO. 4066

APPLICANT: Roy Oken

OWNER: Western Camps Inc.

REQUEST: Allow a ropes course with a maximum height of 55.6 feet (maximum of 25 feet allowed) at an existing ranch and youth camp on a 43.6-acre parcel in the RE (Recreational) Zone District.

LOCATION: The project site is located on the north side of Elwood Road between Mustang Drive and Live Oak Drive, approximately five miles northwest of the unincorporated community of Squaw Valley (6450 Elwood Road, Sanger CA) (Sup. Dist. 5) (APN 158-090-28).

PLANNING COMMISSION ACTION:

At its hearing of April 11, 2019, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

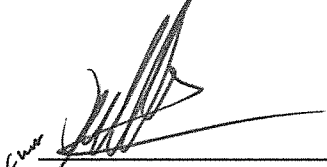
A motion was made by Commissioner Ede and seconded by Commissioner Eubanks to adopt the required Findings of Fact for approval of a Variance, and approve Variance No. 4066, subject to the Conditions listed in Exhibit B.

RESOLUTION NO. 12769

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Ede, Eubanks, Abrahamian, Burgess, Chatha, Delahay, Lawson and Vallis
	No:	None
	Absent:	Commissioner Hill
	Abstain:	None

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By:  _____
William M. Kettler, Manager
Development Services and Capital Projects Division

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NOTE: The approval of this project will expire one year 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 Variance.

Attachments

EXHIBIT A

Variance Application No. 4066

- Staff: The Fresno County Planning Commission considered the Staff Report dated April 11, 2019, 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:
- A ropes course has been offered on the property for the past 25 years.
 - All facilitators are qualified and licensed to run the ropes course; they go through a one-week accredited training program.
 - We recently learned that building permits are required for a ropes course; we were previously unaware of this fact.
 - Most ropes courses are 50 feet to 60 feet height (top of the poles); however, all activities occur on zip lines at a much lower height.
 - Ropes are designed to hold 6,000 pounds, and cables are designed to hold 1,500 pounds.
 - Scott Island, Hume Lake, Sequoia Lake and Fresno State Ropes also offer ropes courses; all other places our summer camp competes with have a ropes course.
- Others: Two individuals presented information in support of the application, citing the facility operates professionally, provides good training for team building, enhances the spirit of cooperation, and promotes cooperation among school age children. The current ropes course improvements are showing age and need to be replaced.
- No individuals presented information in opposition to the application.
- Correspondence: Five letters were presented to the Planning Commission in support of the application, maintaining that a ropes course does not have any negative impact on the community, creates no noise or visual impact and is beneficial in increasing academic and social-emotional skills of school-age children.

**Variance Application No. 4066
(Including Conditions of Approval and Project Notes)**

Conditions of Approval	
1.	Development shall be in substantial compliance with the Site Plan and Elevation(s) as approved by the Planning Commission.
2.	Plans, permits, and inspections are required, and a Certificate of Occupancy must be obtained prior to the use of the existing ropes course or the climbing wall which are being operated in violation of the Fresno County Ordinance.

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 project Applicant.	
1.	This Variance will become void unless there has been substantial development within one year of the effective date of approval.
2.	Construction plans, building permits and inspections will be required for all proposed improvements related to a ropes course. Contact the Building and Safety Section of the Development Services and Capital Projects Division at (559) 600-4540 for plans, permits and inspections.
3.	Per the Fresno County Department of Public Health, Environmental Health Division: <ul style="list-style-type: none"> • In future, if the operation of the facility exceeds the maximum capacity of the sewage treatment system, the septic system should be evaluated by an appropriately-licensed contractor for adequacy. It is recommended that the Applicant consider having the existing septic tank pumped, and have the tank and leach field evaluated by an appropriately-licensed contractor if they have not been serviced and/or maintained within the last five years. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system(s) • In an effort to protect groundwater, all abandoned water wells and septic systems on the parcel shall be properly destroyed by an appropriately-licensed contractor (permits required). • Prior to destruction of agricultural wells, a sample of the upper most fluid in the well column should be checked for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the "oily water" should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.
4.	Per the Development Engineering Section of the Development Services and Capital Projects Division: <ul style="list-style-type: none"> • According to FEMA FIRM Panel 06019C1670, the proposed site is in Flood Hazard Zone AO (depth 3 feet) and Zone X. All construction shall comply with Chapter 15.48 of the Fresno County Ordinance. • A grading permit will be required to insure compliance with the County Flood Hazard Ordinance.