



# County of Fresno

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

January 31, 2019

Derrel's Mini Storage, Inc.  
3665 W. Ashlan Avenue  
Fresno CA 93722

Dear Applicant:

Subject: Resolution No. 12749 - Initial Study Application No. 7347 and Classified Conditional Use Permit Application No. 3588

On December 6, 2018, the Fresno County Planning Commission approved your Classified Conditional Use Permit 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 Classified Conditional Use Permit.

If you have any questions regarding the information in this letter please contact me at [eahmad@fresnocountyca.gov](mailto: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

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DATE: December 6, 2018  
TO: Board of Supervisors  
FROM: Planning Commission  
SUBJECT: RESOLUTION NO. 12749 - INITIAL STUDY APPLICATION NO. 7347 and  
CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3588

APPLICANT: Derrel's Mini Storage, Inc.

OWNER: WESCLO, LP

REQUEST: Allow a personal/recreational vehicle storage facility and a caretaker's residence with office on a 38.03-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the northwest corner of E. Copper Avenue and Auberry Road approximately 2,800 feet east of the nearest city limits of the City of Fresno (Sup. Dist. 5) (APN 580-040-09).

### PLANNING COMMISSION ACTION:

At its hearing of December 6, 2018, the Commission considered the Staff Report and testimony (summarized in Exhibit A).


A motion was made by Commissioner Lawson and seconded by Commissioner Chatha to adopt the Mitigated Negative Declaration prepared for the project, adopt the required Findings of Fact for approval of a Conditional Use Permit, and approve Classified Conditional Use Permit No. 3588 subject to the Conditions listed in Exhibit B, including a new condition requiring dedication of an easement within the Auberry Road right-of-way for the future relocation of the existing Garfield Water District's pipeline.

RESOLUTION NO. 12749

This motion passed on the following vote:

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

WMK:ksn  
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NOTE: 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 Classified Conditional Use Permit.

Attachments

EXHIBIT A

Initial Study Application No. 7347  
Classified Conditional Use Permit Application No. 3588

- Staff: The Fresno County Planning Commission considered the Staff Report dated December 6, 2018, and heard a summary presentation by staff.
- Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:
- The proposed facility will allow storage of personal items within enclosed buildings and storage of recreational vehicles in the open, under canopies, or within enclosed carports.
  - All proposed buildings on the property will be single story, including the single-family residence with office for the on-site manager.
  - The facility will be developed in phases; storage buildings will be located on the periphery with landscaping along street frontages.
  - The project includes road right-of-way dedication to accommodate future widening of Copper Avenue and Auberry Road.
- 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 the application.
- The attorney for Garfield Water District presented an email and a letter to the Commission expressing concerns with receiving notices about the project and the need for a new pipeline easement along Auberry Road, outside of the right-of-way.

**Mitigation Monitoring and Reporting Program**  
**Initial Study Application No. 7347/Classified Conditional Use Permit Application No. 3588**  
**(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No. *	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	As long as the project lasts
2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, 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	As noted
3.	Transportation/Traffic	Prior to the issuance of building permits for the proposed project, the Applicant shall enter into an agreement with the County of Fresno agreeing to participate in pro-rata shares developed in the funding of future off-site traffic improvement as defined in the items a. b. & c. below.  a. The intersection of Copper and Willow Avenues will require widening and signalization with at least the following lane configurations:  Eastbound: one left-turn lane, two through lanes, and one right-turn lane Westbound: one left-turn lane, two through lanes, and one right-turn lane Northbound: one left-turn lane, two through lanes, and one right-turn lane	Applicant	Applicant/PW&P	As noted

		<p>Southbound: one left-turn lane, two through lanes, and one right-turn lane Applicant's total share cost is \$7,796.</p> <p>b. The intersection of Copper Avenue and Auberry Road will require widening and signalization with at least the following lane configurations:</p> <p>Eastbound: one left-turn lane and two through lanes Westbound: two through lanes and one right-turn lane Southbound: one left-turn lane and one right-turn lane Applicant's total share cost is \$5,574.</p> <p>c. The intersection of Copper and Minnewawa Avenues will require widening and signalization with at least the following lane configurations:</p> <p>Eastbound: two through lanes and one right-turn lane Westbound: one left-turn lane and two through lanes Northbound: one left-turn lane and one right-turn lane Applicant's total share cost is \$12,914.</p> <p>The County shall update cost estimates for the above-specified improvements prior to execution of the agreement. The Board of Supervisors, pursuant to Ordinance Code Section 17.88, shall adopt a Public Facilities Fee addressing the updated pro-rata costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index.</p>		
<b>Conditions of Approval</b>				
1.				Development of the property shall be in accordance with the Site Plan, Floor Plans, Elevations and Operational Statement approved by the Planning Commission.
2.				Prior to occupancy, a Site Plan Review shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include: design of parking and circulation areas, access, on-site grading and drainage, dedication of right-of-way, fire protection, landscaping, signage and lighting.

3.	Prior to occupancy, the project proponent shall enter into an agreement with Fresno County incorporating the provisions of the "Right-to-Farm" Notice (Ordinance Code Section 17.40.100) for acknowledgement of the inconveniences and discomfort associated with normal farm activities in the surroundings of the proposed development.
4.	A well yield test shall be required prior to the issuance of building permits.
5.	A "worm" left-turn lane into the site shall be provided to preclude outbound site traffic to a right-only movement. The Applicant shall sign a covenant with Fresno County agreeing to this future left-turn restriction out of the site.  Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.
6.	The site entrance gate and queuing area shall allow traffic that cannot access the site to be able to turn around without encroaching into the road right-of-way.
7.	Copper Avenue is classified as a Super Arterial requiring an ultimate road right-of-way of 78 feet north of the section line. The owner of the subject property shall record a document irrevocably offering the southerly 48 feet of the subject property to the County of Fresno as future right-of-way for Copper Avenue.  Note: A preliminary title report or lot book guarantee is required before the irrevocable offer of dedication can be processed. The owner is advised that where deeds of trust or any other type of monetary liens exist on the property, the cost of obtaining a partial re-conveyance, or any other document required to clear title to the property, shall be borne by the owner or developer.
8.	Auberry Road is classified as an Arterial requiring an ultimate road right-of-way of 53 feet west of the centerline. The owner of the subject property shall record a document irrevocably offering the easterly 23 feet of the subject property to the County of Fresno as future right-of-way for Auberry Road.  Note: A preliminary title report or lot book guarantee is required before the irrevocable offer of dedication can be processed. The owner is advised that where deeds of trust or any other type of monetary liens exist on the property, the cost of obtaining a partial re-conveyance, or any other document required to clear title to the property, shall be borne by the owner or developer.
9.	The owner of the subject property shall irrevocably offer a 20-foot-wide easement for Garfield Water District pipeline improvements within the easterly 20 feet of the proposed 50-foot landscape buffer along the Auberry Road frontage of the property so that the easement right-of-way is available to relocate the Garfield Water District's current pipeline, which runs adjacent to the property along the west side of Auberry Road, at such time that the County decides to widen Auberry Road.  Note: A preliminary title report or lot book guarantee is required before the irrevocable offer of dedication can be processed. The owner is advised that where deeds of trust or any other type of monetary liens exist on the property, the cost of obtaining a partial re-conveyance, or any other document required to clear title to the property, shall be borne by the owner or developer.

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

**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 Use Permit will become void unless there has been substantial development within two years of the effective date of approval.
2.	Construction plans, building permits and inspections will be required for all proposed improvements on the property. Building and/or facilities providing a 'Public Use' must comply with the accessibility requirements of Chapter 11B of the California Building Code. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 for permits and inspections.
3.	<p>To address site development impacts resulting from the project, the Site Plan Review Section of the Fresno County Department of Public Works and Planning requires the following:</p> <ul style="list-style-type: none"> <li>• All parking spaces for the physically disabled shall be placed adjacent to facility access ramps or in strategic areas where the disabled shall not have to travel behind parking spaces other than to pass behind the parking space in which they parked.</li> <li>• A proposed improvement area of 500 square feet or more shall require submittal of Landscape and Irrigation plans per the Governor's Drought Executive Order of 2015. The Landscape and Irrigation plans shall be submitted to the Department of Public Works and Planning, Site Plan Review (SPR) unit for review and approval prior to the issuance of Building Permits.</li> <li>• All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.</li> </ul> <p>Note: These requirements will be addressed through Site Plan Review.</p>
4.	<p>To address site drainage impacts resulting from the project, the Fresno Metropolitan Flood Control District (The District) requires the following:</p> <ul style="list-style-type: none"> <li>• The District shall review drainage and grading plans prior to approval by the County.</li> <li>• On-site retention of storm water run-off is not required, provided the developer can verify to the County that run-off can be safely conveyed to the Master Plan inlets.</li> <li>• A minimum 15-foot-wide storm drainage easement shall be required whenever storm drainage facilities are located on private property.</li> </ul>
5.	<p>To address health impacts resulting from the project, the Fresno County Department of Public Health, Environmental Health Division requires the following:</p> <ul style="list-style-type: none"> <li>• Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5.</li> <li>• Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.</li> <li>• All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5.</li> <li>• All abandoned water wells and septic systems shall be properly destroyed by an appropriately-licensed contractor. Prior to destruction of agricultural wells, a sample of the upper most fluid in the well column shall be checked for lubricating oil. If</li> </ul>



**Project Notes**

	<p>lubricating oil is found in the well, the oil shall be removed from the well prior to placement of fill material for destruction, and the "oily water" removed from the well shall be handled in accordance with federal, state and local government requirements..</p>
6.	<p>To address site development impacts resulting from the project, the Development Engineering Section of the Development Services and Capital Projects Division requires the following:</p> <ul style="list-style-type: none"> <li>• An Engineered Grading and Drainage Plan shall be required to show how additional storm water run-off generated by the proposal will be handled without adversely affecting adjacent properties.</li> <li>• A Grading Permit shall be obtained for any grading proposed with this application.</li> <li>• On-site turnarounds shall be provided for vehicles leaving the site to enter the road in a forward motion so that vehicles do not back out onto the roadway.</li> <li>• Prior to any work done within the County right-of-way, an encroachment permit shall be obtained from the Road Maintenance and Operations Division.</li> </ul>
7.	<p>The project shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the subject application, plans must be submitted to the County of Fresno Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD. Further, the property shall annex to Community Facilities District (CFD) No. 2010-01 of FCFPD.</p>
8.	<p>The Applicant shall contact San Joaquin Valley Air Pollution Control District's Small Business Assistance Office to identify Air District rules or regulations that may apply to this project or to obtain information about District permit requirements.</p>