



County of Fresno

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

April 12, 2018

Mike and Maria Tillinghast
16007 Griffith Avenue
Sanger CA 93657

Dear Applicant:

Subject: Resolution No. 12698 - Initial Study Application No. 7280 and Unclassified
Conditional Use Permit Application No. 3573

On March 15, 2018, the Fresno County Planning Commission denied your Unclassified
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.

If you have any questions regarding the information in this letter please contact me at
cmonfette@co.fresno.ca.us or 559-600-4245.

Sincerely,

Chrissy Monfette, Planner
Development Services and Capital Projects Division

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Enclosure



Inter Office Memo

DATE: March 15, 2018
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12698 - INITIAL STUDY APPLICATION NO. 7280 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3573

APPLICANT/
OWNER:

Mike and Maria Tillinghast

REQUEST:

Allow the operation of a high-intensity park to be used for weddings and banquet activities on a 20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION:

The project site is located on the south side of E. Griffith Way, approximately 2,070 feet east of its intersection with N. Riverbend Avenue, approximately 5.2 miles north of the nearest city limits of the City of Sanger (16007 West Griffith Way) (SUP. DIST. 5) (APN 158-061-36S).

PLANNING COMMISSION ACTION:

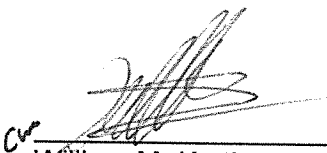
At its hearing of March 15, 2018, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Lawson and seconded by Commissioner Ede to determine that the required findings for a Conditional Use Permit could not be made and to deny Unclassified Conditional Use Permit Application No. 3573.

This motion passed on the following vote:

| | | |
|---------|----------|--|
| VOTING: | Yes: | Commissioners Lawson, Ede, Abrahamian, Burgess, Delahay, Eubanks, Vallis and Woolf |
| | No: | None |
| | Absent: | Commissioner Chatha |
| | 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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EXHIBIT A

Initial Study Application No. 7280
Unclassified Conditional Use Permit Application No. 3573

Staff: The Fresno County Planning Commission considered the Staff Report dated March 15, 2018, and heard a summary presentation by staff.

Applicant: The Applicant did not concur with the Staff Report and staff's recommendation. He described the project and offered the following information to clarify the intended use:

- The parcel is located in a beautiful setting on top of a hill, which provides a unique view.
- We requested a 390-person limit due to the nature of thresholds for septic and parking; this is the maximum amount of people that would be allowed without further improvements.
- This area is very spacious and the site is both internally and externally fenced.
- Z-Golf is an expert at running events and this site will be competitive with other venues in the area, and events will be very structured.
- This area is already very isolated, so there will not be significant impacts to traffic.
- The size of the parcel will help mask the number of people present on the site from surrounding properties.

Others: Eleven individuals representing neighboring property owners in the vicinity of the proposal provided testimony in opposition to the proposal. Specific concerns raised by the speakers included:

- The Acoustical Analysis is missing key information, such as the sound level at the speakers when samples were taken; background noise in this area during evenings is almost nonexistent.
- Speech can be heard at the yard of the Applicant's residence during normal residential activities; the addition of guests and music will only increase the noise in the area, which will disturb pets and livestock.
- Increased traffic along Griffith Way will inflict light pollution on neighboring properties.
- Griffith Way is not wide enough to support two-way traffic; strangers are likely to drive off of the road into an adjacent culvert.

- Dust from the increased traffic on Griffith Way will adversely impact the health of residents in the area, some of whom are sensitive to such impacts.
- Griffith Way is a private easement and surrounding property owners do not wish to give permission to the Applicant to allow commercial traffic on the easement.
- Riverbend Avenue, which provides access to Griffith Way has a blind hill near the turn to Griffith Way, which will contribute to accidents during arrival and departure of guests from the events.
- This area was removed from the designated Blossom Trail route due to the number of accidents that occurred.
- During dry weather, a stray cigarette could start a grass fire that would spread to other residences, causing increased risk.
- We anticipate that additional security/Sheriff activity would be required as a result of this event center. Due to the existing distribution of Sheriff Deputies in the County, they would not be able to respond quickly.
- Allowing commercial events in this area could interfere with nighttime farming activities.

Correspondence: No correspondence was received in favor of the request. Seventeen letters were received in opposition to the request and were distributed to the Commission at the hearing. Letters in opposition to the request generally reflected concerns raised by those speaking at the public hearing.

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