



## Planning Commission Staff Report Agenda Item No. 5 April 27, 2017

**SUBJECT:** Initial Study Application No. 6871, Classified Conditional Use Permit Application No. 3475 and Variance Application No. 4008

Allow modification of an existing camp facility to include a chapel with a 41-foot building height (25-foot maximum building height allowed) on an 80.00-acre parcel in the R-E (Recreational) Zone District.

**LOCATION:** The project site is located on the north side of State Route 180 (Kings Canyon Road), between Snowline Lodge Road and New McKenzie Ridge Road, approximately two miles northeast of the unincorporated community of Dunlap (45000 E. Kings Canyon Road) (SUP. DIST. 5) (APN 165-030-04).

**APPLICANT:** Sobin-Harte Architects, Inc.  
**OWNER:** Armenian Church of North America, Western Diocese

**STAFF CONTACT:** Derek Chambers, Planner  
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### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 6871; and
- Approve Classified Conditional Use Permit (CUP) No. 3475 with recommended Findings and Conditions; and
- Approve Variance No. 4008; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plan
6. Floor Plan
7. Elevation Drawings
8. Applicant's Operational Statement
9. Applicants' Statement of Variance Findings
10. Summary of Initial Study (IS) Application No. 6871
11. Draft Mitigated Negative Declaration
12. Planning Commission Resolution and Staff Report for CUP No. 2425 and VA No. 3269

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Public Lands and Open Space in the Fresno County-adopted Sierra-South Regional Plan	No change
Zoning	R-E (Recreational)	No change
Parcel Size	80 acres	No change
Project Site	Existing camp facility authorized by Classified Conditional Use Permit (CUP) No. 2425	Modification to permit a 5,248 square-foot chapel with a 41-foot building height (25-foot maximum building height allowed)
Existing Improvements: <ul style="list-style-type: none"> <li>• 5,338 square-foot dining hall</li> <li>• 2,000 square-foot caretaker's residence</li> <li>• 1,500 square-foot Clergy residence</li> <li>• Seven 288 square-foot cabins</li> <li>• Five 360 square-foot cabins</li> <li>• Sixteen 360 square-foot lean-to cabins</li> <li>• 450 square-foot lean-to cabin</li> </ul>		Proposed Improvements: <p>5,248 square-foot Chapel Building with overall building height of approximately 41 feet comprised of a 2,186 square-foot multiple-purpose room (e.g., assembly area); 716 square-foot Clergy office/Vestment storage area; 704 square-foot camp office with 671</p>

Criteria	Existing	Proposed
	<ul style="list-style-type: none"> <li>• Two 288 square-foot duplex cabins</li> <li>• Two 288 square-foot staff cabins</li> <li>• 1,065 square-foot staff cabin</li> <li>• 288 square-foot office building</li> <li>• 2,100 square-foot arbor</li> <li>• 1,200 square-foot arts and crafts building</li> <li>• 1,350 square-foot horse barn</li> <li>• 1,200 square-foot athletic equipment storage building/boat house</li> <li>• 480 square-foot mobile home</li> <li>• 360 square-foot workshop building</li> <li>• 128 square-foot storage building (e.g., shed)</li> <li>• 97 square-foot storage building (e.g., shed)</li> <li>• 600 square-foot restroom/shower building</li> <li>• 1,410 square-foot restroom/shower building</li> <li>• Boat dock; four tennis courts; one soccer field; archery range; two volleyball courts; two basketball courts; baseball field</li> <li>• Two water wells and water storage tank</li> <li>• Eight paved parking spaces and 68 unsurfaced parking spaces</li> </ul>	square feet of ancillary improvements (e.g., restrooms and storage space); and 971 square feet of exterior decking
Nearest Residence	Approximately 630 feet south of the subject parcel	No change
Surrounding Development	Wildland area with foothill/mountainous terrain characterized by relatively large parcels utilized for agricultural grazing and sparse residential land uses; unincorporated community of Dunlap is located approximately two miles southwest of the subject parcel; State Route 180 (Kings Canyon Road) is located approximately three quarter-miles south of the subject parcel	No change
Operational Features	N/A (existing camp operation was previously authorized by CUP No. 2425)	See discussion under the <b>Background Information</b> section of this Staff Report
Employees	N/A	No change
Customers/Visitors	N/A	No change
Traffic Trips	N/A	No change

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
Lighting	N/A	Additional outdoor lighting near pedestrian routes (e.g., walkways)
Hours of Operation	N/A	No change

**EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: No**

**ENVIRONMENTAL ANALYSIS:**

An Initial Study (IS) was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the IS, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 10.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: March 17, 2017.

**PUBLIC NOTICE:**

Notices were sent to eight property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

A Classified Conditional Use Permit (CUP) may be approved only if four Findings specified in Fresno County Zoning Ordinance Section 873-F are made by the Planning Commission.

A Variance (VA) may be approved only if four Findings specified in the Fresno County Zoning Ordinance Section 877 are made by the Planning Commission. Specifically related to a VA, in order to make Findings 1 and 2, a determination must be made that the property is subject to an exceptional or extraordinary physical circumstance that does not apply to other properties in the same Zone District, and a substantial property right held by other property owners of like-zoned parcels in the area must be identified.

Both Applications (CUP and VA) are being brought before the Planning Commission for consideration, as they represent an interrelated request for a single project; however, the subject CUP Application and the concurrent VA Application shall be considered separately. Further, denial of the CUP will also deny the VA; however, denial of the VA will not deny the CUP but would require modifications to the project's submitted Plans, particularly the Elevation Drawings for the proposed Chapel building. The CUP may still be approved subject to meeting the four Findings specified in Zoning Ordinance Section 873-F.

The decision of the Planning Commission on a CUP and VA Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

**BACKGROUND INFORMATION:**

This proposal entails modification of an existing camp facility authorized by Classified Conditional Use Permit (CUP) No. 2425 on an 80.00-acre parcel in the R-E (Recreational) Zone District. The existing camp facility is comprised of the following improvements: 5,338 square-

foot dining hall; 2,000 square-foot caretaker's residence; 1,500 square-foot Clergy residence; seven 288 square-foot cabins; five 360 square-foot cabins; sixteen 360 square-foot lean-to cabins; 450 square-foot lean-to cabin; two 288 square-foot duplex cabins; two 288 square-foot staff cabins; 1,065 square-foot staff cabin; 288 square-foot office building; 2,100 square-foot arbor; 1,200 square-foot arts and crafts building; 1,350 square-foot horse barn; 1,200 square-foot athletic equipment storage building/boat house; 480 square-foot mobile home; 360 square-foot workshop building; 128 square-foot storage building (e.g., shed); 97 square-foot storage building (e.g., shed); 600 square-foot restroom/shower building; 1,410 square-foot restroom/shower building; boat dock; four tennis courts; one soccer field; archery range; two volleyball courts; two basketball courts; baseball field; two water wells; water storage tank; eight paved parking spaces; and 68 unsurfaced parking spaces.

Modifications currently proposed for the existing camp facility include construction of a 5,248 square-foot Chapel Building comprised of a 2,186 square-foot multiple-purpose room (e.g., assembly area); 716 square-foot Clergy office/Vestment storage area; 704 square-foot camp office with 671 square feet of ancillary improvements (e.g., restrooms and storage space); and 971 square feet of exterior decking. The proposed Chapel Building will have an overall building height of approximately 41 feet, whereas the R-E (Recreational) Zone District permits a 25-foot maximum building height. As such, Variance Application No. 4008 is being concurrently processed with Classified Conditional Use Permit Application No. 3475 so as to allow the proposed 41-foot building height.

The approval of Classified Conditional Use Permit (CUP) No. 2425 included a proposed Chapel Building that was never constructed; however, the Chapel Building design authorized by Classified Conditional Use Permit (CUP) No. 2425 was 4,080 square feet overall and was authorized to have a 33-foot maximum building height per Variance No. 3269, which was concurrently approved with Classified Conditional Use Permit (CUP) No. 2425. The currently proposed Chapel Building design is 1,168 square feet larger and eight feet taller than the Chapel Building design authorized by Classified Conditional Use Permit (CUP) No. 2425 and Variance No. 3269.

**The following analysis addresses each of the required Findings for Classified Conditional Use Permit (CUP) No. 3475, and Variance Application (VA) No. 4008.**

**CLASSIFIED CONDITIONAL USE PERMIT (CUP) APPLICATION NO. 3475**

**ANALYSIS/DISCUSSION:**

*Finding 1: That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood.*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (Y/N)</b>
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	Front (east): 990 feet Side (north): 301 feet Side (south): 947 feet Rear (west): 1,506 feet	Yes
Parking	<u>Chapel:</u> One parking space for	Eight paved parking spaces; 68 unsurfaced parking spaces	Yes

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (Y/N)</b>
	<p>every 40 square feet of area within the main auditorium or meeting hall</p> <p><u>California Building Code:</u> At least one parking space for the physically handicapped per every 25 parking spaces at a facility</p>		Yes
Lot Coverage	50 percent of total parcel area	One percent	Yes
Separation Between Buildings	Requirements for Mobile Home Parks, Recreational Vehicle Parks, Guest Ranches, Hotels and Motels; 75-foot minimum between human habitations and structures utilized to house animals	287 feet between existing horse barn and nearest human habitation (caretaker's residence)	Yes
Wall Requirements	Maximum three-foot-tall wall permitted within front-yard setback, otherwise maximum six-foot-tall wall permitted	None proposed	N/A
Septic Replacement Area	100 percent for the existing system	<p>Prior to the issuance of Building Permits, an engineered sewage disposal system design specific to the proposed Chapel building shall be submitted to the Fresno County Department of Public Health, Environmental Health Division, for review and approval.</p> <p>If the sewage disposal system design incorporates areas of the parcel not evaluated for soil absorption capacity in the Sewage Feasibility Study prepared for the project by Krazan &amp; Associates, Inc., the Applicant's Professional</p>	Yes

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (Y/N)</b>
		Engineer or Registered Environmental Health Specialist shall contact the Environmental Health Division of the Fresno County Department of Public Health prior to initiating any work to discuss the scope of work that will be required.	
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	No change	Yes

**Reviewing Agency/Department Comments Regarding Site Adequacy:**

Zoning Section of the Fresno County Department of Public Works and Planning: The existing and proposed improvements satisfy the setback requirements of the R-E (Recreational) Zone District. The R-E Zone District permits a maximum 25-foot building height. Therefore, a Variance is required to waive the maximum building height restriction in order to authorize construction of the proposed 41-foot tall Chapel building. The R-E Zone District requires completion of a Site Plan Review (SPR) for new construction; this mandatory requirement has been included as a Project Note.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

**Analysis:**

Staff review of the Site Plans demonstrates that the proposed improvements satisfy the setback requirements of the R-E (Recreational) Zone District.

With regard to off-street parking for a chapel, the Zoning Ordinance requires at least one parking space to be provided for every 40 square feet of area within the main auditorium or meeting hall. Further, California Building Code requires the provision of at least one parking space for the physically handicapped per every 25 parking spaces at a facility. In this case, the proposed chapel will have a 2,186 square-foot multiple-purpose room (e.g., assembly area). As such, the proposed chapel needs to have at least 55 parking spaces, three of which need to be provided for the physically handicapped. The existing camp facility has eight paved parking spaces and 68 unsurfaced parking spaces.

Based on the above information, and with adherence to a Site Plan Review (SPR) which is a mandatory requirement for new construction in the R-E (Recreational) Zone District, staff finds that the subject parcel is adequate in size and shape to accommodate the proposed chapel building. Conditions of the SPR may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 1 can be made.

*Finding 2: That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.*

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	No	N/A	No change
Public Road Frontage	Yes	U.S. Forest Service Road No. 12501	No change
Direct Access to Public Road	Yes	U.S. Forest Service Road No. 12501	No change
Road ADT		U.S. Forest Service Road No. 12501: unknown	No change
Road Classification		U.S. Forest Service Road No. 12501: N/A	No change
Road Width		U.S. Forest Service Road No. 12501: 20-foot total existing right-of-way	No change
Road Surface		U.S. Forest Service Road No. 12501: Paved (pavement width: 12 feet)	No change
Traffic Trips		N/A (existing camp operation was previously authorized by CUP No. 2425)	No change
Traffic Impact Study (TIS) Prepared	Yes	N/A	Not required by the Design Division of the Fresno County Department of Public Works and Planning nor the California Department of Transportation (Caltrans)
Road Improvements Required		N/A	None required

**Reviewing Agency/Department Comments:**

California Department of Transportation (Caltrans): No concerns with the proposal.



Design Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: Access to the subject parcel is from U.S. Forest Service Road No. 12501, which is not maintained by the County.

Fresno County Sheriff's Department: The narrow width of the existing site access (U.S. Forest Service Road No. 12501 paved 12 feet wide) could be problematic in a situation requiring emergency evacuation of the existing camp facility.

**Analysis:**

The subject parcel has existing access from State Route 180 (Kings Canyon Road) via an approximately two and one half-mile segment of U.S. Forest Service Road No. 12501, which is a public road with 12-foot pavement width maintained by the U.S. Forest Service.

There is no new or modified site access requested with the current proposal. Further, modifications currently proposed for the existing camp facility are limited in scope to the construction of a 5,248 square-foot Chapel Building with an overall building height of approximately 41 feet, whereas previously-approved Classified Conditional Use Permit No. 2425 and associated Variance No. 3269 authorized a 4,080 square-foot Chapel Building design with 33-foot maximum building height. As previously stated in this Staff Report, the Chapel Building authorized by Classified Conditional Use Permit No. 2425 and associated Variance No. 3269 was never constructed.

This proposal was reviewed by the Design Division of the Fresno County Department of Public Works and Planning, and the California Department of Transportation (Caltrans), neither of which agency identified any concerns with the project, nor did said agencies require a Traffic Impact Study (TIS).

According to the Fresno County Sheriff's Department, the narrow width of the existing site access (U.S. Forest Service Road No. 12501 paved 12 feet wide) could be problematic in a situation requiring emergency evacuation of the existing camp facility.

With regard to the width of the existing site access and concerns regarding adequate road width for camp evacuation, this issue was identified during the processing of Classified Conditional Use Permit No. 2425, which resulted in the following Conditions of Approval being required for the existing site access (U.S. Forest Service Road No. 12501):

- Turnouts shall be placed at quarter-mile intervals or at intervals as determined necessary by the Director of the Public Works and Planning Department after consideration by the California Department of Forestry. Each turnout shall be a minimum 30 feet long and eight feet wide and have a 25-foot taper for ingress and egress at each end.
- Brush clearance shall be performed along that segment of the access road between U.S. Forest Service Road No. 12501 and the camp entrance in accordance with U.S. Forest Service and California Department of Forestry specifications.

Based on the above information, staff believes that the existing roads and state route can adequately accommodate the subject proposal.

**Recommended Conditions of Approval:**

None.

**Conclusion:**

Finding 2 can be made.

*Finding 3: That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare*

<b>Surrounding Parcels</b>				
	<b>Size:</b>	<b>Use:</b>	<b>Zoning:</b>	<b>Nearest Residence:</b>
North:	30.00 acres	Agricultural grazing land	RC-40	None
Northwest:	304.20 acres	Agricultural grazing land	RC-40	None
South:	40.00 acres	Single-family residence	RC-40	630 feet
	135.00 acres	Agricultural grazing land		None
East:	80.00 acres	Vacant	RC-40	None

**Reviewing Agency/Department Comments:**

Building and Safety Section of the Fresno County Department of Public Works and Planning: If approved, plans related to construction and development of the project prepared by a licensed design professional shall be submitted to the Development Services Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits, and necessary inspections. This mandatory requirement has been included as a Project Note.

Fresno County Department of Public Health, Environmental Health Division: Prior to the issuance of Building Permits, an engineered sewage disposal system design specific to the proposed structure shall be submitted to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. If the sewage disposal system design incorporates areas of the parcel not evaluated for soil absorption capacity in the Sewage Feasibility Study prepared for the project by Krazan & Associates, Inc., the Applicant's Professional Engineer or Registered Environmental Health Specialist shall contact the Environmental Health Division of the Fresno County Department of Public Health prior to initiating any work to discuss the scope of work that will be required. These requirements have been included as Mitigation Measures to reduce adverse impacts related to wastewater disposal to a less than significant level. Prior to issuance of building permits for food facilities, the Applicant shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Prior to issuance of building permits for housing facilities, the Applicant shall submit construction plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. These mandatory requirements have been included as Project Notes.

San Joaquin Valley Unified Air Pollution Control District (Air District): No concerns with the proposal.

State Water Resources Control Board, Division of Drinking Water: The existing camp facility has a permitted Transient Non-community Water System regulated by the State Water Resources Control Board, Division of Drinking Water. The addition of the proposed Chapel building will not impact the existing water supply permit issued to the existing camp facility.

Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning: The subject parcel is located in a designated water-short area; however, Water/Geology/Natural Resources staff have no concerns with the proposal predicated on the fact that the existing camp facility has an existing domestic water system permitted by the State Water Resources Control Board, Division of Drinking Water.

**Analysis:**

The subject parcel is located in a wildland area of foothill/mountainous terrain characterized by relatively large parcels utilized for agricultural grazing and sparse residential land uses. The unincorporated community of Dunlap is located approximately two miles southwest of the subject parcel, and State Route 180 (Kings Canyon Road) is located approximately three quarter-miles south of the subject parcel.

State Route 180 (Kings Canyon Road) is designated as a Scenic Highway in the Fresno County General Plan. According to General Plan Policy OS-L.3, intensive land development proposals shall provide for maintenance of a natural open space area 200 feet in depth parallel to the right-of-way of a Scenic Highway. In this case, the subject parcel is located approximately three quarter-miles (e.g., 3,982 feet) north of the northern edge of the State Route 180 (Kings Canyon Road) right-of-way.

Considering the lack of development in the area surrounding the subject parcel, and the existing nature of the camp facility to be served by the proposed Chapel Building, this proposal is not anticipated to have a negative aesthetic impact on the surrounding area.

Based on the above information, and with adherence to the Mitigation Measures, recommended Conditions of Approval and mandatory Project Notes identified in the Initial Study (IS) prepared for this project and discussed in this Staff Report, staff finds that the proposal will not have an adverse effect upon surrounding properties.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Finding 3 can be made.

Finding 4: *That the proposed development be consistent with the General Plan.*

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>General Plan Policy PF-C.17: County shall undertake a water supply evaluation, including determinations of water supply adequacy, impact on other water users in the County, and water sustainability.</p>	<p>The subject parcel is located in a designated water-short area; however, the Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning has no concerns with the proposal predicated on the fact that the existing camp facility has an existing domestic water system permitted by the State Water Resources Control Board, Division of Drinking Water.</p>
<p>General Plan Policy PF-D.6: County shall permit individual on-site sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality or posing any other health hazards and where community sewer service is not available and cannot be provided.</p>	<p>Prior to the issuance of Building Permits, an engineered sewage disposal system design specific to the proposed structure shall be submitted to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. If the sewage disposal system design incorporates areas of the parcel not evaluated for soil absorption capacity in the Sewage Feasibility Study prepared for the project by Krazan &amp; Associates, Inc., the Applicant's Professional Engineer or Registered Environmental Health Specialist shall contact the Environmental Health Division of the Fresno County Department of Public Health prior to initiating any work to discuss the scope of work that will be required.</p>
<p>Policy 406-01:1.00(a) of the Sierra-South Regional Plan: The Public Lands and Open Space designation shall mean land or water areas which are essentially unimproved and planned to remain open in character. Further, these areas are devoted to such activities as the preservation of natural resources, managed production of resources, and parks and recreation.</p> <p>Policy 406-01:5.02(c) of the Sierra-South Regional Plan: Intensive recreational activities and recreational-related commercial uses shall not be permitted in areas designated Public Lands and Open Space that have significant vegetation or wildlife habitat. Further, commercial uses in open space areas shall only be permitted if they are directly associated with a recreational use.</p>	<p>Regarding these Policies, the subject parcel has been utilized as a camp facility since 1961, and the use of said property as a camp facility was recognized through the approval of Classified CUP No. 2425 on May 23, 1991. The subject parcel was designated Public Lands and Open Space when Classified CUP No. 2425 was approved, which is the same General Plan designation currently in effect. According to the Staff Report prepared for Classified CUP No. 2425, the camp facility use is compatible with the Public Lands and Open Space General Plan designation because a camp had been operational on the subject parcel since 1961 and, therefore, impacts on wildlife and vegetation resultant thereof had already occurred. Additionally, the location of the proposed Chapel Building, which is the same on-site location proposed with Classified CUP Application No. 3475, does not have significant vegetation or significant wildlife habitat. Further, modifications currently proposed for the existing camp facility are limited in scope to the construction of a 5,248 square-foot Chapel Building with an overall building height of approximately 41 feet whereas previously-approved Classified CUP No. 2425 and associated VA No. 3269 authorized a 4,080 square-foot Chapel Building design with 33-foot maximum building height. As previously stated in this Staff Report, the Chapel Building authorized by Classified CUP No. 2425 and associated VA No. 3269 was never constructed.</p>

**Reviewing Agency/Department Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated Public Lands and Open Space in the Fresno County-adopted Sierra-South Regional Plan.

**Analysis:**

As discussed above, the project site is designated Public Lands and Open Space in the Fresno County-adopted Sierra-South Regional Plan, and the subject proposal is consistent with the applicable General Plan Policies. The proposed Chapel building will be sited at the location of a previously-approved camp facility. Further, adherence to the Conditions of Approval, Mitigation Measures and Project Notes identified in the Initial Study (IS) prepared for this project and discussed in this Staff Report will ensure that the proposal does not have a detrimental impact on the use or management of surrounding properties.

Based on the above information, staff believes that the proposed Chapel building is consistent with the Policies of the County General Plan and the County-adopted Sierra-South Regional Plan.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 4 can be made.

**VARIANCE (VA) APPLICATION NO. 4008**

**ANALYSIS/DISCUSSION:**

Staff research indicates that no other building height-related Variance Applications have been filed within one mile of the subject parcel.

*Finding 1: There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification; and*

*Finding 2: Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.*

**Reviewing Agencies/Department Comments:**

Zoning Section of the Fresno County Department of Public Works and Planning: The R-E (Recreational) Zone District permits a maximum 25-foot building height. Therefore, a Variance is required to waive the maximum building height restriction in order to authorize construction of the proposed 41-foot tall Chapel building.

**Analysis:**

In support of Finding 1, the Variance Findings provided for this proposal state that the existing camp facility was previously approved on the subject parcel through the granting of a Conditional Use Permit, which included authorization of a Chapel building. Further, the height Variance requested for the proposed Chapel building will not modify existing camp operations, but would rather improve the working environment for staff and improve the experience of those attending the church camp. Additionally, the proposed Chapel building has elements of Armenian architecture that are important to the property owner, especially the proposed steeple. Further, the majority of the proposed Chapel building will have a building height less than 24 feet, which is within the maximum building height permitted in the R-E (Recreational) Zone District.

In support of Finding 2, the Variance Findings provided for this proposal state that the camp operators make efforts to provide the best experience possible to those attending the church camp, and the quality of facilities utilized by the camp is an important element of this issue. Further, the Armenian architectural style is very important to the quality of the facilities as it provides a connection to the Armenian culture for the camp operators and those attending the church camp.

With regard to Findings 1 and 2, the proposed 41-foot-tall Chapel building will be located in a relatively centralized location on the subject 80-acre parcel, the nearest property line being approximately 300 feet north of the proposed structure. Further, this location on the subject parcel is the same as the previously-approved Chapel building that was never constructed, which was also authorized a taller building height than permitted by Zoning by means of an approved Variance. Additionally, adjacent properties are devoid of improvements, except for a Single-family residence located approximately 1,600 feet south of the proposed Chapel building location. Further, staff notes that church buildings and steeples in particular may require greater building height due to design elements stemming from cultural architecture. Given the proposed steeple being an important element of traditional Armenian church architecture, the 41-foot building height proposed is not excessive when compared to other similar structures of the same size and architectural design. Taking these factors into consideration, this Variance request for a Chapel building with a building height taller than allowed in the R-E (Recreational) Zone District is justified.

A consideration in addressing Findings 1 and 2 is whether there are alternatives that would avoid the need for the Variance. Because the proposed building height is relative to the cultural design of the Chapel building, alternatives are limited to reducing the proposed building height; however, this alternative would be highly undesirable to the property owner. Therefore, staff believes that to allow a maximum building height of 41 feet is an appropriate option to accommodate the proposed Chapel building. Based on this discussion, staff believes Findings 1 and 2 can be made.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Findings 1 and 2 can be made.

*Finding 3: The granting of a Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.*

**Reviewing Agencies/Department Comments:**

Fresno County Department of Public Health, Environmental Health Division: No objections to the Variance request.

**Analysis:**

In support of Finding 3, the Variance Findings provided for this proposal state that the proposed Chapel building will have setbacks considerably greater than those required by the R-E (Recreational) Zone District. Further, the subject parcel is surrounded by properties zoned RC-40 (Resource Conservation, 40-acre minimum parcel size), which is a Zone District that permits a 35-foot maximum building height as a matter of right, and unrestricted building height may be allowed in the RC-40 Zone District by means of Director Review and Approval (DRA). Additionally, the subject parcel being buffered by open space (undeveloped areas) in conjunction with the distance between the proposed Chapel building and public roads will prevent any material or visual detriment to the area. Further, the proposed Chapel building will utilize construction materials common to the area and existing on-site improvements.

The primary purpose of Zoning height restrictions for buildings is to protect the aesthetic character of a neighborhood. Without building height standards, extreme height variations can occur between buildings on adjacent properties, which can negatively affect the appearance along streets. In this case, the subject parcel is located in a wildland area of foothill/mountainous terrain characterized by relatively large undeveloped parcels utilized for agricultural grazing and sparse residential land uses. The unincorporated community of Dunlap is located approximately two miles southwest of the subject parcel, and State Route 180 (Kings Canyon Road) is located approximately three quarter-miles south of the subject parcel. Considering the lack of development in the area surrounding the subject parcel, and the existing nature of the camp facility to be served by the proposed Chapel Building, this proposal is not anticipated to have a negative aesthetic impact on the surrounding area.

Based on this discussion, staff does not believe that the building height proposed by the Applicant will create a negative impact on the neighborhood or be detrimental to the public welfare; therefore Finding 3 can be made.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 3 can be made.

*Finding 4: The granting of such a Variance will not be contrary to the objectives of the General Plan.*

**Reviewing Agencies/Department Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated Public Lands and Open Space in the Fresno County-adopted Sierra-South Regional Plan.

**Analysis:**

In support of Finding 4, the Variance Findings provided for this proposal state that the existing camp use and proposed Chapel building are consistent with the objectives of the County General Plan as the primary Goal of the Economic Development Element of the General Plan is to protect prime agricultural lands, open space, recreational opportunities, environmental quality, and coordination of County-wide efforts to promote economic development. Further, the existing camp use and proposed Chapel building will advance this objective of the General Plan by allowing greater public access to recreational opportunities and increasing opportunities for the public to interact with and appreciate open space and forest lands.

The subject parcel is designated Public Lands and Open Space in the Fresno County-adopted Sierra-South Regional Plan. The Policies in the Sierra-South Regional Plan do not specifically address building height. As such, approval of this Variance request would not be in conflict with the Policies of the General Plan.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

None.

**CONCLUSION:**

Staff believes the required findings for granting the Classified Conditional Use Permit can be made based on the factors cited in the analysis. Staff also believes the required findings for granting the Variance can be made based on the factors cited in the analysis. Therefore, staff recommends adoption of the Mitigated Negative Declaration prepared for this project, and approval of Classified Conditional Use Permit No. 3475 and Variance No. 4008, subject to the recommended conditions.



## **PLANNING COMMISSION MOTIONS:**

### **Recommended Motion** (Approval Action)

- Move to adopt the Mitigated Negative declaration prepared for Initial Study (IS) Application No. 6871; and
- Move to determine the required Findings can be made and move to approve Classified Conditional Use Permit No. 3475 subject to Conditions and Project Notes attached as Exhibit 1; and
- Move to determine that the required Findings can be made and move to approve Variance No. 3990 subject to Conditions and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### **Alternative Motion** (Denial Action)

- Move to determine the required Findings cannot be made (state basis for not making the Findings) and move to deny Classified Conditional Use Permit No. 3475; and
- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Variance No. 4008; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### **Mitigation Monitoring, recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

DC:cwm:ksn  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3400-3499\3475\SR\CUP3475 VA4008 SR.docx

**Mitigation Monitoring and Reporting Program**  
**Initial Study Application No. 6871 / Classified Conditional Use Permit Application No. 3475 / Variance Application No. 4008**  
**(Including Conditions of Approval and Project Notes)**

**EXHIBIT 1**

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 as to not shine toward adjacent properties and roads.	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 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 shall be followed by photographs, reports and video. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant	During ground-disturbing activities
*3.	Geology and Soils	Prior to the issuance of Building Permits, an engineered sewage disposal system design specific to the proposed structure shall be submitted to the Fresno County Department of Public Health, Environmental Health Division, for review and approval.	Applicant	Applicant/PW&P/ Fresno County Department of Public Health	Ongoing
*4.	Geology and Soils	If the sewage disposal system design incorporates areas of the parcel not evaluated for soil absorption capacity in the Sewage Feasibility Study prepared for the project by Krazan & Associates, Inc., the Applicant's Professional Engineer or Registered Environmental Health Specialist shall contact the Environmental Health Division of the Fresno County Department of Public Health prior to initiating any work to discuss the scope of work that will be required.	Applicant	Applicant/PW&P/ Fresno County Department of Public Health	Ongoing

**Conditions of Approval**

1. All Conditions of Classified Conditional Use Permit No. 2425 shall remain in full force and effect, except as modified with the approval of Classified Conditional Use Permit No. 3475.

2. Development and operation shall be in substantial conformance with the approved Site Plan, Floor Plan, Elevation Drawings and Operational Statement, except as modified by the Conditions of Approval and Site Plan Review.

\*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended 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. Prior to issuance of Building Permits, a Site Plan Review (SPR) 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, fire protection, landscaping, signage, and lighting.

2. The area where the subject parcel is located is designated as Seismic Design Category E in the California Geological Survey. As such, a Geotechnical Investigation shall be submitted to the Development Services Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits for the proposal.

3. An Engineered Grading and Drainage Plan demonstrating how additional storm water run-off generated by the project will be handled without adversely impacting adjacent properties shall be provided to the Development Engineering Section of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits for the proposal.

4. Any development associated with this proposal shall comply with the California Code of Regulations Title 24 – Fire Code.

5. Any additional run-off generated by development of the proposal cannot be drained across property lines and must be retained on site per County Standards.

6. Development of the proposal must comply with the Fresno County Noise Ordinance related to construction noise, limiting noise-generating construction activities to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. Saturday and Sunday, thereby minimizing noise impacts to less than significant.

7. A Grading Permit or Grading Voucher shall be required for any grading activity associated with this proposal.

8. Plans related to construction and development of the project prepared by a licensed design professional shall be submitted to the Development Services Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits, and necessary inspections.

9. Prior to issuance of building permits for food facilities, the Applicant shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval.

**Notes**

10. Prior to issuance of building permits for housing facilities, the Applicant shall submit construction plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval.

11. This proposal may be subject to the following San Joaquin Valley Unified Air Pollution Control District (Air District) Rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations).

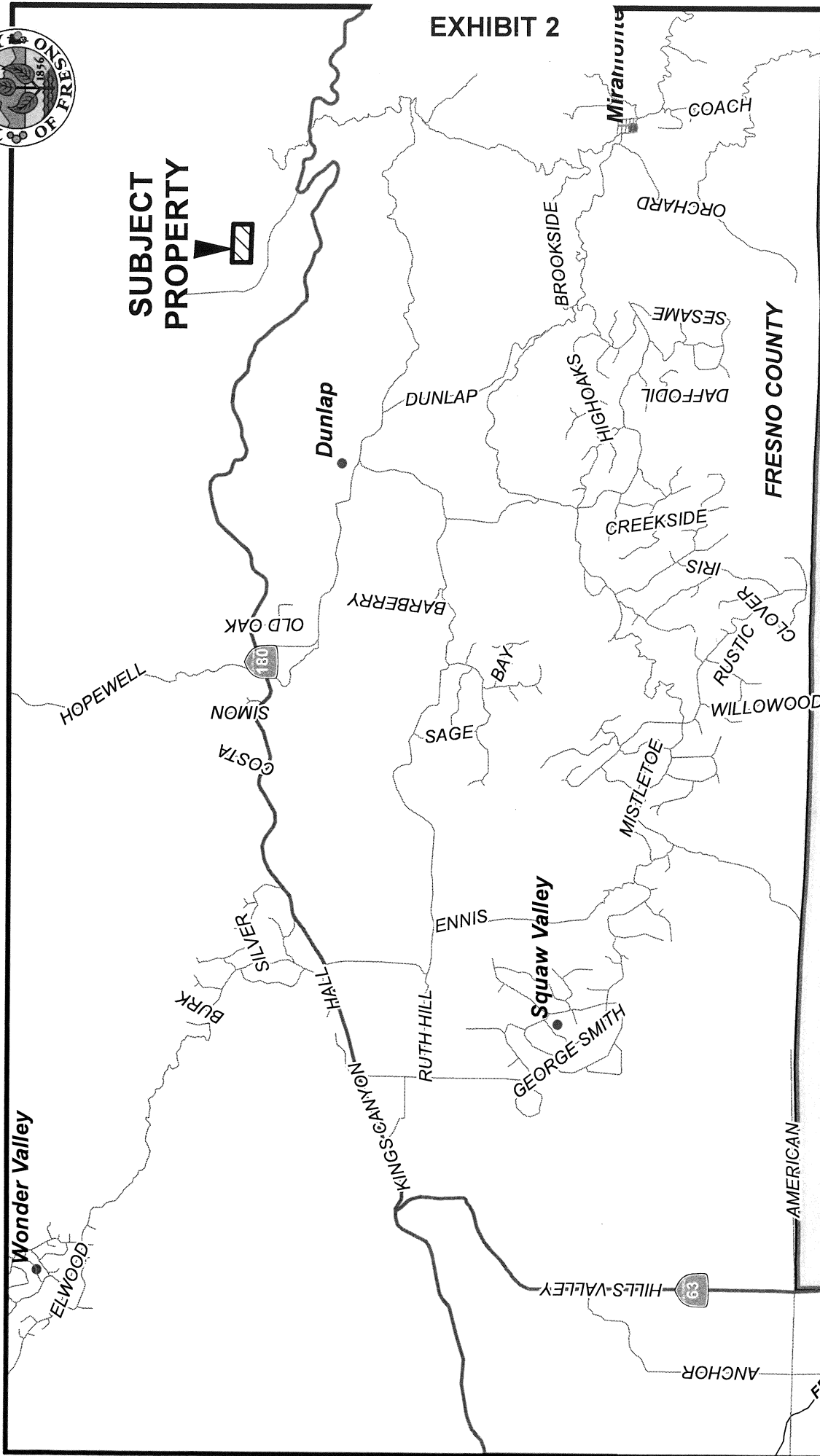
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# EXHIBIT 2

## LOCATION MAP

CUP 3475



TULARE COUNTY

FRESNO COUNTY

CITY OF ORANGE COVE

Prepared by: County of Fresno Department of Public Works and Planning

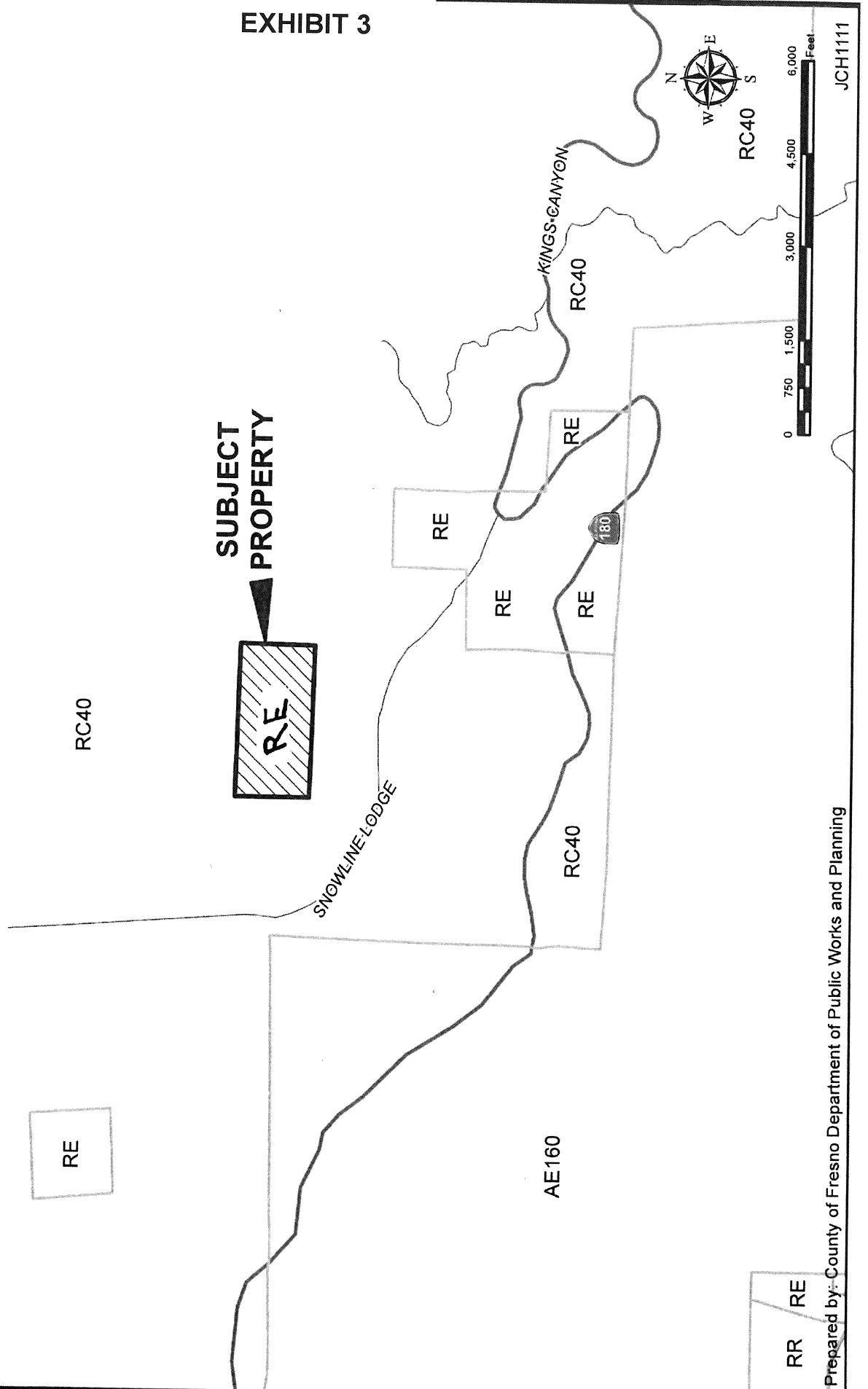
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# EXISTING ZONING MAP

STR 30 - 13/27

## EXHIBIT 3

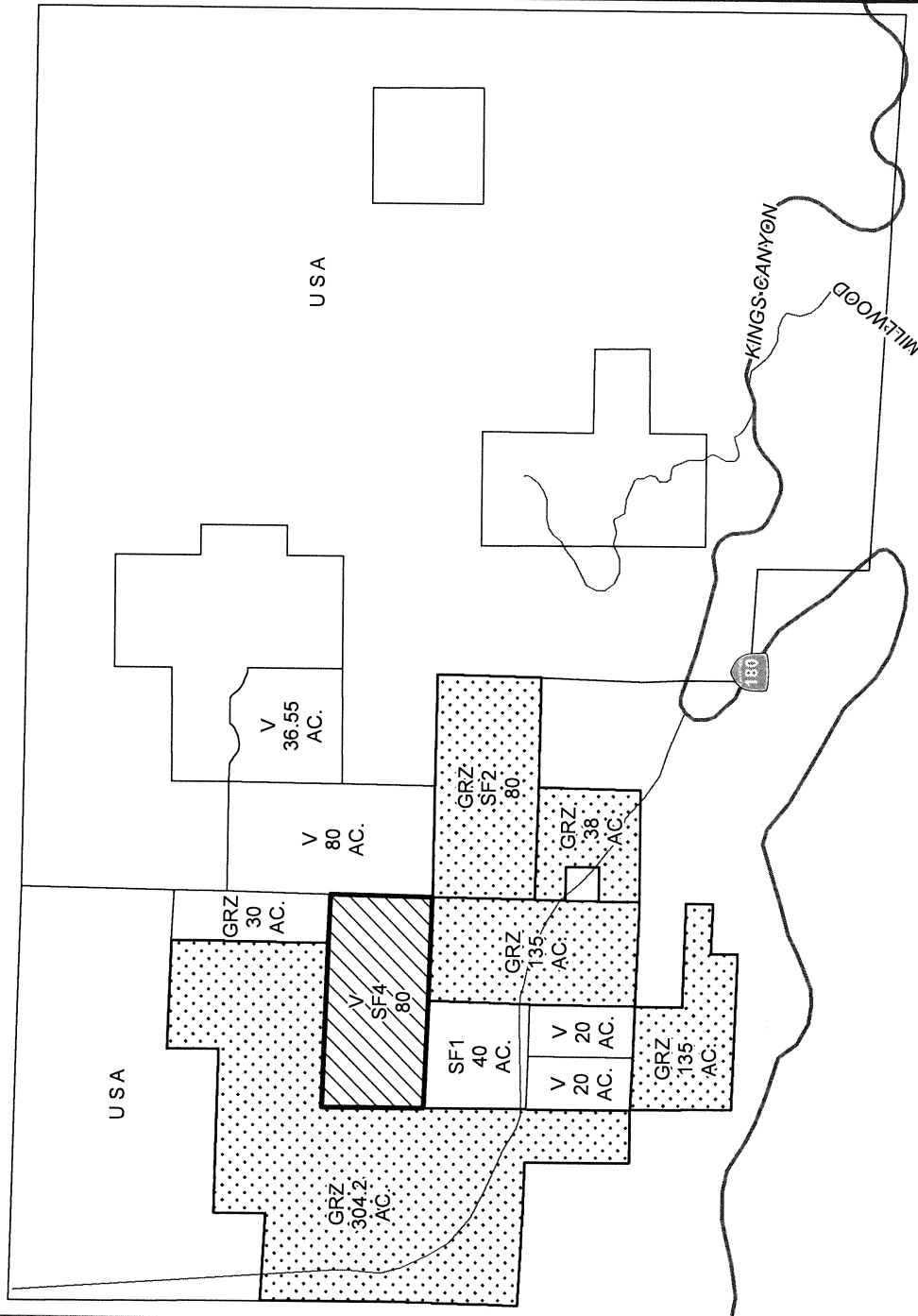




# EXHIBIT 4

## EXISTING LAND USE MAP

CUP 3475



### LEGEND

- GRZ - GRAZING
- SF#- SINGLE FAMILY RESIDENCE
- V - VACANT

### LEGEND:

- Subject Property
- Ag Contract Land



Department of Public Works and Planning  
Development Services Division

Map Prepared by: JHernandez  
J.GIS\CH\Landuse\

# EXHIBIT 5

SOBIN-HARTE ARCHITECTS

3277 VENTURA BLVD SUITE 200 WOODLAND HILLS, CA 91367  
PHONE (818) 249-8888 FAX (818) 249-8888

ARMENIAN CHURCH WESTERN DIOCESE  
CAMP HYE SIERRA  
CAMP CHAPEL PROJECT  
AERODRAFT WINGS CANYON ROAD  
521

SHEET NUMBER: JUNE 14, 2014

DATE: JUNE 14, 2014

NO. 1

REVISIONS

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

NO. 1

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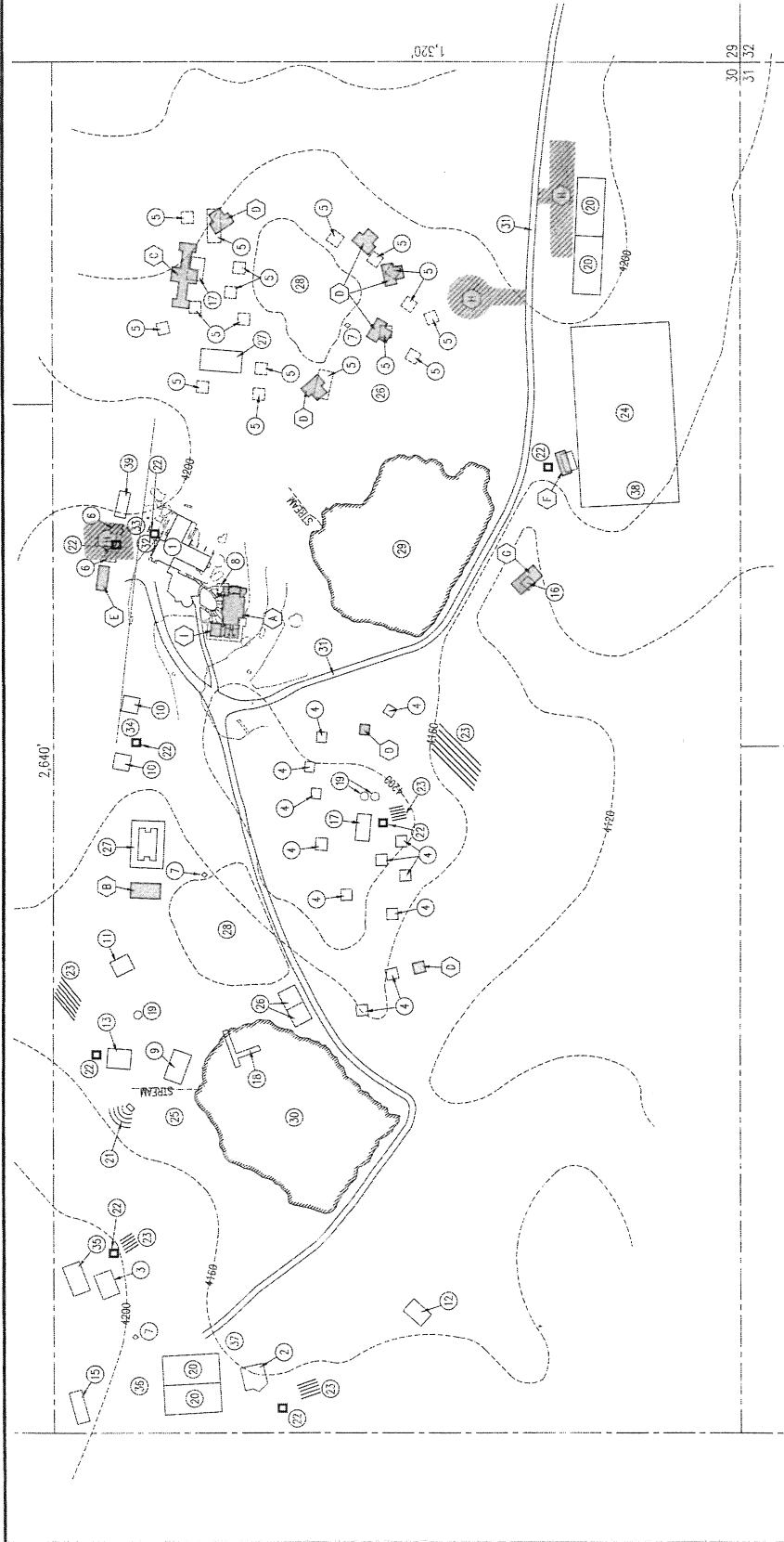
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PROJECT AND SITE IDENTIFIED HEREIN.  
EXCESSIVE REPRODUCTION  
IS PROHIBITED.

SHEET TITLE  
**OVERALL  
SITE PLAN**

DATE: JUNE 14, 2014  
SCALE: 1" = 100'-0"  
DRAWN BY: J.M.  
CHECKED BY: B.S.



SCALE: 1" = 100'-0"

OVERALL SITE PLAN

- EXISTING STRUCTURE/USES:**
- 1 LODGE/ DINING
  - 2 CLOSET
  - 3 CLOSET
  - 4 CLOSET
  - 5 CLOSET
  - 6 CLOSET
  - 7 CLOSET
  - 8 CLOSET
  - 9 CLOSET
  - 10 CLOSET
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  - 12 CLOSET
  - 13 ATHLETIC SHED/ BAY HOUSE
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- LEGEND:**
- EXISTING TO REMAIN
  - TO BE REMOVED OR REPLACED
  - PROPOSED BUILDINGS/ USE

**LEGAL DESCRIPTION:**  
THE SOUTH HALF OF THE SOUTHWEST QUARTER  
OF SECTION 30, IN TOWNSHIP 13, SOUTH RANGE  
10, EAST OF THE MERIDIAN, COUNTY OF CALIFORNIA,  
ACCORDING TO THE OFFICIAL PLAT THEREOF.  
APR. 195-030-04 AND 195-030-05

A.I.O.



DATE ISSUED:	JUN
NO.	1

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SHEET TITLE:  
NEW FLOOR PLAN

DRAWING NO. A2.2  
DRAWN BY: JIM  
CHECKED BY: BS

**FLOOR PLAN KEY NOTES:**

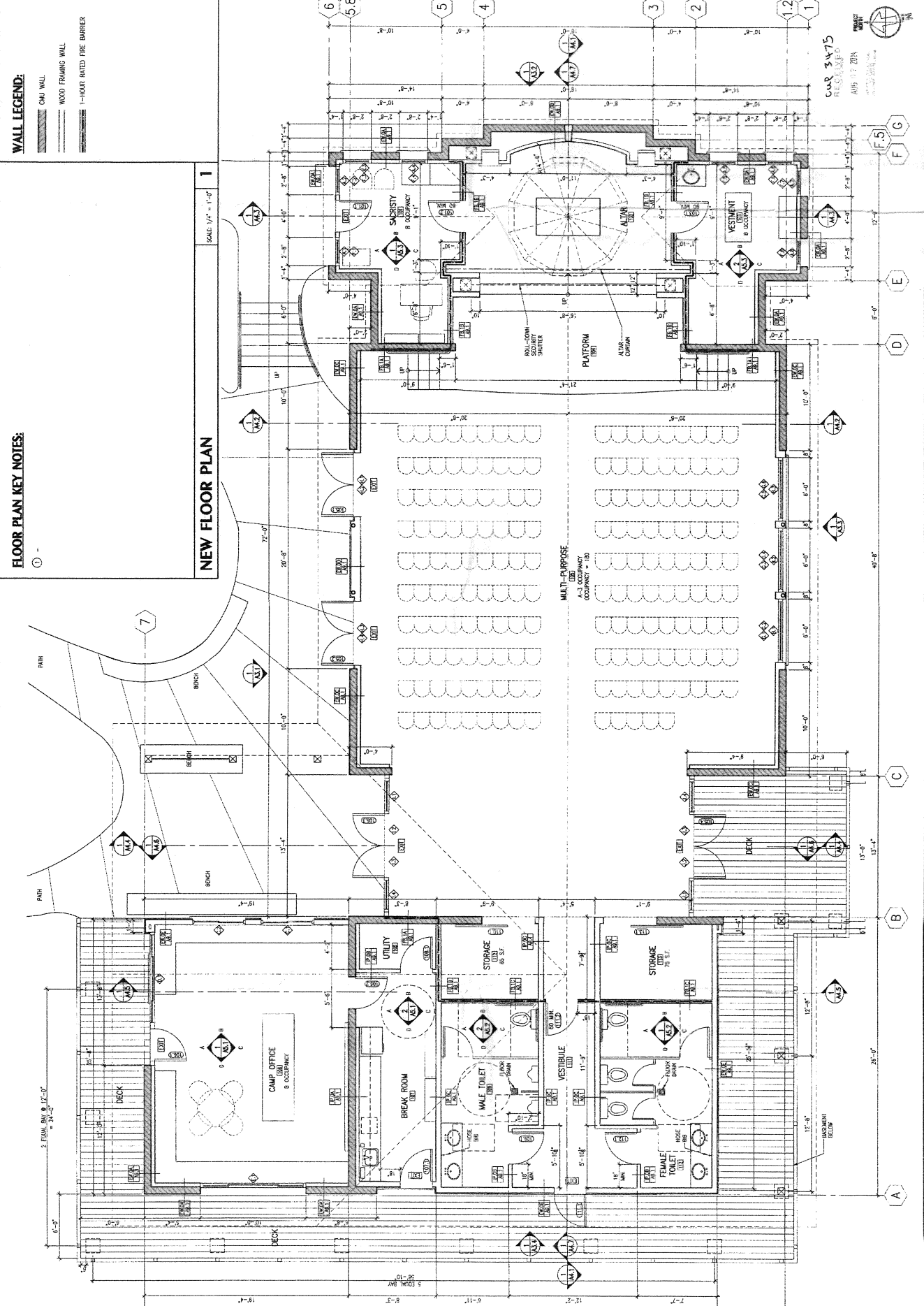
1 -

**WALL LEGEND:**

- CMU WALL
- WOOD FRAMING WALL
- 1-HOUR RATED FIRE BARRIER

**NEW FLOOR PLAN**

SCALE: 1/4" = 1'-0"



CAR 3475  
RECALCULATED  
APR 11 2014  
COURTESY OF THE ARCHITECT

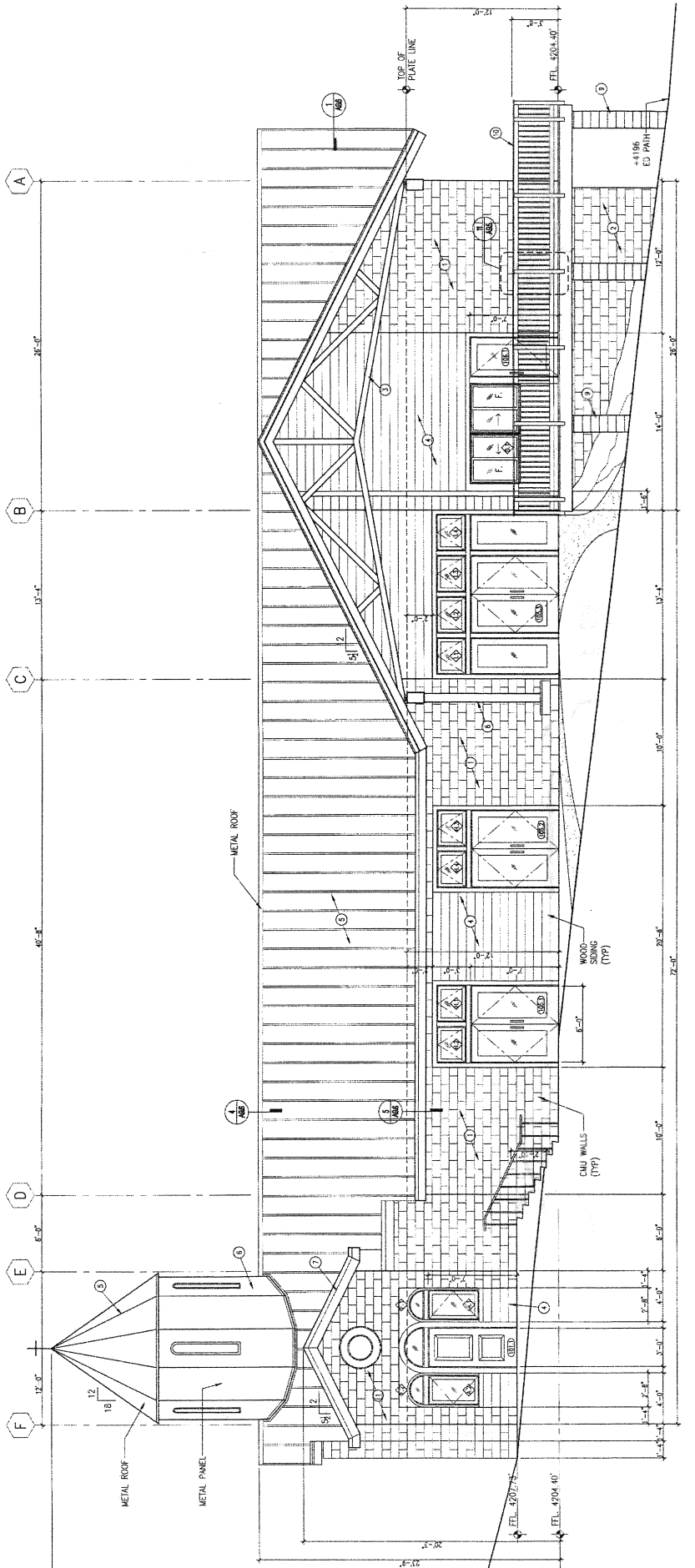


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 SHEET TITLE:

EXTERIOR -  
 ELEVATION -  
 NORTH

CONTRACT NO.:	A3.1
CONTRACT NAME:	
DRAWN BY:	JAM
CHECKED BY:	BS



EXTERIOR ELEVATION - NORTH

ELEVATION NOTES:

- 1 GULI WALL PER STRUCTURAL DRAWINGS.
- 2 GULI FORMATION WALL PER STRUCTURAL DRAWINGS.
- 3 PRE-FABRICATED ROOF TRUSSE PER STRUCTURAL DRAWINGS.
- 4 WOOD SIDING
- 5 STANDING SEAM METAL ROOFING
- 6 METAL WALL PANELS.
- 7 WOOD PAIN
- 8 WOOD POST PER STRUCTURAL
- 9 GULI COLUMN ROCK SUPPORT
- 10 WOOD GUARDRAIL

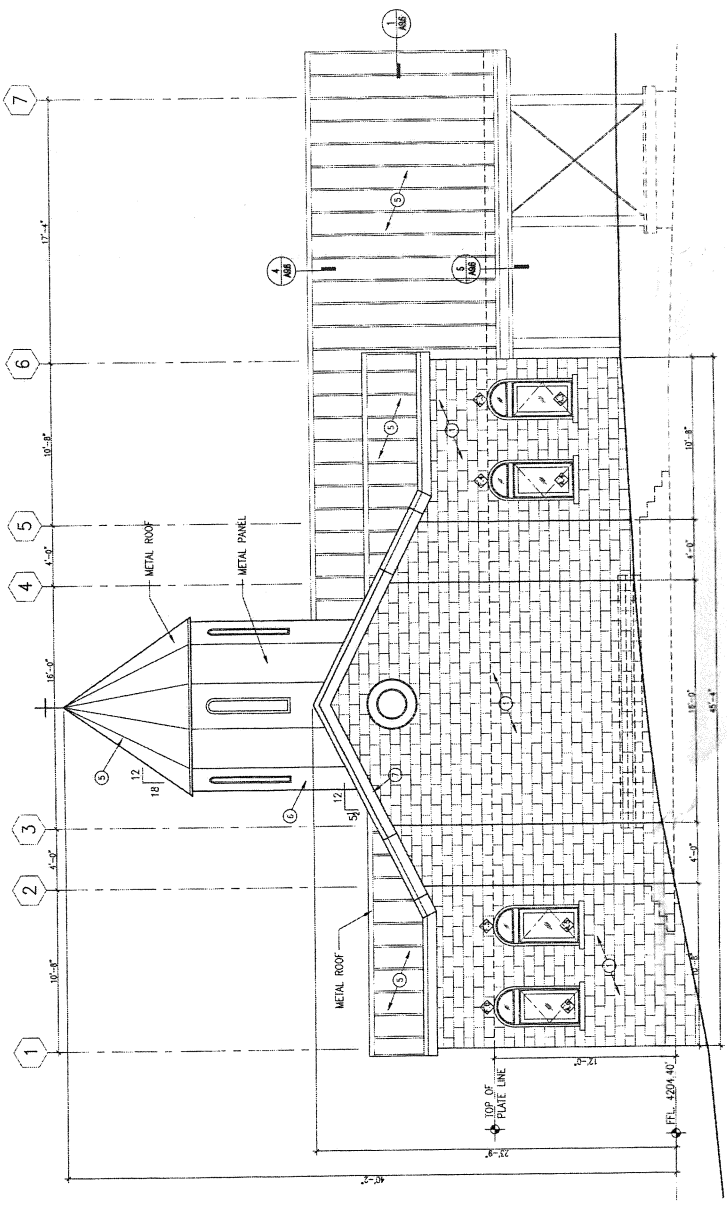
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 ARCHITECT  
 AIR 07 2014

DATE ISSUED: JUNE 14, 2014

NO.	REVISIONS

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 EXTERIOR ELEVATION - EAST

JOB NO.	DRAWING NO.
SCALE: 1/4" = 1'-0"	<b>A3.</b>
DATE: 07/20/14	CHECKED BY: BS



**EXTERIOR ELEVATION - EAST**

**ELEVATION NOTES:**

- 1) CMU WALL PER STRUCTURAL DRAWINGS.
- 2) CMU FOUNDATION WALL PER STRUCTURAL DRAWINGS.
- 3) PVC-MANUFACTURED ROOF TRUSSES PER STRUCTURAL DRAWINGS.
- 4) 1" WOOD JOIST
- 5) SANDWICH SEAM METAL ROOFING.
- 6) METAL WALL PANELS.
- 7) WOOD FACE.
- 8) WOOD ROOF PER STRUCTURAL.
- 9) CMU COLUMN ROCK SUPPORT.
- 10) WOOD GLAZING.

**CAR 3A-75**  
 REGISTERED ARCHITECT  
 AHS 077214  
 www.car.ca.gov

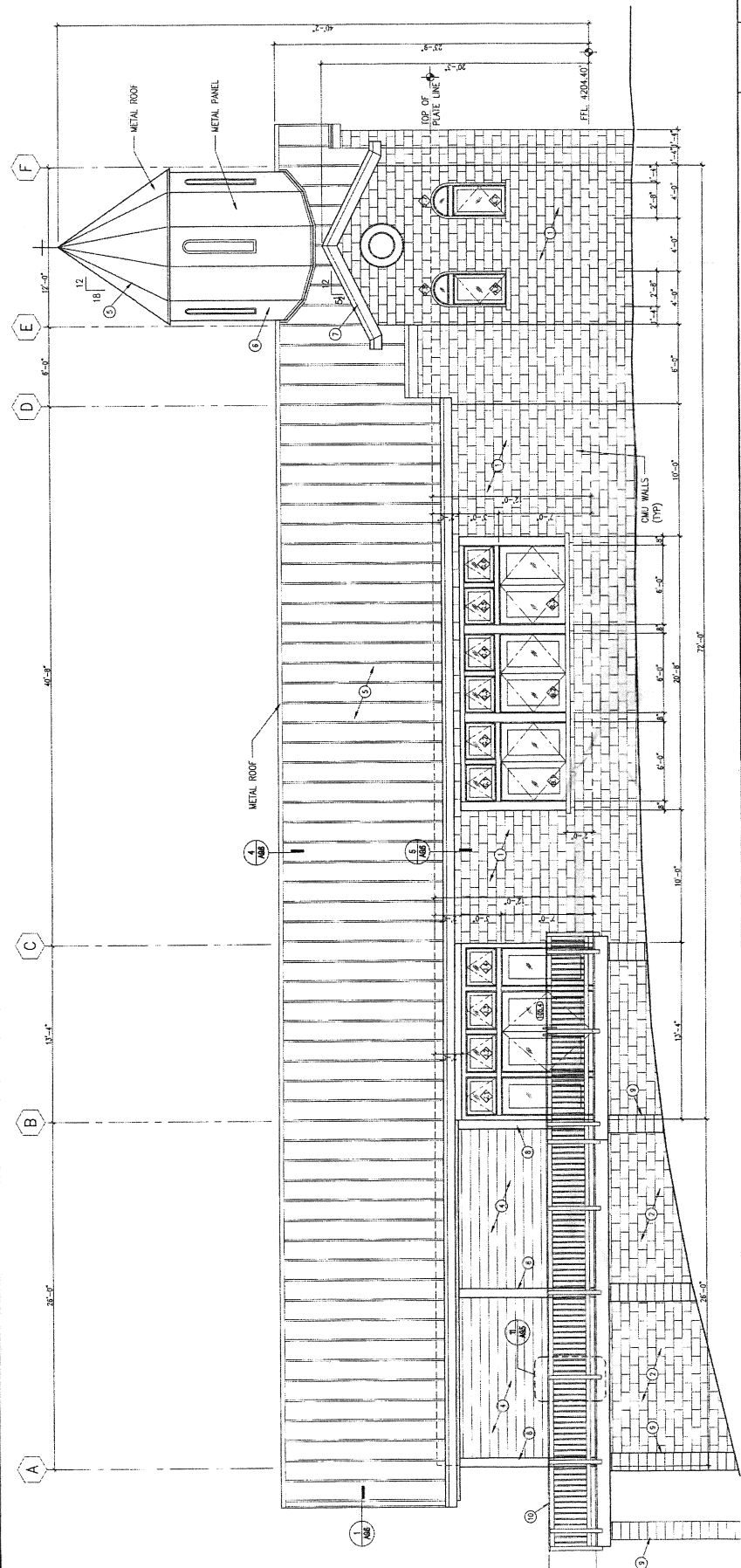
DATE ISSUED: JUNE 14, 2014

NO.	REVISIONS	BY

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SHEET TITLE:  
**EXTERIOR ELEVATION - SOUTH**

JOB NO.:  
 DRAWING NO.:  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY:  
 CHECKED BY:  
 DATE:



EXTERIOR ELEVATION - SOUTH

**ELEVATION NOTES:**

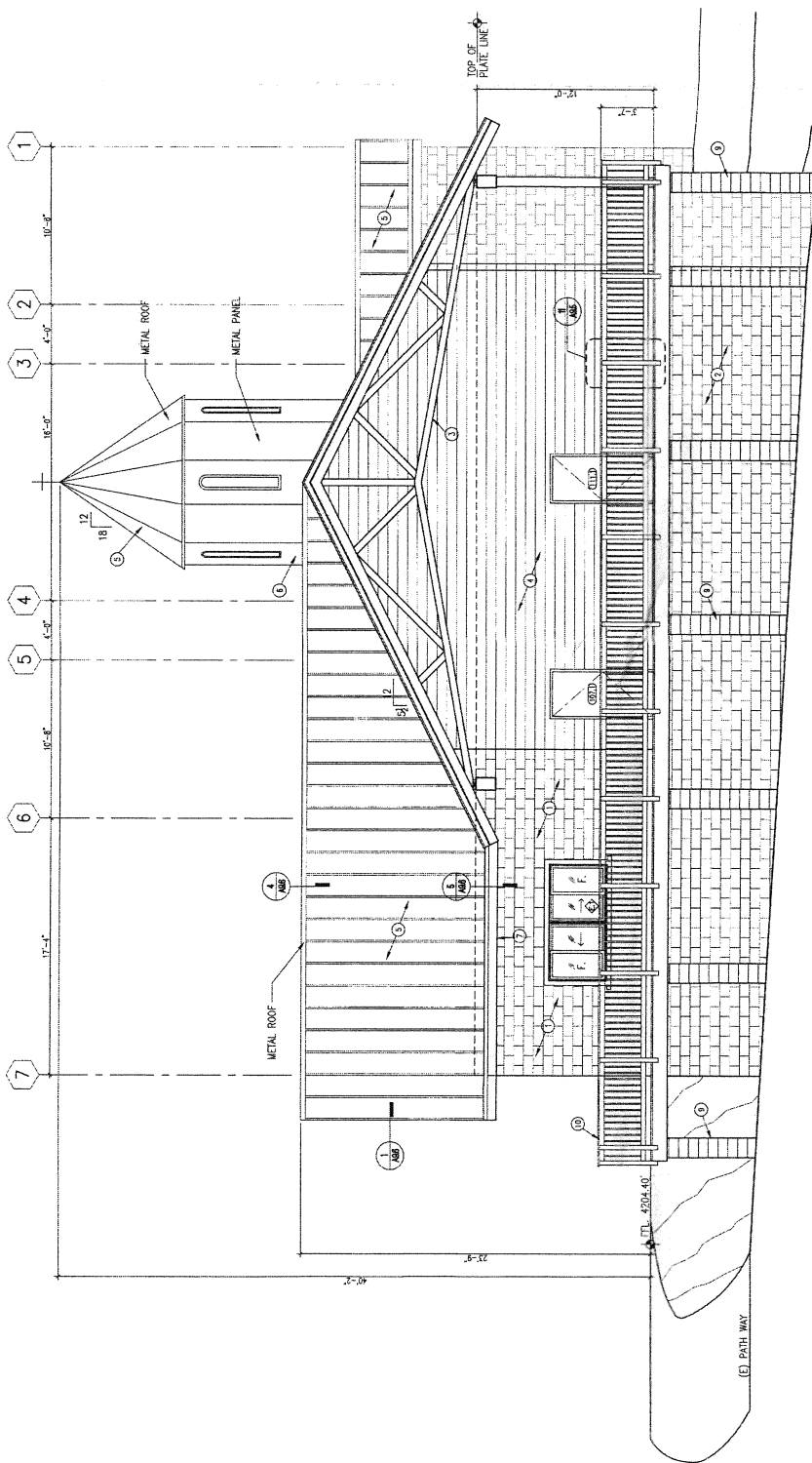
- ① CMU WALL PER STRUCTURAL DRAWINGS.
- ② CMU FOUNDATION WALL PER STRUCTURAL DRAWINGS.
- ③ PRE-FABRICATED ROOF TRUSSES PER STRUCTURAL DRAWINGS.
- ④ WOOD SING.
- ⑤ STANDING SEAM METAL ROOFING.
- ⑥ METAL WALL PANELS.
- ⑦ WOOD JOCK.
- ⑧ WOOD POST PER STRUCTURAL DRAWINGS.
- ⑨ CMU COLUMN ROCK SUPPORT.
- ⑩ WOOD SUBFLOOR.

car 3475  
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 AUG 6 2014  
 ARCHITECTURAL RECORDS

NO.	REVISIONS	DATE

DATE ISSUED: JUNE 14, 2014  
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**EXTERIOR  
 ELEVATION**

DATE PLOTTED: 06/14/14	DRAWN BY: JIM
SCALE: 1/4" = 1'-0"	CHECKED BY: JES
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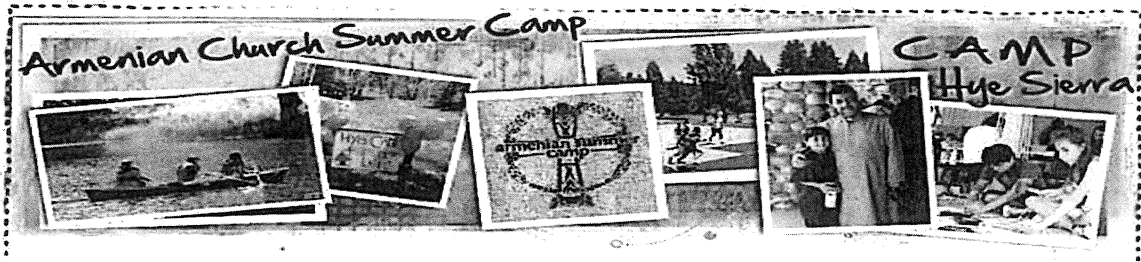


**EXTERIOR ELEVATION**

- ELEVATION NOTES:**
- 1 CHU WALL PRE STRUCTURAL DRAWINGS
  - 2 CHU FOUNDATION WALL PER STRUCTURAL DRAWINGS
  - 3 PRE-MANUFACTURED ROOF TRUSSES PER STRUCTURAL DRAWINGS
  - 4 1" WOOD SOING
  - 5 STANDING SEAM METAL ROOFING
  - 6 METAL WALL PANELS
  - 7 WOOD JOIST
  - 8 WOOD POST PER STRUCTURAL DRAWINGS
  - 9 CHU COLUMN BECK SUPPORT
  - 10 WOOD CURB/WALL

06/14/14  
 RECEIVED  
 JUN 07 2014

EXHIBIT 8



Western Diocese  
Armenian Church of North America  
3325 North Glenoaks Blvd.  
Burbank, CA 91504

Camp/Retreat Facility  
45000 East Kings Canyon Road  
Dunlap, CA 93621

Conditional Use Permit  
CUP 3475

Camp Operational Statement  
And  
Master Plan

June 1, 2015  
**UPDATED: June 1, 2016**

**REVISED COPY**

Prepared by  
Sobin-Harte Architects, Inc.  
23147 Ventura Blvd.  
Woodland Hills, CA 91364  
(818) 264-1340

CUP 3475  
RECEIVED  
COUNTY OF FRESNO

JUL 27 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

## OPERATIONAL STATEMENT (CONDITIONAL Use Permit CUP 3475)

I. Owner:

Western Diocese Armenian Church of North America  
3325 North Glenoaks Blvd.  
Burbank, CA 91504

II. Location:

45000 East Kings Canyon Road  
Dunlap, CA 93621

III. Nature of Operation:

- A. Prior to its purchase by Western Diocese Armenian Church of North America, the site with its existing facilities was used as a summer camp. The Western Diocese has continuously for the last 21 years used the facility for youth camps during the summer months as well as for periodic retreats during the remainder of the year. The goal is to continue to implement the previously approved master plan with minor modifications to maximize the number of yearly Diocesan related camps and retreats and provide facilities that will enhance and enrich the camp experience for the community. The remaining times will be open to select outside organizations, preferably, but not limited to religious groups, educational institutions and sports programs.
- B. This operational statement assumes 300 campers and 41 staff, which is the projected future total number of users. Any facility replacements, improvements and/or additions shall not be implemented to increase this maximum number of users. Instead, their purpose will be to enhance user's comfort and safety as well as the total camp/retreat experience.

June 1, 2015  
UPDATED: June 1, 2016

IV. Operational Time Limits:

- A. The site and its facilities will be used intensively from June through August. Such use will be in the form of 6-day structured youth camps.
- B. From September through May the site and its facilities will be used to a lesser degree as a retreat center for church and lay groups, usually 2-4 days at a time.

V. Typical Armenian Summer Camp Daily Schedule:

A. Sunday

Staff & Counselor Registration	12:00 Noon
Camper Registration	2:00 - 5:00
Prepare for Dinner	4:45 - 5:30
Evening Chapel	5:30 - 6:00
Dinner	6:00 - 7:00
Orientation	8:00 - 9:00
Campfire	9:00 - 10:30
Lights Out	9:30 - 11:00

B. Sunday

Wake-up	7:00 AM
Calisthenics	7:30 - 7:40
Morning Chapel	7:40 - 8:00
Breakfast	8:00 - 9:00
Cabin-Clean-up	9:00 - 9:30
Class Session #1	9:30 - 10:15
Class Session #2	10:25 - 11:10
Class Session #3	11:20 - 12:05
Prepare for Lunch	12:05 - 12:30
Lunch	12:30 - 1:00
Afternoon Activity #1	1:30 - 2:15
Afternoon Activity #2	2:20 - 3:05
Afternoon Activity #3	3:10 - 3:55
Afternoon Activity #4	4:00 - 4:45
Prepare for Chapel	4:45 - 5:30



Evening Chapel	5:30 - 6:00
Dinner	6:00 - 7:00
After Dinner Activities	7:00 - 8:30
Evening Activities	8:30 - 10:30
Lights Out	9:30 - 11:00

C. Saturday

Wake-up	7:00 AM
Divine Liturgy (Mass)	7:30 - 8:30
Breakfast	8:30 - 9:00
Pack & Clean-up	8:45 - 9:30
Sign out & Last Good-byes	9:30 - 10:00
Departure	10:00 AM

VI. Typical Armenian Summer Camp Staff:

- A. Camp Supervisor
- B. Dean of Boys
- C. Dean of Girls
- D. Instructors and Activity Leaders (15)
- E. Counselors (15)
- F. Counselors-in-Training (8)

VII. On-Site Activities:

A. Summer Camp

1. The average number of campers per 24 hour day will be 150. The maximum number of campers will be 300.
2. The maximum number of staff per 24 hour day will be 41.
3. The number of visitors will fluctuate; however, from prior experience we can estimate an average of 5 visitors per day.

B. Retreat

1. The average number of participants per 24 hour day will be 75. The maximum number will be 100.
2. For Retreats, the number of visitors may average 10 per day.

VIII. Possible Off-Site Activities:

- A. Off-site activities include hiking, and horseback riding. Such off-site activities shall be confined to adjacent national forest land.

IX. Number of Employees:

A. Current:

1. 2 full-time and 6 part-time employees (Armenian Summer Camp in Session):
  - a) Camp Administrator
  - b) Maintenance person
  - c) Head Wrangler
  - d) Wranglers (2)
  - e) Head Cook
  - f) Cook
  - g) Kitchen Help

B. Future (Anticipated):

1. 3 full-time and 8 part-time employees
2. Employees will work from approximately 8:00 am to 6:00 pm when camps or retreats are in session. The Camp Administrator is an employee of the Western Diocese and works off-site. The Camp Maintenance Manager is the only employee who currently lives on-site. He resides in provided housing (Item 2) as indicated on the Site Plan Sheet A1.0. In the future, additional employees may be housed on-site if circumstances require such an arrangement.

X. Estimated Vehicular Traffic (Armenian Summer Camp):

- A. Sunday: Maximum 4 buses and 50 cars/vans
1. 8 one-way bus trips
  2. 86 one-way car/van trips (43 round trips)
  3. 14 one-way car/van trips (14 vehicles parked for the week)

- B. Weekdays: Maximum 20 cars
  - 1. 12 one-way car/van trips (6 round trips)
  - 2. 14 vehicles parked for the week
- C. Saturday: Maximum 4 buses and 50 cars/vans
  - 1. 8 one-way bus trips
  - 2. 86 one-way car/van trips (43 round trips)
  - 3. 14 one-way car/van trips (14 one-way trips)

XI. Estimated Vehicular Traffic (Retreat):

- A. Day of Arrival (Typically Thursday or Friday):
  - 1. 40 one-way car/van trips
- B. Weekdays: Maximum 20 cars
  - 1. 40 vehicles parked for 2-4 days
- C. Day of Departure (Typically Sunday):
  - 1. 40 one-way car/van trips

XII. Service and Delivery Vehicles (Armenian Summer Camp):

- A. The food supply vehicle makes a delivery once a week. Garbage pick-ups are made once a week. U.P.S./Fedex deliveries are made 3-4 times per week when camp is in session. Service vehicles transporting the electrician, plumber, etc. come on an as-needed basis.
  - 1. 14 one-way service and delivery vehicle trips per week (7 round trips)

XIII. Service and Delivery Vehicles (Retreats):

- A. The food supply vehicle makes a delivery per session. Garbage pick-ups are made once per session. Service vehicles transporting the electrician, plumber, etc. come on an as-needed basis.
  - 1. 6 one-way service and delivery vehicle trips per week (3 round trips)

XIV. Parking:

- A. Currently, there are 76 parking spaces on site.
  - 1. 8 spaces are paved (Existing Item 33 on Site Plan Sheet A1.0).
  - 2. 68 have dirt surface (Existing Items 34, 35, 36, 37 and 38 on Site Plan Sheet A1.0).
  - 3. Spaces are open for use by employees, staff, participants, and service/delivery vehicles.
  - 4. In the future, should there be a need; additional parking areas may be created (New Item H on Site Plan Sheet A1.0).

XV. On-Site Selling of Goods:

- A. The only goods now sold on-site are snacks sold in the camp canteen located in the main lodge. Such items are manufactured elsewhere. In the future a more complete canteen will be operated from the Camp Office in the proposed Camp Chapel Project which will offer snacks, toiletries and clothes. See (Item I) as indicated on Site Plan Sheet A1.0 and Floor Plan Sheet A2.2.

XVI. Equipment:

- A. The only special piece of equipment found on-site is a tractor used for minor grading and maintenance. Other standard equipment consists of a table saw, radial arm saw, power tools, lawn mower, leaf blower, weed eaters and chain saws. A3/4 ton pick-up with snow-plow attachment is on-site.

XVII. Supplies and Materials Storage:

- A. Food is stored in a storage room and refrigerated box adjacent to the kitchen located in the Main Lodge/Dinning Building (Item 1).
- B. Bedding is stored in the cabins.
- C. Tools and equipment, wire, pipe fittings, etc are stored in the approximately 100 square feet Equipment Shed (Item 40) near the Main Lodge/Dinning Building.
- D. Sports equipment is stored in the Athletic Shed/Boat House (Item 13) near the lower lake (Item 30).
- E. Arts and Craft supplies are stored in the crafts building (Item 11). Refer to Site Plan Sheet A1.0.
- F. The use of supplies and materials will not cause any detrimental environmental effects, except for some noise generated by the gasoline engines in the chain saw, leaf blower and lawn mower.

XVIII. Volume of Water Used:

A. The estimated average volume of water used is as follows:

1. 200 campers & staff – Average (Sanitary needs):  
200 @ 50 gallons per person per day = 10,000 gallons
2. Kitchen (Domestic needs):  
200 @ 5 gallons per person per day = 2,000 gallons
3. Landscaping (Sprinklers):  
15 minutes x 30 sprinklers @ 5 gallons/minute/sprinkler = 2,250 gallons  
Total average volume of water used per day = 14,250 gallons

B. The estimated maximum volume of water used is as follows:

1. 341 campers & staff – Maximum (Sanitary needs):  
341 @ 50 gallons per person per day = 17,050 gallons
2. Kitchen (Domestic needs):  
341 @ 5 gallons per person per day = 1,705 gallons
3. Landscaping (Sprinklers):  
15 minutes x 30 sprinklers @ 5 gallons/minute/sprinkler = 2,250 gallons  
Total maximum volume of water used per day = 21,005 gallons

XIX. Sources of Water:

A. West Side Well:

1. 360 feet deep
2. 5 horse power submersible pump
3. 30 gallons per minute
4. 5,000 gallon storage tank
5. 2.78 hours required to replenish storage tank
6. 42,400 gallons capacity per day

B. East Side Well:

1. 380 feet deep
2. 5 horse power submersible pump
3. 30 gallons per minute
4. 2,000 gallon pressure tank
5. 1.11 hours required to replenish storage tank
6. 42,400 gallons capacity per day

C. Developed Spring:

1. 100 gallons per hour capacity
2. 8,000 gallon storage tank
3. 2 pumps
4. 80 hours required to replenish storage tank
5. 2,400 gallons capacity per day

XX. Liquid and Solid Waste:

A. Liquid:

18,755 gallons of liquid domestic waste per day is stored in 8 septic tanks in use and 2 additional tanks which are not currently in use. The combined capacity of all tanks is 9100 gallons. Septic tanks discharge into leach fields with a combined area of approximately 11,100 SF. This figure is based on the maximum occupancy of 341 at 55 gallons per person per day. Septic tanks are pumped out a minimum of once per year.

B. Solid:

300 pounds of solid domestic waste per day is stored in dumpsters. This figure is based on an average of 200 people at 1.5 pounds per person per day. Solid waste is picked up and disposed of once per week.

XXI. Existing Buildings:

All existing buildings and activity areas are in use. See Sheet A1.0 for locations of all current buildings, activity areas and water and septic systems.

A. The existing facilities and activity areas are as follows: (Refer to Sheet A1.0)

1. Lodge/Dinning: (104'x96', 5,338 SF)
2. A-Frame (Maintenance person permanent residence): (40'x50', 2,000 SF)
3. Clergy Residence: (30'x50', 1,500 SF)
4. Camper Cabin: (7) @ (16'x18', 288 SF & 5 @ 18'x20', 360 SF)
5. Lean-To Cabin (To be replaced by "D" in future) (16) @ (18'x20', 360 SF & (1 @ 45'x10', 450 SF)
6. Duplex Cabin (To be replaced by "E" in future) (2) @ (16'x18', 288 SF)
7. Well
8. Camp Office (To be replaced by "I" in current plan, See Site Plan Sheet A1.0) (16'x18', 288 SF)
9. Arbor (60'x35', 2,100 SF)

10. Staff Cabin (2) @ (16'x18', 288 SF)
11. Arts and Crafts Building (30'x40', 1,200 SF)
12. 5-Stall Horse Barn (45'x30', 1,350 SF)
13. Athletic Shed / Boat House (30'x40', 1,200 SF)
14. Mobile Home (1) @ (12'x40', 480 SF) (To be replaced by "F" in future)
15. Work Shed (18'x20', 360 SF)
16. Storage Shed (16'x18', 128 SF) (To be replaced by "G" in future)
17. Restrooms / Showers (20'x30', 600 SF) (To be replaced by "C" in future)
18. Dock (+/- 120 LF)
19. Water Storage Tank
20. Tennis Court (2)
21. Campfire Area
22. Septic Tank
23. Leach Field
24. Soccer Field
25. Archery Range
26. Volleyball Area
27. Basketball Court (90'x60')
28. Baseball Field
29. Upper Lake
30. Lower Lake
31. Main Road
32. Delivery Area
33. Paved Parking (8 cars)
34. Dirt Parking (10 cars)
35. Dirt Parking (4 cars)
36. Dirt Parking (10 cars)
37. Dirt Parking (4 cars)
38. Dirt Parking (40 cars)
39. Four-plex Staff Cabin (1,065 SF)
40. Restrooms/Showers (1,410 SF)
41. Shed (97 SF)

## XXII. Proposed Buildings:

### A. Current Plan: (Refer to Sheets A1.0, A1.1, A2.2, A3.1, A3.2, A3.3 & A3.4

- (A) Current plans as submitted for an Amended CUP and Building & Safety Plancheck propose the construction of a new Chapel/Retreat Building which will contain a small Chapel, Clergy Office and Vestment Storage (9716 SF) with an occupancy of 7. The contiguous Multi-purpose space (2,186 SF) will have an occupancy of 180.

- (I) The new replacement of the Camp Administrative Office (704 SF), adjacent to the new Multi-purpose space, will have any occupancy of 8, including the associated Toilet Rooms, Storage and Support Spaces (671 SF).
  - 1. The total building occupancy will be 195.
  - 2. The total length of the building is 100'-6", the total width is 54'-3".
  - 3. The total Building area is 4275 square feet.
  - 4. There is also 971 square feet of elevated decking on three sides of the building.
  - 5. The height of the main roof is 25'-3" above average existing grade and the height of the steeple of the Chapel is 40'-2".

B. Future Plans: (Refer to Sheet A1.0)

Future plans call for the replacement of the Lean-To Cabins (5) and existing Toilet/Shower Building (17) will be upgraded or replaced to better meet the needs of the campers. Additional restrooms (F) may be needed especially near athletic areas such as the soccer field and swimming lake/campfire area.

- (B) Swimming Pool
- (C) Dormitory
- (D) Camper Cabins
- (E) 4-Plex Staff Cabin
- (F) Restrooms
- (G) Maintenance Building
- (H) Future Parking Area

Final plans for all future buildings are not available at this time, however, construction materials will consist of fire-retardant treated lumber, prefabricated trusses, dual glazed wood windows and doors and metal roofs. The buildings will be designed to complement the existing structures as well as the surrounding natural environment. See Sheet A1.0 for locations of proposed future structures.

**XXIII. Access Road:**

Access to the camp property is achieved by a single lane paved public road, maintained by either the U.S. Forest Service or the County of Fresno. This road begins at Highway 180, 1/8 of a mile east of Snowline Lodge.



#### **XXIV. Outdoor Lighting & Public Address System:**

A. Lighting:

Outdoor lighting exists near cabins and buildings and along major roads. New lights will be added where necessary to promote safety, especially along major pedestrian routes.

B. Public Address System:

An outdoor public address system exists and will be utilized when necessary to page individuals and to make special announcements.

#### **XXV. Landscaping and Fencing:**

A. Landscaping:

Landscaping on the immediate camp site consists of various natural growing and planted specimen trees. For the most part, trees are sparse. Additional new trees will be planted to provide a more forested look and provide shade.

Types of trees being considered for planting are:

1. Yellow Pine (Ponderosa Pine)
2. Cedar
3. White Fir
4. Redwood (Sempervirens & Gigantea)

B. Fencing:

The perimeter of the property is currently fenced.

C. Signage:

Small directional signs are currently placed at strategic locations along the road leading from Highway 180 (Kings Canyon road) to the camp property. There is currently a sign near the intersection of Highway 180 and the camp access road.

**XXVI. Summary:**

The Western diocese of the Armenian church of North America has conducted youth camps annually for over fifty years and has owned and operated at the current facility for approximately thirty five years. The further development and maintenance of the physical facility and the management of the camp and retreat center is governed by a Board of Directors appointed by the Diocese. The Board of Directors operates in a professional manner, conforming to all site environmental constraints as well as the regulations of the County of Fresno and all other applicable jurisdictional authorities.

The Board of Directors members are as follows:

Chairman:	Mike Hollis
Treasurer:	Jeff Markarian
Secretary:	Kevork Zorian
Advisors:	Hagpo Jibilian
	Eddie Hamayan
	Mike Shakar
	Nanette Mikaelian
	Chuck Simonian

END

# EXHIBIT 9



**PAUL HALAJIAN  
ARCHITECTS**

VA 4008  
RECEIVED  
COUNTY OF FRESNO

JUL 27 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION

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Architect/Authorized on behalf of:  
**Western Diocese Armenian  
Church of North America**  
3325 North Glenoaks Blvd.  
Burbank, CA 91504

July 27, 2016

County of Fresno  
**Department of Public Works and Planning**  
Director Alan Weaver  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721

**RE: Variance (Class II) With Concurrent Conditional Use Permit**  
CUP 3475 – 45000 E. Kings Canyon Road, Dunlap, CA

Please find the findings cited for consideration of granting a variance allowing an architectural element to exceed the allowable height requirement within the R-E zone for an existing camp ground.

#### Introduction:

The property located at the above address is comprised of two parcels, APN: 105-030-04 & 105-030-05. The site continues to operate - under Conditional Use Permit originally issue in 1988 – as a camp facility. The previously approved masterplan and operational statement cite that the facility has operated for over two decades as *a facility for youth camps during the summer months as well as for period retreats during the remainder of the year*. This variance request does not change this use or function, rather improves the quality and experience of the temporary camp occupants.

The camp is used a fixed number of times per year *for youth camps during the summer months as well as for period retreats during the remainder of the year*. Beyond the number of uses by the church organization during the year, *the remaining times will be open to select outside organizations, preferably but not limited to, religious groups, educational institutions and sports programs*.

#### Finding No. 1:

With the granting of Conditional Use Permit, originally in 1988, and currently in process for an amendment [CUP #3475], an **exceptional circumstance** is created allowing the R-E zoned property to operate safely and in compliance with conditions of the CUP as a youth camp. The proposed chapel does not change the use. It provides additional program area and higher quality spaces for the camp program and activities. The chapel building has an architectural style that blends elements of the vernacular found in the Sierras with elements of Armenian church architecture. The steeple marks the platform area – the most important space – of the interior of the Multi-Purpose buildings. The steeple exceeds the maximum height allowed within this zoning district. Per Fresno County Ordinance T-080-355, adopted December 5<sup>th</sup>, 2006, the height of the building shall be measured from the grade level abutting the structure on the



PAUL HALAJIAN  
ARCHITECTS

side facing the street to the highest structure point. This measurement will be approximately 42'. The majority of the proposed building is under the height maximum, at 23'-9." At a total height of 40' above the finished floor, the steeple is 12' in diameter and is about 10% of the overall mass of the primary north and south elevations. It is proportionally minor relative to the 4,275sf overall building. Being that the Conditional Use Permit is in place and concurrent with the approval of the CUP amendment, the exceptional circumstance to allow the increase in overall height is present.

**Finding No. 2:**

As has been the case since 1988, and will continue in the future, the owners and operators of this camp facility strive to provide the campers who use the facility with the best experience and environment possible. The quality of buildings plays a significant role in this quality. Modern facilities, equipment and fixtures impact the overall experience in a positive manner. The architecture also contributes to the overall quality of the experience. The property rights of the owner extend to allow for varying styles of architecture to be constructed on this site, within the limitations of the zoning ordinance, building codes and health safety & welfare guidelines. Those guidelines are being met with the proposed structure. The steeple element is **necessary for the preservation and enjoyment** in that it provide a connection with the property owner and operator's history and culture and enhances the property owner's right to operate the site to its greatest potential.

**Finding No. 3:**

The proposed building and steeple is over 325' away from the nearest property line, and is the only location that the height is to be in excess of the zoning ordinance. This parcel is surrounded completely by an 'R-C' Resource Conservation zone, which has a general height maximum of 35'-0", with higher buildings allowed at the Director's review. The next closest 'R-E' zoned parcel is over 1,790' away from the lot in question. The surrounding open space and considerably deep setback from the property lines of the nearest roadway mitigate almost entirely any material or visual detriment. With commonly used building materials of concrete block, wood siding, metal panels and a metal roof, all built compliant with the California Building Code, **the granting of this variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.**

**Finding No. 4:**

The continuation of use at this property is consistent and advances the County's objectives outlined in the General Plan. This property allows for greater access of the public to recreational opportunities and increases opportunities to interact with and appreciate open space and protected forest lands.

"The County sees its primary role to be the protector of prime agricultural lands, open space, recreational opportunities, and environmental quality, and the coordinator of County-wide efforts to promote economic development."

Specifically, the chapel building improved the County's ability to deliver on Goal ED-B in expanding recreation and visitor-serving attractions and accommodations.



## EXHIBIT 10

# County of Fresno

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

### EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT:** Armenian Church of North America, Western Diocese
- APPLICATION NOS.:** Initial Study Application No. 6871, Classified Conditional Use Permit Application No. 3475 and Variance Application No. 4008
- DESCRIPTION:** Allow modification of an existing camp facility to include a chapel with a 41-foot building height (25-foot maximum building height allowed) on an 80.00-acre parcel in the R-E (Recreational) Zone District.
- LOCATION:** The project site is located on the north side of State Route 180 (Kings Canyon Road), between Snowline Lodge Road and New McKenzie Ridge Road, approximately two miles northeast of the unincorporated community of Dunlap (45000 E. Kings Canyon Road) (Sup. Dist. 5) (APN 165-030-04).

#### I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or
- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway; or
- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

**FINDING:** LESS THAN SIGNIFICANT IMPACT:

*This proposal entails modification of an existing camp facility authorized by Classified Conditional Use Permit (CUP) No. 2425 on an 80.00-acre parcel in the R-E (Recreational) Zone District. The existing camp facility is comprised of the following improvements: 5,338 square-foot dining hall; 2,000 square-foot caretaker's residence; 1,500 square-foot Clergy residence; seven 288 square-foot cabins; five 360 square-foot cabins; sixteen 360 square-foot lean-to cabins; 450 square-foot lean-to cabin; two 288 square-foot duplex cabins; two 288 square-foot staff cabins; 1,065 square-foot staff cabin; 288 square-foot office building; 2,100 square-foot arbor; 1,200 square-foot arts and crafts building; 1,350 square-foot horse barn; 1,200 square-foot athletic equipment storage building/boat house; 480 square-foot mobile home; 360 square-foot workshop building; 128 square-foot storage building (e.g., shed); 97 square foot storage building*

*(e.g., shed); 600 square-foot restroom/shower building; 1,410 square-foot restroom/shower building; boat dock; four tennis courts; one soccer field; archery range; two volleyball courts; two basketball courts; baseball field; two water wells; water storage tank; eight paved parking spaces; and 68 unsurfaced parking spaces.*

*Modifications currently proposed for the existing camp facility include construction of a 5,248 square-foot Chapel Building comprised of a 2,186 square-foot multiple-purpose room (e.g., assembly area); 716 square-foot Clergy office/Vestment storage area; 704 square-foot camp office with 671 square feet of ancillary improvements (e.g., restrooms and storage space); and 971 square feet of exterior decking. The proposed Chapel Building will have an overall building height of approximately 41 feet whereas the R-E (Recreational) Zone District permits a 25-foot maximum building height. As such, Variance Application No. 4008 is being concurrently processed with Classified Conditional Use Permit Application No. 3475 so as to allow the proposed 41-foot building height.*

*The approval of Classified Conditional Use Permit (CUP) No. 2425 included a proposed Chapel Building that was never constructed; however, the Chapel Building design authorized by Classified Conditional Use Permit (CUP) No. 2425 was 4,080 square feet overall and was authorized to have a 33-foot maximum building height per Variance No. 3269, which was concurrently approved with Classified Conditional Use Permit (CUP) No. 2425. The currently proposed Chapel Building design is 1,168 square feet larger and eight feet taller than the Chapel Building design authorized by Classified Conditional Use Permit (CUP) No. 2425 and Variance No. 3269.*

*The subject parcel is located in a wildland area of foothill/mountainous terrain characterized by relatively large parcels utilized for agricultural grazing and sparse residential land uses. The unincorporated community of Dunlap is located approximately two miles southwest of the subject parcel, and State Route 180 (Kings Canyon Road) is located approximately three quarter-miles south of the subject parcel.*

*State Route 180 (Kings Canyon Road) is designated as a Scenic Highway in the Fresno County General Plan. According to General Plan Policy OS-L.3, intensive land development proposals shall provide for maintenance of a natural open space area 200 feet in depth parallel to the right-of-way of a Scenic Highway. In this case, the subject parcel is located approximately three quarter-miles (e.g., 3,982 feet) north of the northern edge of the State Route 180 (Kings Canyon Road) right-of-way.*

*Considering the lack of development in the area surrounding the subject parcel, and the existing nature of the camp facility to be served by the proposed Chapel Building, this proposal is not anticipated to have a negative aesthetic impact on the surrounding area.*

- D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

*This proposal will utilize outdoor lighting which has the potential of generating new sources of light and glare in the area. As such, all outdoor lighting fixtures shall be required to be hooded and directed so as to not shine toward adjacent properties and roads. This requirement will be included as a Mitigation Measure.*

\* **Mitigation Measure**

1. *All outdoor lighting shall be hooded and directed as to not shine toward adjacent properties and roads.*

## II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or
- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts; or
- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*The subject parcel is not enrolled under an Agricultural Land Conservation Contract (Williamson Act Contract), is not agriculturally cultivated, and is outside the survey boundary of the Fresno County Important Farmland Map (2014). The subject parcel is located in a wildland area of foothill/mountainous terrain; however, said property was previously authorized to be utilized as a camp facility and is not utilized for timber harvesting.*

## III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project isolate any air quality standard or contribute to an existing or projected air quality violation; or

- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- D. Would the project expose sensitive receptors to substantial pollutant concentrations; or
- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*This proposal was reviewed by the San Joaquin Valley Unified Air Pollution Control District (Air District) which did not identify any concerns related to the project. However, it is noted by Staff that development of the proposal may be subject to the following Air District Rules and Regulations: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt Paving and Maintenance Operations). Compliance with Air District Rules and Regulations will reduce air quality impacts from the subject proposal to a less than significant level.*

#### IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species; or
- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS); or
- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or
- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or
- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Would the project Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional, or state habitat conservation plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:



*The subject parcel is located in a wildland area of foothill/mountainous terrain characterized by relatively large parcels utilized for agricultural grazing and sparse residential land uses. The subject parcel has been previously disturbed as said property has been historically utilized as a camp facility. This proposal was reviewed by the California Department of Fish and Wildlife (CDFW), which did not identify any concerns related to the project. This proposal was also routed to the U.S. Fish and Wildlife Service (USFWS), which also did not identify any concerns related to the project. Therefore, no impacts were identified in regard to: 1) Any candidate, sensitive, or special-status species; 2) Any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS; 3.) Federally protected wetlands as defined by Section 404 of the Clean Water Act; or 4.) The movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impeding the use of native wildlife nursery sites. This proposal will not conflict with any local policies or ordinances protecting biological resources or any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.*

## V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause of substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- D. Would the project disturb any human remains, including those interred outside of formal cemeteries; or
- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

**FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:**

*The subject parcel is located in an area designated to be highly sensitive for archeological resources. As such, in the event that cultural resources are unearthed during ground-disturbing activity, all work shall be halted in the area of the find, and an Archeologist shall be contacted to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activity, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition of the remains. If such remains are determined to be Native American, the Coroner must notify the Native American Commission within 24 hours. A Mitigation Measure reflecting this requirement has been*

incorporated into the project. The Mitigation Measure will reduce potential impacts to cultural resources to a less than significant level.

\* **Mitigation Measure**

1. *In the event that cultural resources are unearthed during ground-disturbing activity, all work shall be halted in the area of the find, and an Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activity, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition. If such remains are determined to be Native American, the Coroner must notify the Native American Commission within 24 hours.*

## VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:
1. Rupture of a known earthquake; or
  2. Strong seismic ground shaking; or
  3. Seismic-related ground failure, including liquefaction; or
  4. Landslides?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*The area where the subject parcel is located is designated as Seismic Design Category E in the California Geological Survey. As such, a Geotechnical Investigation shall be submitted to the Development Services Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits for the proposal. This mandatory requirement will be included as a Project Note.*

- B. Would the project result in substantial erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*Changes in topography and erosion could result from grading activities associated with this proposal. As such, an Engineered Grading and Drainage Plan demonstrating how additional storm water run-off generated by the project will be handled without adversely impacting adjacent properties shall be provided to the Development Engineering Section of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits for the proposal. This requirement will be included as a Project Note and shall be reviewed for approval during*

*the Site Plan Review (SPR) process that will be included as a Condition of Approval. Conditions of the SPR may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting. With adherence to these requirements, potential erosion impacts from the subject proposal will be reduced to a less than significant level.*

- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or
- D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: NO IMPACT:

*The subject parcel is not located within an area of known risk of landslides, lateral spreading, subsidence, liquefaction, collapse, or within an area of known expansive soils.*

- E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative disposal systems where sewers are not available for wastewater disposal?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

*There are ten existing septic systems located on the subject parcel, eight of which are currently in use; however, the proposed Chapel Building will connect to a proposed septic system. Further, a Sewage Feasibility Study was prepared for the proposed septic system by Krazan & Associates, Inc., which was reviewed by the Environmental Health Division of the Fresno County Department of Public Health. Based upon the review of said Sewage Feasibility Study by the Environmental Health Division of the Fresno County Department of Public Health, the following requirements will be included as Mitigation Measures to reduce adverse impacts related to wastewater disposal to a less than significant level:*

\* **Mitigation Measures**

1. *Prior to the issuance of Building Permits, an engineered sewage disposal system design specific to the proposed structure shall be submitted to the Fresno County Department of Public Health, Environmental Health Division, for review and approval.*
2. *If the sewage disposal system design incorporates areas of the parcel not evaluated for soil absorption capacity in the Sewage Feasibility Study prepared for the project by Krazan & Associates, Inc., the Applicant's Professional Engineer or Registered Environmental Health Specialist shall contact the Environmental Health Division of the Fresno County Department of Public Health prior to initiating any work to discuss the scope of work that will be required.*

## VII. GREENHOUSE GAS EMISSIONS

- A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Would the project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*The San Joaquin Valley Unified Air Pollution Control District (Air District) has reviewed this proposal and expressed no concerns related to greenhouse gas emissions. Further, compliance with Air District Rules and Regulations discussed in Section III (Air Quality) of this analysis will reduce air quality impacts from the subject proposal to a less than significant level.*

## VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or
- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment; or
- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: NO IMPACT:

*This proposal does not involve storage of hazardous materials, and no hazardous material impacts were identified in the project analysis. Further, there are no schools located within onequarter-mile of the subject parcel.*

- D. Would the project be located on a hazardous materials site?

FINDING: NO IMPACT:

*No hazardous materials sites are located within the boundaries of the subject parcel.*

- E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or
- F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

*The subject parcel is not located within an Airport Land Use Plan or in the vicinity of a public or private use airport.*

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?

FINDING: NO IMPACT:

*This proposal will not impair the implementation of, or physically interfere with an adopted Emergency Response Plan. No such impacts were identified in the project analysis.*

- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*The subject parcel is located in a wildland area of foothill/mountainous terrain which falls under the State Responsibility Area (SRA) for control and suppression of wildland fire. Any development associated with this proposal shall comply with the California Code of Regulations Title 24 – Fire Code. This mandatory requirement will be included as a Project Note to be addressed during Site Plan Review (SPR), which will be required as a Condition of Approval. Conditions of the SPR may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.*

## IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

See discussion in Section VI.E Geology and Soils

- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*The subject parcel is located in a designated water-short area; however, the existing camp facility which is the subject of this proposal utilizes a Transient Non-Community*

*Water System permitted and regulated through the State Water Resources Control Board, Division of Drinking Water. Further, this proposal was reviewed by the Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning, which did not identify any concerns with the project, as the existing camp facility has an existing permitted water supply.*

- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*The Site Plan provided for Classified Conditional Use Permit Application No. 3475 shows a stream located on the subject parcel connecting to an existing lake located on the subject parcel; however, the U.S. Geological Survey Quad Map for the subject parcel shows no streams or rivers located thereon.*

- E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*Any additional run-off generated by development of the proposal cannot be drained across property lines and must be retained on site per County Standards. This mandatory requirement will be included as a Project Note.*

- F. Would the project otherwise substantially degrade water quality?

FINDING: NO IMPACT:

*No additional water quality impacts were identified in the project analysis.*

- G. Would the project place housing within a 100-year floodplain; or
- H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT:

*According to FEMA FIRM Panel 2275H, the project site is not subject to flooding from the 1%-chance storm (100-year storm).*

- I. Would the project expose persons or structures to levee or dam failure; or

J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

*The subject parcel is not prone to seiche, tsunami or mudflow, nor is the subject parcel exposed to potential levee or dam failure.*

#### X. LAND USE AND PLANNING

A. Will the project physically divide an established community?

FINDING: NO IMPACT:

*This proposal will not physically divide a community. The subject parcel is located approximately two miles northeast of the unincorporated community of Dunlap.*

B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*The subject 80.00-acre parcel is located in the R-E (Recreational) Zone District, and is designated Public Lands and Open Space in the Fresno County-adopted Sierra-South Regional Plan.*

*According to Policy 406-01:1.00(a) of the Sierra-South Regional Plan, the Public Lands and Open Space designation shall mean land or water areas which are essentially unimproved and planned to remain open in character. Further, these areas are devoted to such activities as the preservation of natural resources, managed production of resources, and parks and recreation.*

*According to Policy 406-01:5.02(c) of the Sierra-South Regional Plan, intensive recreational activities and recreational-related commercial uses shall not be permitted in areas designated Public Lands and Open Space that have significant vegetation or wildlife habitat. Further, commercial uses in open space areas shall only be permitted if they are directly associated with a recreational use.*

*With regard to the aforementioned General Plan Policies, the subject parcel has been utilized as a camp facility since 1961, and the use of said property as a camp facility was recognized through the approval of Classified Conditional Use Permit (CUP) No. 2425 on May 23, 1991. The subject parcel was designated Public Lands and Open Space when Classified CUP No. 2425 was approved, which is the same General Plan designation currently in effect. According to the Staff Report prepared for Classified CUP No. 2425, the camp facility use is compatible with the Public Lands and Open Space General Plan designation applied to the subject parcel because a camp had been operational on the subject parcel since 1961 and, therefore, impacts on wildlife*

*and vegetation resultant thereof had already occurred. Additionally, the location of the proposed Chapel Building, which is the same on-site location proposed with Classified CUP Application No. 3475, does not have significant vegetation or significant wildlife habitat. Further, modifications currently proposed for the existing camp facility are limited in scope to the construction of a 5,248 square-foot Chapel Building with an overall building height of approximately 41 feet whereas previously-approved Classified Conditional Use Permit No. 2425 and associated Variance No. 3269 authorized a 4,080 square-foot Chapel Building design with 33-foot maximum building height. As previously stated in this analysis, the Chapel Building authorized by Classified Conditional Use Permit No. 2425 and associated Variance No. 3269 was never constructed.*

- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

*This proposal will not conflict with any Land Use Plan or Habitat or Natural Community Conservation Plan. No such Plans were identified in the project analysis.*

## XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or
- B. Would the project result in the loss of availability of a locally-important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

*No mineral resource impacts were identified in the project analysis. The subject parcel is not located in an identified mineral resource area identified in Policy OS-C.2 of the General Plan.*

## XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels; or
- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity; or
- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?



FINDING: LESS THAN SIGNIFICANT IMPACT:

*The Fresno County Department of Public Health, Environmental Health Division, reviewed this proposal and did not identify any potential noise-related impacts. However, development of the proposal must comply with the Fresno County Noise Ordinance related to construction noise, limiting noise-generating construction activities to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. Saturday and Sunday, thereby minimizing noise impacts to less than significant. This mandatory requirement will be included as a Project Note.*

- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or
- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

*The subject parcel is not located in the vicinity of a public airport or private airstrip, and is not impacted by airport noise.*

### XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or
- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

*This proposal will not construct or displace housing and will not otherwise induce population growth.*

### XIV. PUBLIC SERVICES

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:
  - 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*The subject parcel is located in a wildland area of foothill/mountainous terrain which falls under the State Responsibility Area (SRA) for control and suppression of wildland*

*fire. Any development associated with this proposal shall comply with the California Code of Regulations Title 24 – Fire Code. This mandatory requirement will be included as a Project Note to be addressed during Site Plan Review (SPR), which will be required as a Condition of Approval. Conditions of the SPR may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.*

2. Police protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*According to the Fresno County Sheriff's Department, the narrow width of the existing site access (U.S. Forest Service Road No. 12501 paved 12 feet wide) could be problematic in a situation requiring emergency evacuation of the existing camp facility.*

*With regard to the width of the existing site access and concerns regarding adequate road width for camp evacuation, this issue was identified during the processing of Classified Conditional Use Permit No. 2425, which resulted in the following Conditions of Approval being required for the existing site access (U.S. Forest Service Road No. 12501):*

- Turnouts shall be placed at quarter-mile intervals or at intervals as determined necessary by the Director of the Public Works and Planning Department after consideration by the California Department of Forestry. Each turnout shall be a minimum 30 feet long and eight feet wide and have a 25-foot taper for ingress and egress at each end.*
- Brush clearance shall be performed along that segment of the access road between U.S. Forest Service Road No. 12501 and the camp entrance in accordance with U.S. Forest Service and California Department of Forestry specifications.*

3. Schools; or

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

*No impacts on the provision of other services were identified in the project analysis.*

## XV. RECREATION

A. Would the project increase the use of existing neighborhood and regional parks; or

B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

*No such impacts were identified in the project analysis.*

#### XVI. TRANSPORTATION/TRAFFIC

- A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or
- B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*The subject parcel has existing access from State Route 180 (Kings Canyon Road) via an approximately two and one half-mile segment of U.S. Forest Service Road No. 12501, which is a public road with 12-foot pavement width maintained by the U.S. Forest Service.*

*There is no new or modified site access requested with the current proposal. Further, modifications currently proposed for the existing camp facility are limited in scope to the construction of a 5,248 square-foot Chapel Building with an overall building height of approximately 41 feet whereas previously-approved Classified Conditional Use Permit No. 2425 and associated Variance No. 3269 authorized a 4,080 square-foot Chapel Building design with 33-foot maximum building height. As previously stated in this analysis, the Chapel Building authorized by Classified Conditional Use Permit No. 2425 and associated Variance No. 3269 was never constructed.*

*This proposal was reviewed by the Design Division of the Fresno County Department of Public Works and Planning, and the California Department of Transportation (Caltrans), neither of which agency identified any concerns with the project, nor did said agencies require a Traffic Impact Study (TIS).*

- C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

*This proposal will not result in a change in air traffic patterns. No such impacts were identified in the project analysis.*

- D. Would the project substantially increase traffic hazards due to design features; or
- E. Would the project result in inadequate emergency access?

FINDING: LESS THAN SIGNIFICANT IMPACT:

*According to the Fresno County Sheriff's Department, the narrow width of the existing site access (U.S. Forest Service Road No. 12501 paved 12 feet wide) could be problematic in a situation requiring emergency evacuation of the existing camp facility.*

*With regard to the width of the existing site access and concerns regarding adequate road width for camp evacuation, this issue was identified during the processing of Classified Conditional Use Permit No. 2425, which resulted in the following Conditions of Approval being required for the existing site access (U.S. Forest Service Road No. 12501):*

- Turnouts shall be placed at quarter-mile intervals or at intervals as determined necessary by the Director of the Public Works and Planning Department after consideration by the California Department of Forestry. Each turnout shall be a minimum 30 feet long and eight feet wide and have a 25-foot taper for ingress and egress at each end.*
- Brush clearance shall be performed along that segment of the access road between U.S. Forest Service Road No. 12501 and the camp entrance in accordance with U.S. Forest Service and California Department of Forestry specifications.*

- F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: NO IMPACT:

*This proposal will not conflict with any adopted alternative transportation plans. No such impacts were identified in the project analysis.*

## XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements; or
- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

See discussion in Section VI.E Geology and Soils.

- C. Would the project require or result in the construction or expansion of new storm water drainage facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section IX.E Hydrology and Water Quality.

- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section IX.B Hydrology and Water Quality.

- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

See discussion in Section VI.E Geology and Soils.

- F. Would the project be served by a landfill with sufficient permitted capacity; or

- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

*No such impacts were identified in the project analysis.*

#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California prehistory or history?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

*Pursuant to discussion in Section IV (Biological Resources), no such impacts on biological resources were identified in the project analysis. Pursuant to discussion in Section V (Cultural Resources), this proposal may have impacts on cultural resources; however, the Mitigation Measure included in Section V (Cultural Resources) will reduce such impacts to a less than significant level.*

- B. Does the project have impacts that are individually limited, but cumulatively considerable?

FINDING: NO IMPACT:

*No cumulatively considerable impacts were identified in the project analysis.*

C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

*No substantial adverse impacts on human beings were identified in the project analysis.*

## **CONCLUSION/SUMMARY**

Based upon the Initial Study prepared for Classified Conditional Use Permit Application No. 3475 and Variance Application No. 4008, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to mineral resources, population and housing, or recreation.

Potential impacts related to agricultural and forestry resources, air quality, biological resources, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, public services, and transportation and traffic have been determined to be less than significant.

Potential impacts related to aesthetics, cultural resources, geology and soils, hydrology and water quality, and utilities and service systems have been determined to be less than significant with the identified Mitigation Measures.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.

DC:ksn

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# EXHIBIT 11

File original and one copy with:  <b>Fresno County Clerk</b> <b>2221 Kern Street</b> <b>Fresno, California 93721</b>		Space Below For County Clerk Only.   <div style="text-align: center; font-size: small;">CLK-2046.00 E04-73 R00-00</div>		
Agency File No: IS 6871	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>	County Clerk File No: <b>E</b>		
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721	
Agency Contact Person (Name and Title): Derek Chambers, Planner		Area Code: 559	Telephone Number: 600-4205	Extension: N/A
Applicant (Name): Armenian Church of North America, Western Diocese		Project Title: Classified Conditional Use Permit Application No. 3475 and Variance Application 4008		
Project Description: <p>Allow modification of an existing camp facility to include a chapel with a 41-foot building height (25-foot maximum building height allowed) on an 80.00-acre parcel in the R-E (Recreational) Zone District. The project site is located on the north side of State Route 180 (Kings Canyon Road), between Snowline Lodge Road and New McKenzie Ridge Road, approximately two miles northeast of the unincorporated community of Dunlap (45000 E. Kings Canyon Road) (Sup. Dist. 5) (APN 165-030-04).</p>				
Justification for Negative Declaration: <p>Based upon the Initial Study prepared for Classified Conditional Use Permit Application No. 3475 and Variance Application No. 4008, staff has determined that the proposal will not have a significant effect on the environment.</p> <p>No impacts were identified related to mineral resources, population and housing, or recreation.</p> <p>Potential impacts related to agricultural and forestry resources, air quality, biological resources, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, public services, and transportation and traffic have been determined to be less than significant.</p> <p>Potential impacts related to aesthetics, cultural resources, geology and soils, hydrology and water quality, and utilities and service systems have been determined to be less than significant with the identified Mitigation Measures.</p> <p>The Initial Study and Mitigated Negative Declaration are available for review at 2220 Tulare Street, Suite A, Fresno, CA 93721.</p>				
<b>FINDING:</b> <p>The proposed project will not have a significant impact on the environment.</p>				
Newspaper and Date of Publication: Fresno Business Journal – March 17, 2017			Review Date Deadline: April 17, 2017	
Date: March 22, 2017	Type or Print Signature: Chris Motta Principal Planner	Submitted by (Signature): Derek Chambers Planner		

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

## LOCAL AGENCY MITIGATED NEGATIVE DECLARATION

EXHIBIT 12



Inter Office Memo

Date: May 23, 1991

To: Board of Supervisors

From: Planning Commission

Subject: RESOLUTION NO. 10554 - CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 2425, VARIANCE APPLICATION NO. 3269, ENVIRONMENTAL ASSESSMENT NO. 3569

APPLICANT: Armenian Church of North America

REQUEST: Allow expansion and rehabilitation of an existing camp/retreat facility with two of the proposed buildings (a chapel and sports facility) having a building height of 33 feet and 34 feet (maximum 25 feet permitted); and allow an existing 14-foot high fence (maximum six feet allowed) in conjunction with existing tennis courts.

LOCATION: The project is located on a 160-acre parcel of land in the southwest quarter of Section 29 and the southeast quarter of Section 30 of Township 13 South, Range 27 East, approximately one mile north of State Highway 180. (SUP. DIST.: 5) (APN 165-030-04, 05)

PLANNING COMMISSION ACTION:

At its hearing of May 23, 1991, continued from April 24, 1991, the Commission considered the Staff Report, the Addendum Staff Report, and testimony (summarized on Exhibit "A"), approved the Negative Declaration prepared for the project, adopted the recommended findings of fact in the Staff Report, and approved Classified Conditional Use Permit No. 2425 and Variance Application No. 3269, subject to the following conditions:

Classified Conditional Use Permit Application No. 2425

1. Development and operation shall be in conformance with the operational statement, site plan, floor plans, and elevations approved by the Commission except as modified by conditions below.
2. All new structures shall be set back a minimum of 50 feet from the property line.
3. No amplified outdoor music shall be permitted and use of the PA system shall be limited to between the hours of 7:00 a.m. and 9:00 p.m.
4. A grading and drainage plan shall be required.



5. Prior to any development within 300 feet of Locus One and/or within the area northwest of recorded archaeological site CA-FRE-387, a qualified archaeologist shall certify that:
  - a. Known archaeological features have been marked or roped off as needed in order to protect them from damage.
  - b. Three excavation units have been dug in each area for which the development is proposed in order to determine the absence or presence of sub-surface artifacts.
  - c. Development shall not impact known significant resources because none are present or because appropriate mitigations have been defined and agreed to.
6. Prior to any development within and/or northwest of recorded archaeological site CA-FRE-387, the applicant shall provide proof that a qualified archaeologist has been retained to monitor all earth moving and grading.
7. Within one year of project approval, the applicant shall provide proof that a qualified archaeologist has been retained to assist with the preparation of a plan for continued preservation, protection and educational use of the archaeological resource on camp property.
8. Should any archaeological resources be discovered during development anywhere within the 160-acre camp site, work shall halt. A qualified archaeologist shall be consulted to evaluate the artifacts uncovered and to propose appropriate mitigation measures to protect any significant historic/cultural resources discovered.
9. Prior to occupancy of any new building, the access road from State Highway 180 to the project site shall be improved as follows:
  - a. Turnouts shall be placed at quarter mile intervals or at intervals as determined necessary by the Director of the Public Works & Development Services Department after consideration by the California Division of Forestry. Each turnout shall be a minimum 30 feet long and eight feet wide and have a 25-foot taper for ingress and egress at each end.
 

NOTE: An Encroachment Permit from the County Road Maintenance Division will be required for any work along the County Road segment.
  - b. Brush clearance shall be performed along that segment of the access road between the U.S. Forest Service Road No. 12S01 and the camp entrance in accordance with U.S. Forest Service and California Division of Forestry specifications.
10. The camp operator acknowledges that the limited level of maintenance and snow removal service provided by the County on its segment of the access road will continue in the future. If the camp operator determines that a higher level of service is desirable, the camp shall be responsible for providing the service and shall do so only after obtaining the necessary Encroachment Permits from the County.

11. Prior to occupancy of any new building, the on-site bridge shall be certified by a registered civil engineer to support a load of 80,000 pounds traveling at 15 miles-per-hour. If the bridge cannot be certified then it shall be reconstructed with the design and construction work to be inspected and certified by a registered civil engineer.

VOTING: Yes: Commissioners Abrahamian, Munger, Campbell, Comstock, Cucuk, Loring, Petersen

No: None

Absent: Commissioner Quist

Abstained: Commissioner Kazanjian

RICHARD D. WELTON, Director  
Public Works & Development Services Department  
Secretary-Fresno County Planning Commission

By   
Jerry K. Boren, Manager  
Development Services Division

- NOTES:
1. The Planning Commission action is final unless appealed to the Board of Supervisors within 15 days of the Commission's action.
  2. Any replacement or addition to the water and sewage systems or modification to the food facilities will require review and approval by the Fresno County Health Department.
  3. A registered civil engineer will be required to inspect and certify the integrity and spillway capacity of the southern dams for the lakes.
  4. A Site Plan Review is required in accordance with Section 874 of the Fresno County Zoning Ordinance.
  5. The Kings Canyon Unified School District in which you are proposing construction has adopted a resolution requiring payment of a construction fee. The County in accordance with State law which authorizes the fee, may not issue a building permit without certification from the school district that the fee has been paid. An official certification form will be provided by the County when application is made for a building permit.

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6160K

RESOLUTION NO. 10554

EXHIBIT "A"

**Staff:** The Fresno County Public Works & Development Services Department presented its Staff Report dated April 25, 1991, and Addendum Staff Report dated May 23, 1991, which included new conditions to replace Condition No. 3 in the April 25, 1991, Staff Report.

**Applicant:** The applicant's representatives spoke in favor of the proposed project providing the following testimony:

- We agree to all the conditions of approval except Condition No. 3.
- The access road is used by others and it would be unfair to require us to improve the road. The church is willing to pay its share to upgrade the road, but other users should share in the cost.
- There will be a minimal increase in vehicular traffic as a result of the proposed project.
- We have filled pot holes on the Forest Service Road.
- The half-mile section of the Forest Service Road is in bad condition.
- Bob Mathias originally improved the access road to Highway 180.
- There has been no upgrade to the road either by the County or the U.S. Forest Service since the property was purchased in 1988.
- The major concern is with the County portion of the access road.
- The average camp in the summer would have between 150 and 180 campers.
- There is a second access via a dirt road to Snow-Line Lodge which provides emergency access.
- After meeting with the California Division of Forestry and the U.S. Forest Service, nine locations for turnouts have been located along the access road. These locations should be documented.
- We agree with all the new conditions indicated in the Addendum Staff Report.

Others:

Joe Johnson from the California Division of Forestry provided the following testimony including reasons for reconstruction of an on-site bridge:

- California Division of Forestry has the responsibility for fire protection.
- The 300 campers plus staff that potentially could be at the camp will be in jeopardy if a wildfire occurs and we are not able to get into the area with fire equipment.
- Our equipment is eight feet wide, and with buses and cars from the camp also up to eight feet wide, two way access on a twelve-foot wide road is not possible.
- The proposal is a major expansion of facilities. The camp is an island of development in a sea of wildland.
- There could be a life threatening situation unless adequate access is provided.
- California Division of Forestry is not as happy with the turnouts instead of the road improvements originally recommended, but understands the economic constraints involved. The turnouts are a reasonable compromise if accompanied by a plan for emergency situations so there is not mass exodus.
- The removal of brush will increase the safety of those using the access road.

DC:gah  
6160K

AGENDA ITEM NO. 8  
ADDENDUM  
STAFF REPORT  
TO  
THE FRESNO COUNTY PLANNING COMMISSION  
Classified Conditional Use Permit Application No. 2425  
Variance Application No. 3269  
Environmental Assessment No. 3569  
May 23, 1991

At the April 25, 1991, hearing on this matter, the Commission considered testimony from representatives of the applicant, the Armenian Church of North America and from Chief Joe Johnson, California Division of Forestry. The applicant's representatives indicated that they agreed with Staff's recommendation and all of the conditions of approval except for those requiring road improvements. Chief Johnson explained why the road improvements were necessary for emergency access. At the conclusion of the hearing, the Commission voted to continue the hearing to allow Staff time to review the condition of the access road and to meet with the applicant and representatives from the Division of Forestry and the U.S. Forest Service to explore possible alternatives to the recommended road improvements.

A field inspection by Staff of the approximate 2.5 mile access road indicated that the road varies in its width and construction. The narrower sections of the road would not allow the passage of opposing traffic. The one mile County road segment is entirely paved but has a number of narrow sections 12 feet in width. The Forest Service Road is primarily a graded dirt surface with some short paved portions. This section of the access road is wider with widths up to 21 feet. The section of the access road from the Forest Service Road to the camp entrance is paved, but is also fairly narrow with a width of about 13 feet in most areas.

Based on the field inspection of the access road and a more detailed examination of similar situations in the County, Staff has concluded that the road could be considered adequate to accommodate the current and proposed level of traffic provided that concerns related to maintenance, snow removal, and emergency access are adequately addressed. On May 9, 1991, a meeting was held with County Staff and representatives of the Armenian Church, the California Division of Forestry, and the U.S. Forest Service. At this meeting Staff indicated that because of the low level of traffic maintenance and snow removal on the County road segment is done on a low priority basis as compared to other roads. It was indicated by Staff that if the Church felt that a higher level of service is desirable then it would be their responsibility to provide this greater service. Chief Joe Johnson, from the California Division of Forestry, indicated that in order to provide for minimal emergency access turnouts and brush clearing could be provided along the access road in lieu of the road improvements originally recommended. Chief Johnson indicated that where determined necessary turnouts would be required at intervals of

approximately one quarter mile and would be required to be a minimum of 30 feet long and eight feet wide with a 25-foot taper for ingress and egress. Chief Johnson also indicated that brush removal should be performed along that segment of the roadway from the camp entrance to U.S. Forest Service Road No. 12S01. To perform this brush removal a special permit from the U.S. Forest Service would be required indicating when and how the removal would be done. One other measure that Chief Johnson determined to be necessary was the reconstruction of a bridge on the camp site to ensure that it would support a load of 80,000 pounds traveling at 10 to 15 miles per hour. The applicant expressed general agreement with these proposed measures.

Staff recommends the attached list of conditions to replace Condition No. 3 in the April 25, 1991, Staff Report. The Commission should consider additional testimony at the continued hearing and then take final action on Classified Conditional Use Permit Application No. 2425 and Variance Application No. 3269.

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Proposed Changes to Conditions  
of Approval  
Classified Conditional Use Permit Application No. 2425

Replace Condition No. 3 in the Staff Report with the following new conditions:

1. Prior to occupancy of any new building, the access road from State Highway 180 to the project site shall be improved as follows:
  - a. Turnouts shall be placed at quarter mile intervals or at intervals as determined necessary by the Director of the Public Works & Development Services Department after consideration by the California Division of Forestry. Each turnout shall be a minimum 30 feet long and eight feet wide and have a 25-foot taper for ingress and egress at each end.

NOTE: An Encroachment Permit from the County Road Maintenance Division will be required for any work along the County Road segment.
  - b. Brush clearance shall be performed along that segment of the access road between the U.S. Forest Service Road No. 12S01 and the camp entrance in accordance with U.S. Forest Service and California Division of Forestry specifications.
2. The camp operator acknowledges that the limited level of maintenance and snow removal service provided by the County on its segment of the access road will continue in the future. If the camp operator determines that a higher level of service is desirable, the camp should be responsible for providing the service and shall do so only after obtaining the necessary Encroachment Permits from the County.
3. Prior to occupancy of any new building, the on-site bridge shall be reconstructed to support a load of 80,000 pounds traveling at 15 miles-per-hour. The bridge shall be designed and the construction work inspected and certified by a registered civil engineer.

DC:gvd

**AGENDA ITEM NO. 4**

**STAFF REPORT**

**TO**

**THE FRESNO COUNTY PLANNING COMMISSION**

**Classified Conditional Use Permit Application No. 2425**

**Variance Application No. 3269**

**Environmental Assessment No. 3569**

**April 25, 1991**

**Applicant:** Armenian Church of North America

**Accepted On:** December 28, 1989

**Request:** Allow expansion and rehabilitation of an existing camp/retreat facility with two of the proposed buildings (a chapel and sports facility) having a building height of 33 feet and 34 feet (maximum 25 feet permitted); and allow an existing 14-foot high fence (maximum six feet allowed) in conjunction with existing tennis courts.

**Location:** The project is located on a 160-acre parcel of land in the southwest quarter of Section 29 and the southeast quarter of Section 30 of Township 13 South, Range 27 East, approximately one mile north of State Highway 180.

**Present Zoning:** R-E (Recreational, two-acre minimum parcel size) and RC-40 (Resource Conservation, 40-acre minimum parcel size) Districts

**A. Area, Existing Land Use, Surrounding Zoning, and Public Noticing**

1. **Approximate Area:** 160 acres

2. **Use of Subject Property:** camp

3. **Use of Surrounding Area:** grazing, forestland, single-family residences

4. **Surrounding Zoning:** RC-40

5. **City Limits:** The unincorporated community of Dunlap is located approximately three miles southwest of the subject property.

6. **Noticing:** Notices were sent to 14 property owners within one-quarter mile of the subject property.



## B. Background

The westerly 80-acre portion of the subject property has been used as a summer camp since at least 1961. It was established by right under the A-1 Zoning in effect at that time. In 1984, this 80 acres was rezoned to the RE District which allows camps by conditional use permit. As such, the camp has been a legal non-conforming use since that time. The current conditional use permit is now necessary because the applicant is proposing to replace or rehabilitate existing camp facilities, construct new facilities, and expand the camp use to year round.

The easterly 80-acre portion of the subject property is currently zoned RC-40. Camps are not a permitted use in this zone district and no development is proposed for this area.

## C. Operational Statement

The operational statement submitted by the applicant is included as Attachment "A".

## D. Site Plan, Floor Plans, and Elevations

The site plan submitted by the applicant shows the following major features:

1. The westerly 80-acre portion of the subject property.
2. Existing camp facilities and improvements including a lodge/dining hall and kitchen, camp office, director's residence, clergy residence, various cabins, four mobile homes, arts and crafts buildings, barn, athletic shed, workshed, restrooms/showers, amphitheater, tennis courts, and various other sports and athletic fields, and various parking areas.
3. Proposed and alternate locations for new facilities including a chapel, classroom building, dormitory, mini-dorm unit, office/infirmary, sports facility, swimming pool, arts and crafts building, boathouse/sports equipment building, restroom, observatory, maintenance building, staff housing area, basketball courts, parking areas, and canteen building.
4. Two lakes located in the center of the camp.
5. The access road running east to west through the camp area.

The applicant has also submitted the following floor plans and elevations:

1. A floor plan of a proposed chapel approximately 2,956 square feet in size showing the assembly area, altar, choir room, clergy room, office, foyer, and restroom. Elevation drawings showing the front, rear, and side exteriors with wood siding, stone facade, metal or cedar shingle roof and a maximum building height of 33 feet.

2. A floor plan of a proposed classroom building approximately 4,620 square feet in size showing three classrooms, an outdoor lecture area, library, and restroom. Elevation drawing showing a side exterior with wood siding, metal roof, and a building height of 21 feet.
3. A floor plan of a proposed dormitory approximately 3,819 square feet in size showing 16 bedrooms, restrooms and showers, foyer, and corridor. An elevation drawing showing a side exterior with wood siding, metal roof, and a building height of 24 feet.
4. A floor plan of a proposed sports facility approximately 8,645 square feet in size showing a gymnasium, weight room, equipment storage, and men/s and women/s locker rooms. Elevation drawings showing the front and side exteriors with wood siding, metal roof, and a building height of 34 feet.

#### E. Environmental Analysis

An Environmental Assessment/Initial Study has been prepared for the project under the provisions of the State CEQA Guidelines. A Notice of Intent of Negative Declaration was published on April 5, 1991.

The Environmental Assessment identified the following potential impacts: damage to plant and animal resources from impacts associated with access road deterioration; and destruction of cultural/historic resources.

The U.S. Forest Service (USFS) has determined that adherence to appropriate sections of the Code of Federal Regulations will protect plant and animal resources from impacts associated with access road deterioration. Those regulations provide for negotiation of a Commercial Travel Agreement under which road maintenance and improvements deemed necessary by the USFS shall be made by the applicant.

This application covers two parcels totaling 160 acres. Outside of an existing access road located in Section 29, camp facilities and activities are within the eighty acres located in Section 30.

The California Archaeological Information Center reviewed and accepted the applicant-provided survey of this eighty acres. The field work consisted of an "one-foot" surface reconnaissance supplemented by a series of intensive test unit excavations. It was determined that construction proposed within the eastern two-thirds of the area surveyed is unlikely to pose an immediate threat to archaeological resources. In order to protect the significant resources found in the remaining third and any subsequent discoveries, the applicant has agreed to offer several conditions of project approval. These conditions require that a qualified archaeologist be retained to assist with those aspects of development which have a potential to impact areas of known sensitivity. This assistance may include additional test excavations, monitoring of earth movement, creation of physical and regulatory buffers around known archaeological features, and the development of any additional mitigation measures required to protect resources uncovered during development. The project archaeologist has determined that these conditions adequately address concerns related to the protection of cultural/historic resources.

In summary, Environmental Assessment No. 3569 indicates that USFS concerns related to biological resources are addressed by existing regulations. Impacts to archaeological resources shall be mitigated by appropriate conditions of project approval offered by the applicant. A Negative Declaration is recommended and is subject to approval by the decision-making body.

F. Staff Analysis/Recommended Findings of Fact

Classified Conditional Use Permit Application No. 2425

Finding 1: Adequacy of Size and Shape of Subject Parcel

The existing camp buildings and facilities are scattered over an 80-acre portion of the subject 160-acre parcel. The various proposed replacement buildings and new facilities will also be interspersed throughout this 80-acre area. All of the proposed buildings shown on the site plan meet the minimum setback requirements for the RE District. Although the site plan does not identify specific building sites for the proposed staff housing, there appears to be sufficient room available to accommodate this element of the project without encroaching into the setback area. The westerly one-third of the camp area lies within a recorded archaeological site and the discovery of any significant resources in this area may require that some of the proposed buildings or facilities be relocated to alternate sites. As indicated on the site plan there is sufficient area available to accommodate any such changes. Sewage disposal for the camp is provided by septic tanks and leach fields. Sufficient area is available to accommodate any expansion of the sewage systems. Based on these factors the property is adequate in size and shape to accommodate the existing camp facilities and the proposed expansion.

Finding 2: Adequacy of Streets and Highways

Access to the camp is via State Route 180, Millwood Road, and U.S. Forest Service Road 12S01. During the summer months traffic generated by the camp is estimated to be a maximum of four buses and 50 cars/vans on Saturdays and Sundays when the camp sessions rotate. During the weekdays the maximum number of vehicles is estimated to be 20 cars. The rest of the year when the camp is used for retreats the amount of traffic should be less. The County maintains approximately a one-mile section of Millwood Road beginning at the intersection of State Route 180. The Development Engineering Section of the Public Works and Development Services Department indicates that the road is only twelve feet wide and in poor condition and should be widened to 20 feet and be improved to ensure safe traffic conditions. The California Division of Forestry and Fire Protection also reviewed the proposed project and indicated that in order to provide adequate emergency access to the project site, the access roads should be constructed to not less than the Fresno County A-15 B and C standard with adequate turn around area for fire apparatus. These road improvements should be required prior to the issuance of the first building permit.

### Finding 3: Adverse Effects on Surrounding Properties

The subject property is located in a mountain setting at an elevation of about 4,200 feet. Surrounding parcels range in size from 30 acres to over 1,000 acres and are used for grazing or are Forest Service lands. A few scattered single-family residences are developed on some of the parcels, the nearest of which is at least a quarter mile from the camp.

Under previous owners, the camp was used only as a summer camp. The applicant wishes to continue to use it during the summer months for youth camps and also expand its use during the remainder of the year for retreats. As indicated in the operational statement, the proposed improvements and additions will not increase the maximum number of campers, which is 300 but will only be to enhance the camp facility. During the months June through August, the camp will be used for youth camps with the average number of campers being 150. From September through May the site and facilities will be used to a lesser degree as a retreat center for church and lay groups, usually two to four days at a time with the average number of participants being 75 and the maximum 100. The camp currently has two full-time and six part-time employees which is anticipated to increase to three full-time and eight part-time employees in the future. In addition during the summer a typical youth camp will have approximately 41 staff people. The Camp Director and Camp Maintenance Person are the only employees who currently live on-site permanently and they reside with their families in housing provided by the camp. In the future, additional employees may be housed on-site if circumstances warrant. As indicated in Finding 2 above most of the traffic generated by the camp on weekends is when the camp sessions rotate. During the week there are an average of five to ten visitors per day.

The applicant is proposing development in two five year phases. The first phase will include development of new additions to the camp including a chapel, classroom building, dormitory, camp office and infirmary, and sports equipment office and infirmary, and sports equipment shed/boathouse/restroom building. In addition it is proposed to replace existing cabins with nine-dorm units and to replace, modify, or add restroom facilities. The second five year phase will include development of a sports facility, swimming pool, arts and crafts building, observatory, canteen/concession building, maintenance building, and new docks at the lakes. According to information provided by the applicant, all new buildings will have wood exterior sides, pitched metal or cedar shingle roofs, and earth tone colors which should be compatible with the existing camp buildings and the mountain setting.

Historically, the camp has been operating for at least 30 years apparently without causing any problems for surrounding property owners. The applicant has recently purchased the camp and subject property, and as previously mentioned is proposing to expand the operation into a year round use as well as add new facilities and rehabilitate or replace existing facilities. The summer camp program proposed by the applicant will offer a full range of camp activities extending throughout the day from 7:00 a.m. to 11:00 p.m. Normally, with the number of campers and the wide range of activities indicated, there would be some concern about

possible impacts to neighbors. In this case, however because of the remoteness of the camp, the undeveloped character of the area, and the absence of neighbors this has not and should not be a problem. The applicant does indicate that the camp has a PA system for paging and announcements. To ensure that use of this system does not adversely impact neighbors it is recommended that use of the PA be limited to between 7:00 a.m. and 9:00 p.m. The RE District has minimum setbacks of 35 feet in the front yard and 20 feet for the side and rear yards. In a mountain setting, these setbacks may not provide adequate separation for this type of intensive use. Therefore, to ensure that any new buildings do not infringe on adjacent properties, it is recommended that there be a minimum 50-foot setback for all new structures.

The Fresno County Health Department has reviewed this project and has indicated no concerns with the project. The camp is inspected each year by the Department and to date the applicant has complied with all County requirements. Any replacement or additions to the sewage and water systems or modifications to food facilities will require Health Department review and approval.

The California Division of Forestry and Fire Protection reviewed this proposed project and indicated that various fire protection measures pursuant to the Uniform fire Code will be required to reduce various fire hazards associated with this use. Included in these measures are requirements for access roads and turn around area for fire apparatus which are discussed above in Finding 2. Also required are adequate on-site water storage, and installation of fire extinguishers and automatic extinguishing system over any commercial working area. The mandatory Site Plan Review process will address these concerns.

The proposed project was also reviewed by the Development Engineering Section of the Public Works and Development Services Department. Development Engineering indicated that a drainage and grading plan should be required to show that storm water drains to existing drainage channels. Also, as shown on the site plan there are two small lakes on the project site. A registered civil engineer will be required to inspect and certify the integrity and spillway capacity of the earthen dams. These requirements will be addressed as a part of the Site Plan Review process required for the project.

As described in the Environmental Analysis Section of this report, potential environmental concerns related to damage of plant and animal resources from impacts associated with access road deterioration; and destruction of cultural/historic resources were identified. These impacts were determined not to be significant.

The proposed project was reviewed by both the State Department of Fish and Game and the U.S. National Forest Service. The Department of Fish and Game had no concerns. The U.S. Forest Service indicated that adherence to the appropriate Federal regulations will protect plant and animal resources from the impacts associated with the project and that the applicant will be required to obtain the necessary permits and agreements from the Forest Service for use of the Forest Service Road and lands.

As mentioned previously in Finding 1 above, the project site is in an archaeologically sensitive area. A survey of the site provided by the applicant determined that proposed construction within the eastern two-thirds of the camp area is unlikely to have an immediate impact on archaeological resources. The remaining westerly one-third could have significant resources which if found should be protected. In order to protect any significant discoveries, the applicant has agreed to offer several conditions which will adequately address concerns related to the protection of cultural/historic resources.

**Finding 4: General Plan Consistency**

The subject property is designated Public Lands and Open Space on the Sierra South Regional Plan. Intensive recreational uses are allowed provided they are not located in areas of significant vegetation or wildlife habitat. The camp has been in existence since at least the early 1960's, and most of the impacts on wildlife and vegetation have already occurred. The proposed expansion and rehabilitation of the camp will occur in areas where facilities currently exist or will be located in areas where there is no significant vegetation or wildlife habitat. Therefore, approval of this Conditional Use Permit is consistent with the General Plan.

**Variance Application No. 3269**

**Findings 1 and 2: Exceptional or Extraordinary Circumstances/Substantial Property Right**

The following information has been provided by the applicant in support of Findings 1 and 2:

"The property in question is being used as a camp/retreat center, whereas, adjoining private properties having the same zoning classification are presently being used as homesteads or as grazing land for cattle. The property's use as a church-owned camp/retreat facility, therefore, places on it certain exceptional requirements as to the types of buildings necessary for its ideal and property functioning."

"Since the property's primary use is as a church-sponsored camp during the summer months and a Diocesan-wide retreat center during the remainder of the year, the construction of a chapel becomes a requirement and a priority. The design proposed in the master plan adheres to the architectural tradition of the Armenian churches of antiquity as well as the present. One of the main distinguishing features is the cupola which, in this case, rises to a height of 33 feet."

"Both buildings are an essential part of our comprehensive camp master plan. The projection of these two buildings above the 25-foot maximum height is minor in terms of area and no additional usable floor area is achieved by this additional height. In the case of the Sports Facility, only a portion of the roof encroaches. In the case of the Chapel, it is the octagonal Cupola only."

"Four tennis courts exist on the camp property. They were constructed by the previous owners. The courts are grouped in sets of two. For exact locations, please refer to Sheet 3A of the camp Masterplan. Both sets of courts are surrounded by chain-link fences which vary in height from six feet to 14 feet."

If the chapel and the sports facility proposed by the applicant as additions to the existing camp are determined to be appropriate uses in this location, then it would not be unreasonable to expect the height of each structure to exceed the 25-foot maximum allowed by the RE Zone District. The 33-foot and 34-foot height proposal for the chapel and sports facility, respectively, are not excessive of other churches or gymnasiums of similar size and architectural design.

As stated by the applicant, the four tennis courts currently exist and were constructed by the previous owner. The very nature of the sport of tennis requires that the playing area be fenced in order to control errant balls. It is not unreasonable to expect the height of the fence to exceed the six-foot maximum allowed by the RE District. The existing six to fourteen-foot height are not excessive for a fence enclosing a tennis court.

Based on these factors, it appears that an exceptional circumstance related to this property and a substantial property right issue may exist.

**Finding 3: Adverse Effects on Public Welfare or Surrounding Properties**

In support of Finding 3 the applicant has provided the following information:

"The portions of these two buildings which rise above the 25-foot maximum height should not in any way, cause a significant negative effect on the overall topography of the property. They will have no impact upon any adjacent property since natural features such as trees are taller. These trees which now exist and those which will be thoughtfully placed and planted around the new structures will give to them the proper scale and minimize any undesirable visual effects. The chapel is situated more than 200 feet from the North property line and sets at a lower elevation than the adjacent property to the north. The Sports Facility is 110 feet south of the north property line. It also sits at a lower elevation than the property to the north, hence it will not encroach into its visual field. Both buildings are located such that they cannot be seen by motorists on E. Kings Canyon Road."

"These fences have been present for quite some time and have not had any apparent adverse effects upon the surrounding property. The fences are necessary to the game of tennis. The highest portions (14 feet high) immediately behind the players provide an extra measure of confinement to prevent stray balls from hitting campers or from getting lost in the surrounding vegetation."

With a height of 33 feet and 34 feet respectively, the chapel and sports facility could present a more imposing appearance to residents of surrounding properties. However, this concern is diminished by the fact that both buildings will have substantial setbacks of more than 100 feet from the property line and by the fact that there are no nearby residences. In addition, the site has an extensive amount of trees and other vegetation which will help reduce any visual impact to neighboring properties. These factors also help to mitigate any concerns of potential adverse impacts resulting from the fences around the camp tennis courts.

**Finding 4: General Plan Consistency**

In support of Finding 4 the applicant has provided the following information:

"The granting of this Variance will not negate or contradict the objectives of the General Plan since it deals only with a minor deviation of building dimensional limits. In fact, the General Plan does not specifically address this type of property development standard."

The subject property is designated Public Lands and Open Space on the Fresno County Sierra-South Regional Plan. The Plan Policies do not address the building and fence height standards with which this Variance is concerned and so approval of the Variance will not be in conflict with the General Plan.

**G. Staff Recommendation**

Staff recommends approval of the Negative Declaration prepared for this project.

**Classified Conditional Use Permit Application No. 2425**

Staff believes that the required findings can be made and therefore recommends approval of Classified Conditional Use Permit Application No. 2425, subject to the following conditions:

1. Development and operation shall be in conformance with the operational statement, site plan, floor plans, and elevations approved by the Commission except as modified by conditions below.
2. All new structures shall be setback a minimum of 50 feet from the property line.
3. The access road from State Highway 180 to the project site shall be improved as follows:
  - a. The Millwood Road section from State Highway 180 to U.S. Forest Service road No. 12S01 shall be widened to 20 feet and paved in accordance with County public road standards.



- b. The U.S. Forest Service Road 12501 to the project site shall be improved to not less than the Fresno County A-15 B and C Standard with adequate turn around area for fire apparatus at the project site.
- 4. No amplified outdoor music shall be permitted and use of the PA system shall be limited to between the hours of 7:00 a.m. and 9:00 p.m.
- 5. A grading and drainage plan shall be required.
- \*6. Prior to any development within 300 feet of Locus One and/or within the area northwest of recorded archaeological site CA-FRE-387, a qualified archaeologist shall certify that:
  - a. Known archaeological features have been marked or roped off as needed in order to protect them from damage.
  - b. Three excavation units have been dug in each area for which the development is proposed in order to determine the absence or presence of sub-surface artifacts.
  - c. Development shall not impact known significant resources because none are present or because appropriate mitigations have been defined and agreed to.
- \*7. Prior to any development within and/or northwest of recorded archaeological site CA-FRE-387, the applicant shall provide proof that a qualified archaeologist has been retained to monitor all earth moving and grading.
- \*8. Within one year of project approval, the applicant shall provide proof that a qualified archaeologist has been retained to assist with the preparation of a plan for continued preservation, protection and educational use of the archaeological resource on camp property.
- \*9. Should any archaeological resources be discovered during development anywhere within the 160-acre camp site, work shall halt. A qualified archaeologist shall be consulted to evaluate the artifacts uncovered and to propose appropriate mitigation measures to protect any significant historic/cultural resources discovered.

\*MITIGATION MEASURE - The measures marked with an asterisk (\*) have been specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. A change in the condition may affect the validity of the current environmental document, and a new or amended environmental document may be required.

Variance Application No. 3269

Staff believes the required findings can be made and, therefore, recommends approval of Variance Application No. 3269 as requested.

NOTES:

1. Any replacement or addition to the water and sewage systems or modification to the food facilities will require review and approval by the Fresno County Health Department.
2. A registered civil engineer will be required to inspect and certify the integrity and spillway capacity of the southern dams for the lakes.
3. A Site Plan Review is required in accordance with Section 874 of the Fresno County Zoning Ordinance.
4. The Kings Canyon Unified School District in which you are proposing construction has adopted a resolution requiring payment of a construction fee. The County in accordance with State law which authorizes the fee, may not issue a building permit without certification from the school district that the fee has been paid. An official certification form will be provided by the County when application is made for a building permit.

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APPENDIX A

REQUIRED FINDINGS FOR APPROVAL OF A CONDITIONAL USE PERMIT

1. That the site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.
4. That the proposed development is consistent with the General Plan.

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NOTE

The applicant has provided a site plan showing the proposed use and the location of the proposed use on the site. The site plan also shows the location of the proposed use on the site and the location of the proposed use on the site.

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## APPENDIX A

### FINDINGS NECESSARY FOR THE GRANTING OF A VARIANCE

A Variance may be granted only when all of the following conditions exist in reference to the property being considered.

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.
2. Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such a Variance will not be contrary to the objectives of the General Plan.





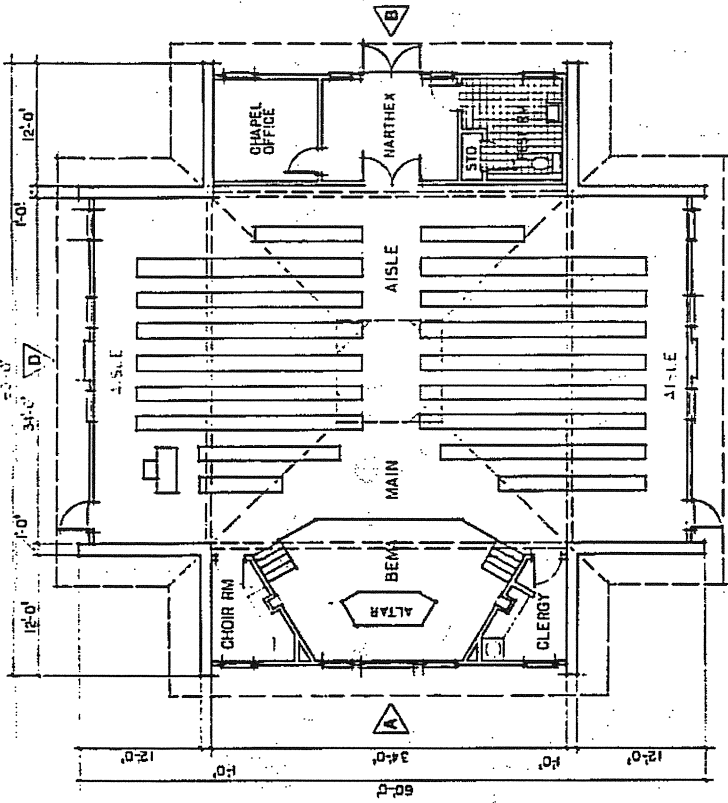
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 Architect  
 C-4739  
 3435 E. 13th Ave.  
 (928) 284-8218  
 Phoenix, CA 85708



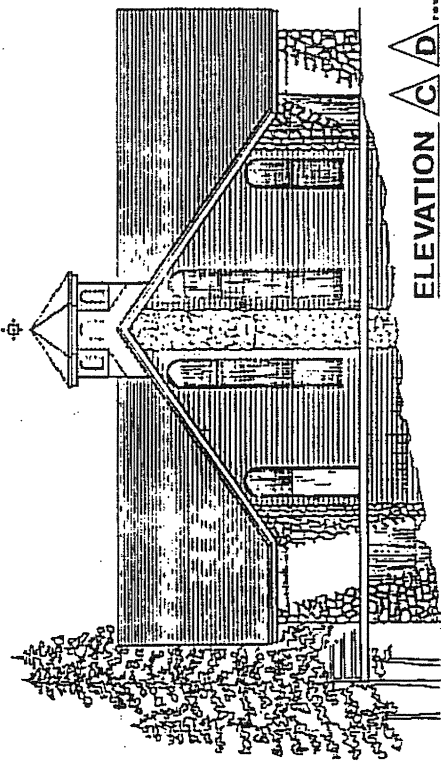
PRELIMINARY PLANS  
 CHAPEL

Armenian Church of North America  
 CAMP MASTER PLAN  
 1807 North Vine Street  
 Hollywood, CA 90028

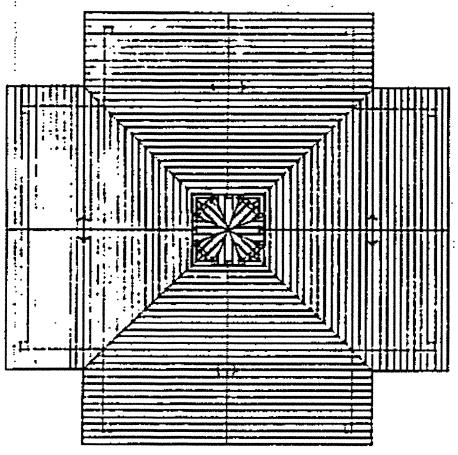
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 Project: 4



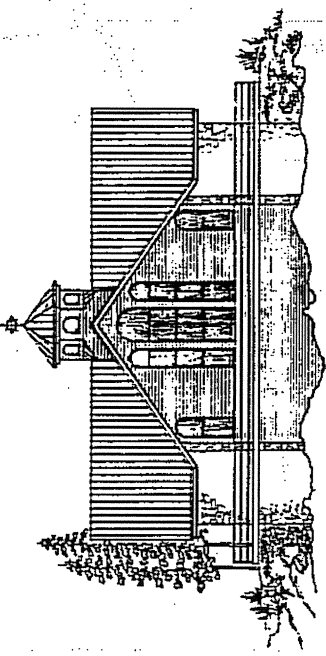
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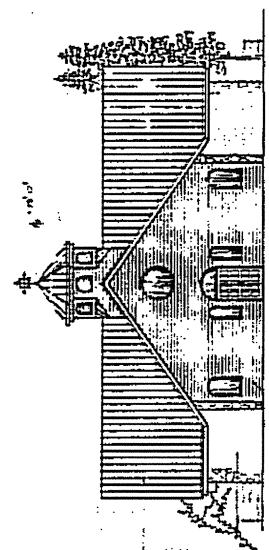
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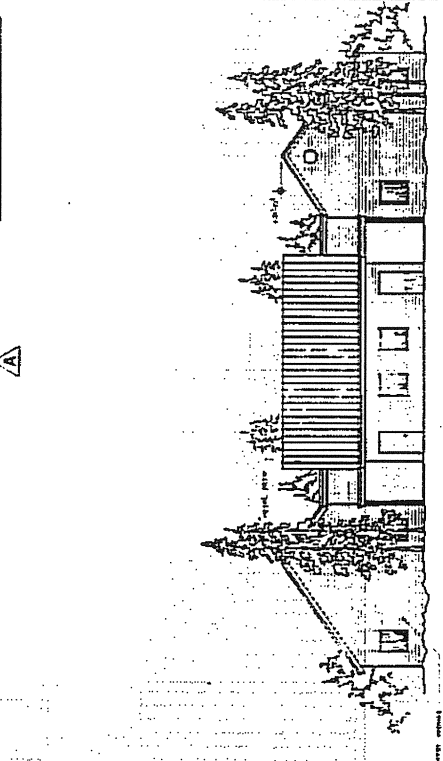
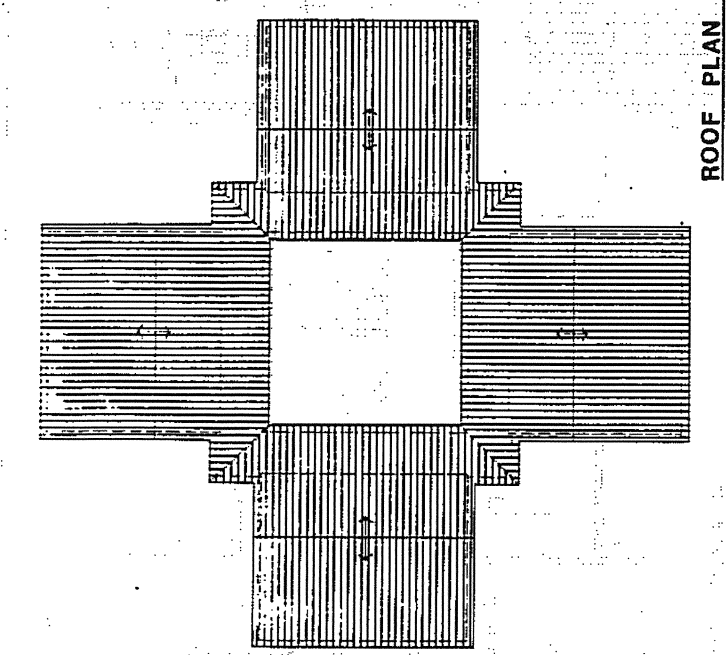
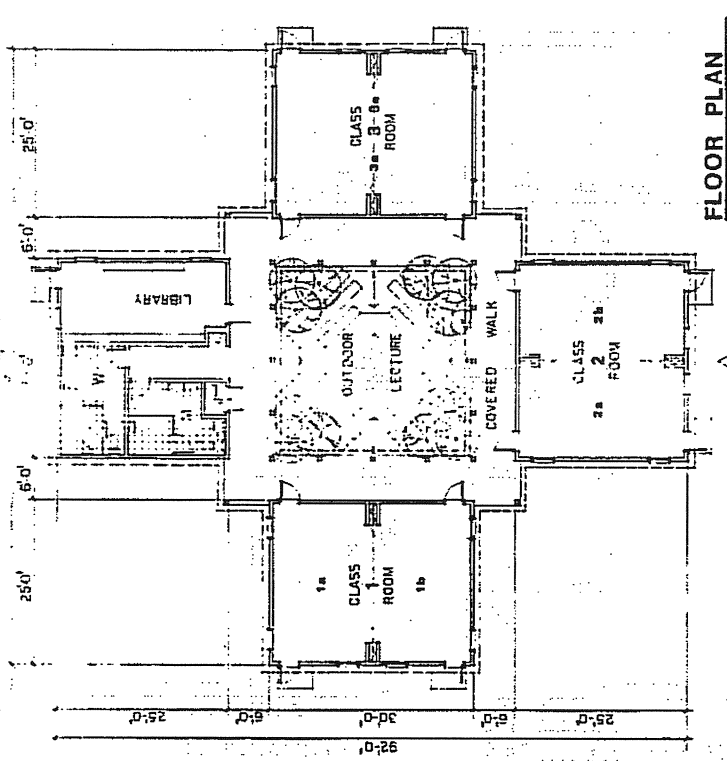
ROOF PLAN



ELEVATION A



ELEVATION B









ATTACHMENT A

# OPERATIONAL STATEMENT

## (Conditional Use Permit - County of Fresno)

**Owner:**

The Armenian Church of North America - Western Diocese.  
1201 N. Vine Street, Hollywood, California 90038, (213) 466-5265

**Location:**

45000 E. Kings Canyon Road

**Nature of the Operation:**

Prior to its purchase by the Armenian Church of North America, the site with its existing facilities was used as a summer camp. The new owners wish to continue using it for youth camps during the summer months as well as for retreats during the remainder of the year. The goal is to maximize the number of yearly Diocesan related camps and retreats. The remaining times will be open to selected outside organizations, preferably, but not limited to religious groups, educational institutions and sports programs.

This operational statement uses 300, which is its current maximum number of campers. Any facility replacements, improvements and/or additions shall not be implemented to increase this maximum number. Instead, their purpose will be to enhance the total camp/retreat experience.

**Operational Time Limits:**

The site and its facilities will be used intensively from June through August. Such use will be in the form of 6-day structured youth camps.

From September through May the site and its facilities will be used to a lesser degree as a retreat center for church and lay groups, usually for 2-4 days at a time.

**Typical Armenian Summer Camp Daily Schedule:**

Sunday:

Staff & Counselor Registration	12:00
Camper Registration	2:00 - 5:00
Prepare for Dinner	4:45 - 5:30
Evening Chapel	5:30 - 6:00
Dinner	6:00 - 7:00
Orientation	8:00 - 9:00
Campfire	9:00 - 10:30
Lights out	9:30 - 11:00

Monday - Friday:

Wake-up	7:00
Armenian Morning Service	7:10
Calisthenics	7:30 - 7:40
Morning Chapel	7:40 - 8:00
Breakfast	8:00 - 9:00
Cabin Clean-up	9:00 - 9:30
Class Session #1	9:30 - 10:15
Class Session #2	10:25 - 11:10
Class Session #3	11:20 - 12:05
Prepare for Lunch	12:05 - 12:30

**Monday - Friday (Continued)**

Lunch	12:30 - 1:00
Afternoon Activity #1	1:30 - 2:15
Afternoon Activity #2	2:20 - 3:05
Afternoon Activity #3	3:10 - 3:55
Afternoon Activity #4	4:00 - 4:45
Prepare for Chapel	4:45 - 5:30
Evening Chapel	5:30 - 6:00
Dinner	6:00 - 7:00
After Dinner Activities	7:00 - 8:30
Evening Activities	8:30 - 10:30
Lights out	9:30 - 11:00

**Saturday:**

Wake-up	7:00
Divine Liturgy (Mass)	7:30 - 8:30
Breakfast	8:30 - 9:00
Pack & Clean-up	8:45 - 9:30
Sign out & Last Goodbyes	9:30 - 10:00
Departure	10:00

**Typical Armenian Summer Camp Staff:**

- Camp Supervisor
- Dean of Boys
- Dean of Girls
- Instructors & Activity Leaders (15)
- Counselors (15)
- Counselors-in-Training (8)

**Possible Off-Site Activities:**

Off-site activities include hiking and horseback riding. Such off-site activity shall be confined to adjacent national forest land.

**Camp:**

The average number of campers per 24 hr. day will be 150. The maximum number of campers will be 300.

The number of visitors will fluctuate, however, from past experience we can anticipate an average of 5 visitors per day.

**Retreat:**

The average number of participants per 24 hr day will be 75. The maximum number will be 100.

For retreats, the number of visitors may average 10 per day.

**Number of Employees:**

Current:

2 full-time and 6 part-time employees:

Camp Director

Maintenance person

Head Wrangler

Wranglers (2)

Head Cook

Cook

Kitchen Helper

Future (Anticipated):

3 full-time and 8 part-time employees

Employees will work from approximately 8:00 a.m. to 6:00 p.m. when camps or retreats are in session. The Camp Director and Camp Maintenance Person are the only employees who currently live on-site. They and their immediate families reside in provided housing. In the future, additional employees may be housed on-site if circumstances require such an arrangement.

**Estimated Vehicular Traffic (Armenian Summer Camp):**

Sunday: Maximum: 4 buses & 50 cars/vans

Saturday: Maximum: 4 buses & 50 cars/vans

Weekdays: Maximum: 20 cars

**Service and Delivery Vehicles:**

The food supply vehicle makes a delivery once a week. Garbage pickups are made twice a month. U.P.S. comes once a day when camp is in session. Service vehicles transporting the electrician, plumber, etc. come on an as-needed basis.

**Parking:**

Currently, there are 76 parking spaces. 8 spaces are paved and 68 have a dirt surface. Spaces are open for use by employees, participants and service/delivery vehicles. In the future, should there be a need, additional parking spaces may be created. See Site Plan (sheet #2) for existing areas.

**On-Site Selling of Goods:**

The only goods now sold on-site are snacks sold in the camp canteen located in the main lodge building. Such items are manufactured elsewhere. In the future, a more complete canteen may be built which offers snacks, toiletries and clothes

**Equipment:**

The only special piece of equipment found on-site is a tractor used for minor grading and maintenance. Other standard equipment consists of a table saw, radial arm saw, hand power tools, lawn mower, leaf blower, weed eaters, and chain saws. A 3/4 ton pickup with snow-plow attachment is scheduled for purchase.

**Supplies and Materials Storage:**

Food is stored in a storage room and refrigerated box adjacent to the kitchen. Bedding is stored in the cabins. Tools and equipment are stored in the equipment shed near the main cabin. Sports equipment is stored in the equipment shed near the lower lake. Wire, pipe fittings, etc. are stored in the equipment shed near the main cabin. Arts and Crafts supplies are stored in the crafts building.

The use of supplies and materials will not cause any detrimental environmental effects, except for some noise generated by the gasoline engines in the chain saw, leaf blower and lawn mower.

**Volume of Water Used:**

The estimated volume of water to be used is as follows:

1. 150 campers - Average (Sanitary needs):

30 gallons/person x 150 people = 4500 gallons

Kitchen (Domestic needs):

5 gallons/person x 150 people = 750 gallons

Landscaping (Sprinklers):

5 gallons/minute/sprinkler x 15 min x 30 sprinklers = 2250 gallons

Total volume of water per day = 7500 gallons

300 campers - Maximum (Sanitary needs):

30 gallons/person x 300 people = 9000 gallons

Kitchen (Domestic needs):

5 gallons/person x 300 people = 1500 gallons

Landscaping (Sprinklers):

5 gallons/minute/sprinkler x 15 min x 30 sprinklers = 2250 gallons

Total required volume of water per day = 12750 gallons

**Sources of Water:**

Girl's Side Well:

360 feet deep - 5 hp submersible pump - 30 gpm - 5000 gal storage tank (2.78 hrs required to replenish storage tank)

Boy's Side Well:

380 feet deep - 5 hp submersible pump - 30 gpm - 2000 gal pressure tank (1.11 hrs required to replenish storage tank)

Developed Spring:

100 gals/hr capacity - 8000 gal storage tank - 2 pumps (80 hrs required to replenish storage tank)

**Liquid and Solid Wastes:**

Liquid:

5250 gallons of liquid domestic waste per day stored in 10 septic tanks with leach lines with a combined capacity of 9100 gals. This figure is based on an average of 150 people at 35 gals/person/day.

Septic tanks are pumped out a minimum of once every year by a licensed septic tank service.

Solid:

225 pounds of solid domestic waste per day stored in dumpsters. This figure is based on an average of 150 people at 1.5 lbs/person.

Solid waste is picked up and hauled away at least twice a month by truck.

**Buildings:**

All existing buildings and activity areas will be used. See sheet #2 for topographic survey and locations of all current buildings, activity areas, and water & septic systems.

The existing facilities and activity areas are as follows:

- 1) Main Dining Hall/Lodge/Kitchen
- 2) Camp Office (16x18)
- 3) Girl's Side Cabins (7) at (16x18)  
(4) at (18x20)
- 4) Boy's Side Lean-To Cabins (16) at (18x20)  
(1) at (45x10)
- 5) Boy's and Girl's Rest rooms (1) at (20x40)  
(1) at (20x60)
- 6) Camp Staff Duplex Cabins (2) at (16x18)
- 7) Boy's and Girl's Arts & Crafts Buildings (1) at (15x60)  
(1) at (18x20)
- 8) A-Frame Cabin (60x80)
- 9) Clergy Residence (60x80)
- 10) 2 Bedroom Log-Cabin Homes (2) at (30x30)

## Existing facilities and activity areas (continued)

- 11) 5-Stall Horse Barn
- 12) Tack Shed
- 13) Athletic Equipment Shed (8x8)
- 14) Equipment Shed and Workshop (1) at (20x25)  
(1) at (20x30)
- 15) Enclosed Storeroom (18x20)
- 16) 1 Bedroom Mobile Homes (3) at (12x40)
- 17) 2 Bedroom Mobile Home (1) at (12x60)
- 18) Regulation Tennis Courts (4)
- 19) Regulation Soccer Field (1)
- 20) Utility Ball Fields (2)
- 21) Archery Range (1)
- 22) Volleyball Courts (2)
- 23) Campfire Areas (2)
- 24) Bar-B-Que Pit (1)
- 25) Treehouse (1)
- 26) Horseshoe Pits (3)
- 27) Amphitheater (1)
- 28) Basketball Court (1)
- 29) Weightlifting Area (1)
- 30) Trampolines (4)
- 31) Lakes (2)

Plans call for the construction of the following buildings:

1989-1994:

- 1) Chapel (Sheet #4)
- 2) Classroom Building (Sheet #5)
- 3) Dormitory (Sheet #6)
- 4) Camp Office & Infirmary (Sheet #8)
- 5) Sports Equipment Shed/Boathouse/Rest rooms Bldg (Sheet #11)

Plans call for the replacement of the Boy's Lean-To Cabins with mini-dorm units (Sheet #7). Existing restroom facilities will be modified or replaced to better meet the needs of our campers. Additional restrooms (sheet #12) may be needed especially near athletic areas (i.e. near soccer field, swimming lake/campfire area, etc.)

1994-1999:

- 1) Sports Facility (Sheet #9)
- 2) Swimming Pool
- 3) Arts and Crafts Building (Sheet #10)
- 4) Observatory (Sheet #12)
- 4) Canteen/Concession Building
- 5) Maintenance Building
- 6) New Docks at Lakes

Final Plans and specifications are not available at this time, however, construction materials will consist of wood studs, glu-lam beams, log-cabin or similar type wood siding, glass with wood or aluminum window frames and metal or cedar shingle roofs. The buildings will be designed to compliment the existing structures as well as the surrounding natural environment. See the preliminary plans (Sheets #4-#12) for some of the proposed buildings. Please refer to Sheet #3 for the Camp Master Plan with all of the proposed facilities located.



### **Access Road**

Access to the camp property is achieved by a single lane paved public road, maintained by either the U.S. Forest Service or the County of Fresno. This road begins at Highway 180, 1/8 of a mile east of Snowline Lodge.

### **Outdoor Lighting/P.A. Systems:**

#### **Lighting:**

Outdoor lighting exists near cabins and buildings and along major roads. New lights will be added where necessary to promote safety, especially along major pedestrian routes.

#### **P.A. System:**

An outdoor P.A. system does exist and will be utilized when necessary to page individuals, and to make special announcements.

### **Landscaping and Fencing:**

#### **Landscaping:**

Landscaping on the immediate camp site consists of various planted specimen trees as well as some natural clumped trees. But for the most part, trees are sparse, therefore, additional, new trees will be planted to provide a more forested look.

Types of trees being considered for planting are:

- 1) Yellow Pine (Ponderosa Pine)
- 2) Cedar
- 3) White Fir
- 4) Redwood (Sempervirens & Gigantea)

#### **Fencing:**

The perimeter of the property is already fenced.

### **Signage:**

Small directional signs will be placed at strategic locations along the road leading from Highway 180 (Kings Canyon Road) to the camp property.

The only other sign will be located on the camp property, at the entrance road.

The Armenian Church of North America - Western Diocese has conducted youth camps for over twenty-five years. In that time period, valuable experience has been gained. This newly purchased property has fulfilled a long-standing goal. The further development and maintenance of the physical facility and the management of the camp and retreat center itself will be handled in a professional manner, conforming to all site environmental constraints as well as the regulations of the County of Fresno and all other pertinent jurisdictions. A Board of Directors has been formed and consists of the following members:

**Chairman:** Rev. Fr. Kevork Arakelian, Parish Priest  
**Vice Chmn:** Krikor Gostanian, Builder  
**Treasurer:** Ben Krikorian, C.P.A.  
**Secretary:** Steven Adams, Educator, C.U.S.D.

**Advisors:** Rev. Fr. Vartan Kasparian, Parish Priest  
Ara J. Movsesian, Architect  
Sandy Gostanian, Camp Committee Chairman  
Dr. Artin Jibilian, M.D.  
Nouran Donikian, Businessman  
John Yaldezian, Stock Broker

ADDENDUM TO CUP # 2425

1) STAFF HOUSING - Area M

Staff housing will consist of single-family dwellings as well as employee cottages. They will be of wood-frame construction with metal roofs and simulated log cabin wood siding. Sizes will run from 750 sq. ft. 2 br 1 bath employee units to 2000 sq. ft. 3 br 2 bath manager's residences.

2) REMODELED AND EXPANDED RESTROOM FACILITY - Bldg J

Please see the attached drawings (Floor plan & Elevations) for the proposed modifications and final design.

3) CANTEEN BUILDING - Bldg. P

The Canteen/Concession Building will be approximately 300 to 500 sq. ft. in area. It will house a storage room and a sales and display area. Construction materials will be the same as those of the other proposed camp buildings.

4) MAINTANANCE BUILDING - Bldg. L

The Maintenance Building will be located on or adjacent to the existing maintenance shed. The building will be approximately 800 to 1200 sq. ft. in area. Construction materials may be steel with metal cladding or wood-frame with metal roof and simulated log cabin wood siding.

5) OUTDOOR ARBOR FOR EATING

Although this structure was not described on the original proposed facilities site plan, we would like to take this opportunity to include it in the master plan. The location would be near the lower lake between the access road and the baseball field. This facility would be used for outdoor dining as well as for outdoor classes.

COUNTY OF FRESNO  
PLANNING AND ENVIRONMENT SERVICES