



Inter Office Memo

DATE: April 27, 2017

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12646 - INITIAL STUDY APPLICATION NO. 6871,
CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3475 and
VARIANCE APPLICATION NO. 4008

APPLICANT: Sobin-Harte Architects

OWNER: Armenian Church of North America

REQUEST: 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).

PLANNING COMMISSION ACTION:

At its hearing of April 27, 2017, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Borba and seconded by Commissioner Chatha to adopt the Mitigated Negative Declaration prepared for the project, adopt the required Findings for approval of a Conditional Use Permit and approval of a Variance, and approve Classified Conditional Use Permit No. 3475 and Variance No. 4008, subject to the Conditions listed in Exhibit B.

EXHIBIT A

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

Staff: The Fresno County Planning Commission considered the Staff Report dated April 27, 2017, and heard a summary presentation by staff.

Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information:

- This project is a matter of importance for the Western Diocese and the Armenian community.
- The camp was started during the 1960s and has grown since then.
- The proposed Chapel building will serve the camp facility in numerous ways by providing multiple-purpose space and office space in addition to a place for worship.
- This proposal will not expand the existing camp use, but will enhance the overall camp experience.

Others: One other individual presented information in support of the application, and no individuals presented information in opposition to the application.

Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

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EXHIBIT B

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

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	All outdoor lighting shall be hooded and directed 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, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant	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 required Conditions for the project.

Notes

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

1.	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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County of Fresno

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

May 18, 2017

Sobin-Harte Architects
23147 Ventura Boulevard #200
Woodland hills CA 91364

Dear Applicant:

Subject: Resolution No. 12646 - Initial Study Application No. 6871, Classified Conditional Use Permit Application No. 3475, and Variance Application No. 4008

On April 27, 2017, the Fresno County Planning Commission approved your above-referenced projects with Conditions. A copy of the Planning Commission Resolution is enclosed.

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

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

If you have any questions regarding the information in this letter please contact me at dchambers@co.fresno.ca.us or 559-600-4205.

Sincerely,

Derek Chambers, Planner
Development Services Division

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Enclosure