



Inter Office Memo

DATE: November 10, 2016

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12608 - INITIAL STUDY APPLICATION NO. 7006 and
CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3507

APPLICANT: Paul Miller

OWNER: Tim Rolen

REQUEST: Allow expansion to an existing church (1,248 square-foot addition to an existing sanctuary) on a 3.97-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District.

LOCATION: The subject property is located on the northeast corner of N. Preuss Drive and E. Nees Avenue, approximately 60 feet north of the nearest city limits of the City of Clovis (4620 E. Nees Avenue, Clovis) (SUP. DIST. 5) (APN 560-052-15).

PLANNING COMMISSION ACTION:

At its hearing of November 10, 2016, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Woolf and seconded by Commissioner Pagel to adopt the Mitigated Negative Declaration prepared for the project, adopt the required Findings for approval of a Conditional Use Permit, and approve Classified Conditional Use Permit No. 3507, subject to the Conditions listed in Exhibit B.

RESOLUTION NO. 12608

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Woolf, Pagel, Abrahamian, Borba, Chatha, Egan, Eubanks, Lawson, Mendes
	No:	None
	Absent:	None
	Abstain:	None

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

By: 
William M. Kettler, Manager
Development Services Division

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

Attachments

EXHIBIT A

Initial Study Application No. 7006
Classified Conditional Use Permit Application No. 3507

Staff: The Fresno County Planning Commission considered the Staff Report dated November 10, 2016, and heard a summary presentation by staff.

Applicant: The Applicant concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:

- The subject proposal involves a small addition to an existing sanctuary building.
- There is ample on-site parking to accommodate the proposal.
- The property owner intends to construct an additional building on the property in the future.
- We have no issue with the additional agency requirements related to on-site wells.

Others: No other individuals presented information in support of or in opposition to the application.

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

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**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7006/Classified Conditional Use Permit Application No. 3507
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1*	Aesthetics	All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning	As long as the project lasts
2*	Hydrology and Water Quality	As required by the State Water Resources Control Board (SWRCB), Department of Drinking Water (DDW), within 18 months, or by December 31, 2017, the church shall remove Well No. 1 from any domestic uses, and shall connect Well No. 2 to the domestic water system serving all church facilities. Evidence that this has occurred shall be provided to the Fresno County Department of Public Works and Planning and SWRCB-DDW.	Applicant	Applicant/ State Water Resources Control Board, Department of Drinking Water	As noted
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Floor Plan, Building Elevations and Operational Statement approved by the Commission.				
2.	All Conditions of Conditional Use Permit No. 2245 shall remain in full force and effect except where superseded by this application.				
3.	Proposed operations of the facility include the use of a caterer to provide food and beverages (no food shall be prepared on site); the food and beverages shall be provided by a caterer permitted by the Fresno County Department of Public Health, Environmental Health Division.				
*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.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.				

Notes

2.	Plans, permits and inspections are required for sanctuary expansion. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 for permits and inspections.
3.	It appears the parcel can accommodate the sewage disposal systems and expansion areas meeting the mandatory setback requirements as established in the California Plumbing Code and California Well Standards Ordinance. It appears the existing sewage disposal system can accommodate the proposed expansion of the facility. Sewage disposal systems shall be maintained in accordance with all local and state requirements.
4.	<p>Per the Development Engineering Section of the Fresno County Department of Public Works and Planning:</p> <ul style="list-style-type: none"> • A Grading Permit or Voucher is required for any grading proposed with this application. • Any work done within the rights-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division. • If not already present, a 10-foot by 10-foot corner cut-off shall be improved for sight distance purposes at the existing driveways accessing Preuss Drive.
5.	Per the Fresno Irrigation District (FID), FID's Little Teague Canal No. 415 runs southerly along the west side of Preuss Drive and crosses Nees Avenue approximately 75 feet west of the subject property, and FID's Big Dry Creek No. 150 runs southerly and crosses Nees Avenue approximately 800 feet west of the subject property. Plans for any street and/or utility improvements along Nees Avenue or in the vicinity of the canal crossing shall be approved by FID.
6.	The proposal shall comply with California Code of Regulations Title 24 - Fire Code after County approval of the project and prior to issuance of any Building Permits. The Applicant shall submit three sets of Site Plans stamped "reviewed" or "approved" from the Fresno County Department of Public Works and Planning to the Fresno County Fire Protection District for review and approval. The Applicant shall submit evidence that their Plans were approved by the Fresno County Fire Protection District, and all fire protection improvements shall be installed prior to occupancy being granted for the use. The project shall annex to Community Facilities District (CFD) No. 2010-01.
7.	<p>Per the San Joaquin Valley Air Pollution Control District (Air District), the project may be subject to:</p> <ul style="list-style-type: none"> • Air District Regulation VIII (Fugitive PM-10 Prohibitions) • Rule 4102 (Nuisance) • Rule 4601 (Architectural Coatings) • Rule 4641 (Cutback, Slow, Cure, and Emulsified Asphalt Paving and Maintenance Operations) • Rule 4002 (National Emission Standards for Hazardous Air Pollutants) in the event an existing building will be renovated, partially demolished or removed.



County of Fresno

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

January 18, 2017

Paul Miller
1035 E. Olive Avenue
Fresno CA 93728

Dear Applicant:

Subject: Resolution No. 12608 - Initial Study Application No. 7006 and Classified
Conditional Use Permit Application No. 3507

On November 10, 2016, the Fresno County Planning Commission approved your Classified Conditional Use Permit with Conditions. A copy of the Planning Commission Resolution is enclosed.

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

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

If you have any questions regarding the information in this letter please contact me at eahmad@co.fresno.ca.us or 559-600-4204.

Sincerely,

Ejaz Ahmad, Planner
Development Services Division

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Enclosure