



Inter Office Memo

DATE: April 14, 2022

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12932 - INITIAL STUDY APPLICATION NO. 8044 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3708

APPLICANT: Jacob Redelfs

OWNER: Southern California Edison

REQUEST: Allow the expansion of the Southern California Edison Service Center laydown yard with the construction of a new gated access driveway onto Dinkey Creek Road. The project will also include the installation of a 1,440 square-foot mobile office/transmission trailer. The laydown yard comprises approximately 2.94 acres of a 357.80-acre parcel in the RC-40 (Resource Conservation, 40-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the north side of Dinkey Creek Road approximately one quarter mile east of the State Route 168 (APN: 120-260-10U) (41964 Dinkey Creek Road) (Sup. Dist. 5).

PLANNING COMMISSION ACTION:

At its hearing of April 14, 2022, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Woolf and seconded by Commissioner Arabian to adopt the Mitigated Negative Declaration prepared for the project, and adopt the recommended required Findings in the staff report for approval of a Conditional Use Permit and approve Unclassified Conditional Use Permit No. 3708, subject to the Conditions listed in Exhibit B.

EXHIBIT A

Initial Study Application No. 8044
Unclassified Conditional Use Permit Application No. 3708

- Staff: The Fresno County Planning Commission considered the Staff Report dated April 14, 2022 and heard a summary presentation by staff.
- Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. She described the project and offered the following information to clarify the intended use:
- We fully understand and agree to the Mitigation Measures and Conditions imposed.
 - The laydown yard provides storage for our transmission and distribution groups, and a meeting area for project team employees.
 - The laydown yard is for supplies and material storage area.
 - The project will result in an additional 25 employees utilizing the site, but no increase in the numbers of public visitors to the service center.
- Others: One other individual inquired about the proximity of the project area to the residential area adjacent to the west of the project site, but did not state any opposition to the project.
- 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
Unclassified Conditional Use Permit Application No. 3708
(Including Conditions of Approval and Project Notes)**

Mitigation Measure					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting shall be hooded and directed downward away from adjacent property or the public roadway.	Applicant	Applicant/Public Works and Planning (PW&P)	Ongoing
2.	Cultural Resources and Tribal Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activity all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	Ongoing
3.	Biological Resources	If project work will be conducted during the breeding season of March 15 to September 15, Great Gray Owl (GGO) surveys shall be conducted by a qualified biologist to determine if there are nests that may be impacted by project activities. The surveys shall include areas within one-quarter mile of the project area where ground disturbing activities will occur. Prior to the conduct of any surveys for Great Gray Owl, the project proponent (Southern California Edison) shall consult with the California Department of Fish and Wildlife (CDFW), to provide survey guidance.	Applicant	Applicant's qualified biologist/PW&P	Prior to ground disturbance; between March 15 and September 15
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Floor Plans, and Operational Statement approved by the Commission.				
2.	The applicant shall maintain vegetation and limit snow accumulation and other obstructions in the line of sight of the project driveway at its intersection with Dinkey Creek Road, in order to meet corner site distance requirements; as per the recommendations included in the SCE Shaver Lake - Sight Distance Analysis, by CR Associates, dated February 10, 2022.				
2.	A Site Plan Review Application shall be submitted for approval by the Director of the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Items to be addressed under the Site Plan Review may include, but are not limited to, design of parking and circulation, driveway, access, grading and drainage, fire protection, and lighting.				

EXHIBIT B

*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 Applicant.	
1.	The proposed project shall comply with the 2007 California Code of Regulations Title 24 Fire Code. The Applicant shall submit three Site Plans stamped "reviewed" or "approved" from the Fresno County Department of Public Works and Planning to the Fresno County Fire Department for their review and approval. The Applicant shall submit evidence that their plan was approved by the fire department, and all fire protection improvements shall be installed prior to occupancy granted to the use. The project may be subject to joining the Community Facilities District (CFD). Before plans are submitted to the Fresno County Fire Protection District (FCFPD), a Fire Permit Application may be filled out and submitted to FCFPD to determine eligibility.
2..	According to FEMA FIRM Panel 0725H portions of the area of the subject parcel are within Flood Zone A, subject to flooding from the 100-year storm event. Any development within the Special Flood Hazard Area shall conform to provision established in the Fresno County Ordinance Code Title 1, Chapter 15.48 Flood Hazard Areas.
3.	The project/development will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.
4.	Development shall be in accordance with all applicable State Responsibility Area (SRA) Fire Safe Regulations.
5.	No building or structure erected in this District shall exceed 35 feet in height, per Section 813.5.D of the Fresno County Zoning Ordinance.
6.	If approved, plans, permits and inspections are required for all structures, including, but not limited to, accessible elements and site development based upon the codes in effect at the time of plan check submittal.
7.	Any proposed signs will require submittal of plans to the Fresno County Department of Public Works and Planning to verify compliance with the County Zoning Ordinance.
8.	Within 30 days of the occurrence of any of the following events the Applicant/operators shall update their online Hazardous Materials Business Plan (HNBP) and site map (https://www.fresnocupa.com or http://cers.calepa.ca.gov): <ol style="list-style-type: none"> 1. There is a 100% or more increase in the quantities of a previously disclosed material; 2. The facility begins handling a previously undisclosed material at or above the HNBP threshold amounts.
9.	The business shall certify that a review of the business plan has been conducted at least once every three years and that any necessary changes were made and that the changes were submitted to the local agency. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
10.	All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations, Title 22, Division 4.5.
11.	Any work performed within the County right-of-way shall require an Encroachment Permit from the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning.

12.	The Sierra Unified School District in which the subject property is located is authorized by State Law to adopt a resolution requiring the payment of construction fees. The Department of Public Works and Planning, Development Services Division requires certifications from the school district that the fees have been paid. An official certification form will be provided by the County when application is made for a building permit.
13.	Any additional storm water runoff generated by the project cannot be drained across property lines, and must be retained on site per the County Standards.
14.	An Engineered Grading and Drainage Plan shall be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. A Grading Permit or Voucher is required for any grading that has been done without a permit and any grading proposed with this application.

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