



Inter Office Memo

DATE: November 17, 2022

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12973 – DIRECTOR REVIEW AND APPROVAL
APPLICATION NO. 4706

APPLICANT: Robin Goldbeck

OWNER: Abbess Markella

REQUEST: Amend previously approved Director Review and Approval No. 3070 to allow a prayer chapel for the existing monastery. The project is located on 60.91-acre parcel in the AE-160 (Exclusive Agriculture, 160-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located northeast of Dunlap Rd., approximately 2,804 feet south of State Route 180. Approximately five miles east of the unincorporated community of Squaw Valley (APN: 160-191-77) (38576 Dunlap Rd.) (Sup. Dist. 5).

PLANNING COMMISSION ACTION:

At its hearing of November 17, 2022, the Commission considered the Staff Report and testimony (summarized in Exhibit A). A motion was made by Commissioner Arabian and seconded by Commissioner Carver to determine that the four required Findings could be made in agreement with the staff report, and approve Director Review and Approval No. 4706 subject to the Conditions listed in Exhibit B.

This motion was passed on the following vote:


VOTING: Yes: Commissioners Arabian, Carver, Abrahamian, Hill, Woolf, and Zante

 No: None

 Absent: Commissioners Chatha and Ewell

 Abstain: None

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

By:  _____
William Kettler, Manager
Development Services and Capital Projects Division

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NOTES: 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 Director Review and Approval.

The Planning Commission action is final unless appealed to the Board of Supervisors within 15 days of the Commission's action.

Attachments

EXHIBIT A

Director Review and Approval No. 4706

- Staff: The Fresno County Planning Commission considered the Staff Report dated November 17, 2022 and heard a summary presentation by staff.
- Presenters: The applicant's representative agreed with the Staff's recommendation. They described their operation and offered the following information to further support the proposal:
- The chapel is not open to the public and will not cause additional visits or traffic to the area.
 - The chapel will allow a remote and quiet place for worship and prayer.
- Others: No individuals spoke in favor of or in opposition to the application.
- Correspondence: No additional correspondence was presented at the Planning Commission Hearing in support of or in opposition to the application.

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EXHIBIT B

**Director Review and Approval Application No. 4706
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development shall be in accordance with the approved site plan, floor plan, and elevation.
Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	<p>Environmental Health Division provides the following:</p> <ul style="list-style-type: none"> a. Currently this area requires a test hole and inspection prior to the issuance of construction permits. The test hole evaluation may result in a requirement for an engineered septic system. Such a system, following an on-site investigation, must be designed and installation certified by a Professional Engineer or Registered Environmental Health Specialist who is knowledgeable and experienced in the field of onsite wastewater treatment system design and installation. Whenever possible, test hole procedures should be conducted during the Spring runoff period in order to accurately assess seasonal high ground water conditions. The new sewage disposal system shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section. Contact Department of Public Works and Planning at (559) 600-4540 for more information. b. The proposed project has the potential to expose nearby residents to elevated noise levels. The use shall comply with the Noise Element of the Fresno County General Plan and Fresno County Noise Ordinance. c. At such time the applicant or property owner(s) decides to construct a water well, the water well contractor selected by the applicant will be required to apply for and obtain a Permit to Construct a Water Well from the Fresno County Department of Community Health, Environmental Health Division. Please be advised that only those persons with a valid C-57 contractor's license may construct wells. For more information, contact the Water Surveillance Program at (559) 600-3357. d. If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information. e. As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
2.	<p>Development Engineer:</p> <ul style="list-style-type: none"> a. All Conditions of Approval for any previous applications shall be implemented if not already in place.

EXHIBIT B

- b. Dunlap Road located on the east side of the property line is not a County-maintained road.
- c. According to FEMA FIRM Panel 1700H, the parcel is not subject to flooding from the 100-year storm.
- d. The subject property is within the Low Water Area (Water Short Area). For any development wherein the proposed source of water is a private well, Water & Natural Resources Division should be consulted regarding any requirements they may have.
- e. According to the U.S.G.S. Quad Map, an intermittent stream may be present within the subject property based on the contour lines. Any proposed work within or near a stream will require a clearance from California Department of Fish and Wildlife (CDFW).
- f. The subject property is located within the State Responsibility Area (SRA) boundary. Any development shall be in accordance with the applicable SRA Fire Safe Regulations, as they apply to driveway construction and access.
- g. Any additional storm water runoff generated by the proposed development of this site cannot be drained across property lines and must be retained on-site per County Standards.
- h. An Engineered Grading and Drainage Plan should be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. If the licensed Civil Engineer deems an engineered grading and drainage plan is not necessary because the proposed development does not substantially increase the net impervious surface on-site and the existing drainage patterns are not changed, Letter of Retention and Letter of Certification from a licensed Civil Engineer addressed to the Department of Public Works and Planning may be required. The Letter of Certification must specify the reason why an engineered grading and drainage plan is not needed. While the Letter of Retention specifies the Engineer of Record retained by the Owner/Contractor to perform all on-site inspections and shall certify the construction of on-site improvements to the Department of Public Works & Planning in order for any work performed to be in accordance with the Fresno County Ordinance Code Title 15, Chapter 15.28 Grading and Excavation, County standards and current industry standards.
- i. A Notice of Intent (NOi) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1.0 acre or more of area. Copies of completed NOi with WDID # and SWPPP shall be provided to Development Engineering prior to any grading work.
- j. Any existing or proposed parking areas should comply with the Fresno County Off-Street Parking Design Standards. Stalls should be 18 feet x 9 feet, and backing distance must be a minimum of 29 feet for 90-degree parking stalls. Also 5 feet should be provided beyond the last stall in any row to provide for backing. Any proposed handicap accessible parking stalls and curb ramps shall be in compliance with ADA standards and the

maximum surface slope within the disabled parking space(s) and adjacent access aisle(s) shall not exceed 2% in any direction.

- k. Any proposed landscape areas of 500 sq. ft. or more will be subject to the Model Water Efficient Landscape Ordinance (MWELo) and MWELo form/s and/or separate landscape and irrigation design plan should be required.
- l. Any existing or proposed driveway should be set back a minimum of 10 feet from the property line.
- m. For unpaved or gravel surface access roads, the first 100 feet off of the edge of the County road right-of-way must be graded and asphalt concrete paved or treated with dust palliative.
- n. Any existing or proposed entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site, and shall not swing outward.
- o. If not already present, a 10 foot x 10 foot corner cut-off should be improved for sight distance purposes at any existing or proposed driveway accessing adjacent road.
- p. A grading permit or voucher is required for any grading proposed with this application.