



**DEPARTMENT of PUBLIC WORKS and PLANNING**  
**DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION**

**CUP 3757**





**SUBJECT  
PROPERTY** →

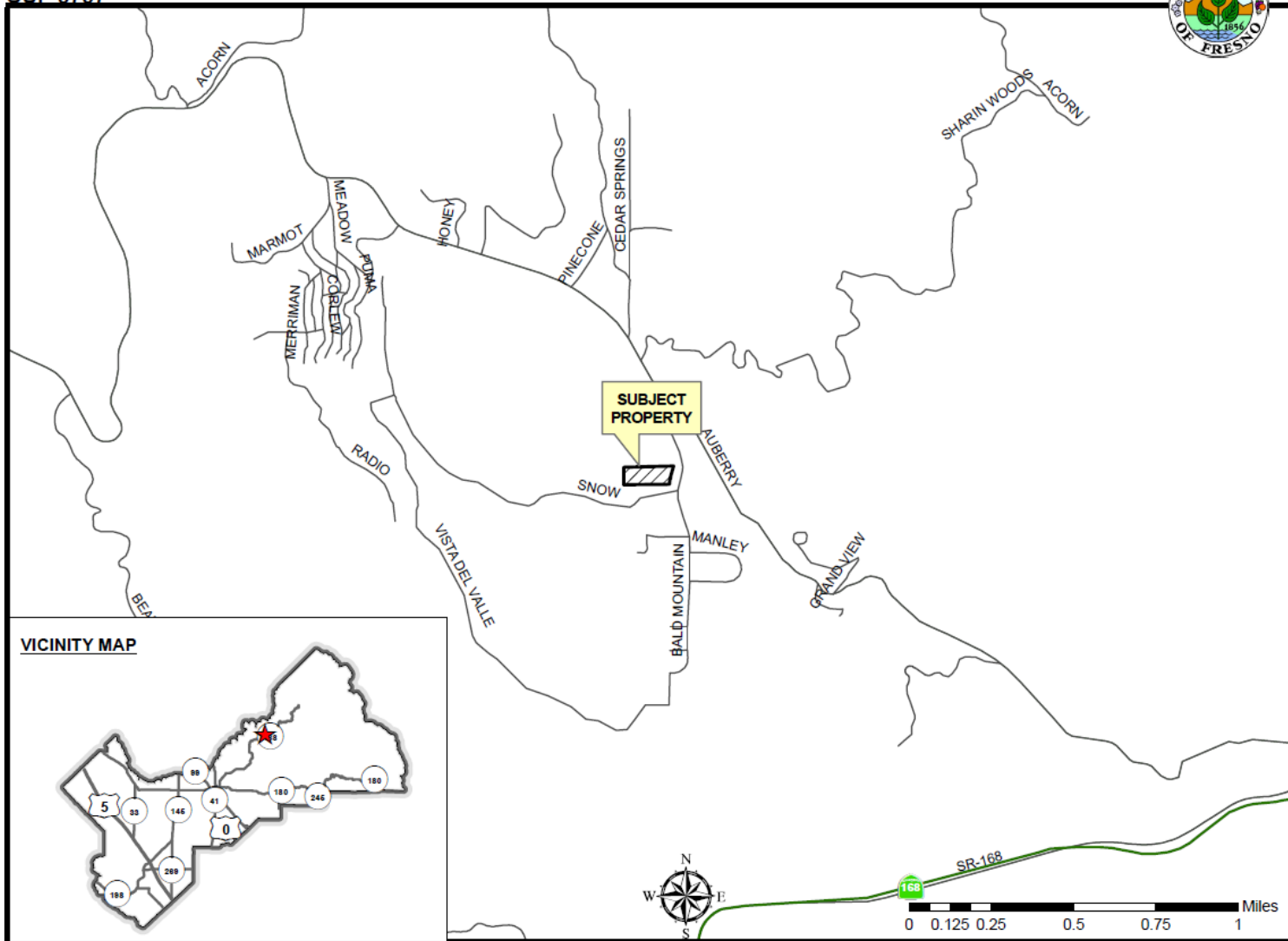
Image © 2023 Maxar Technologies

Google Earth

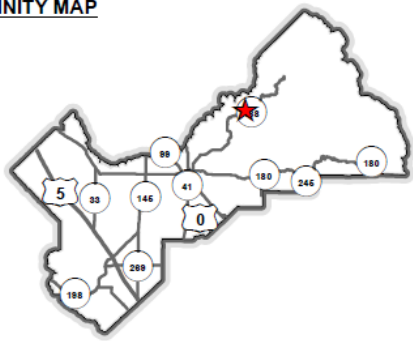
Imagery Date: 5/31/2021 37°04'14.84" N 119°24'46.69" W elev 0 ft eye alt 2775 ft

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# LOCATION MAP

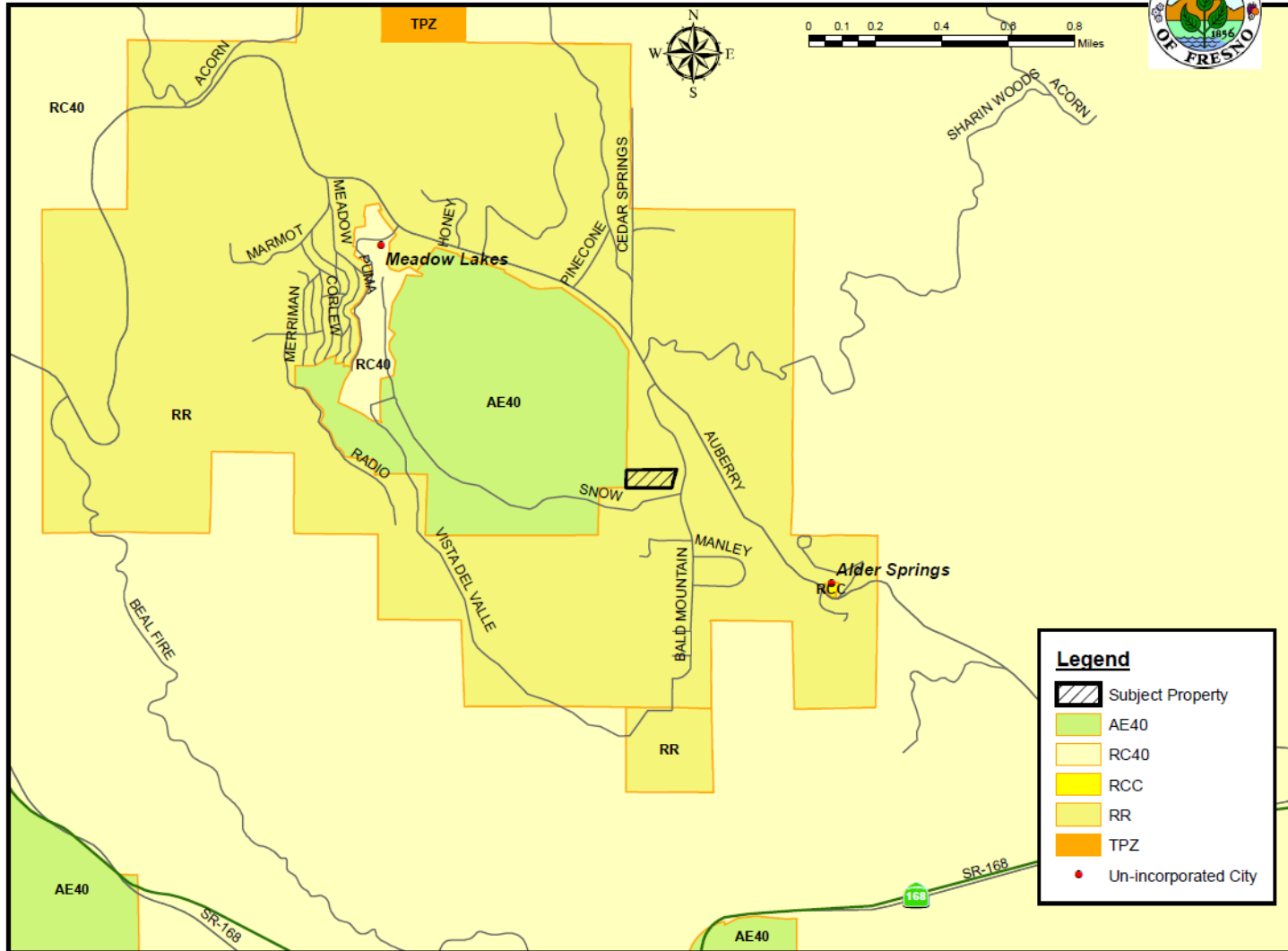


## VICINITY MAP

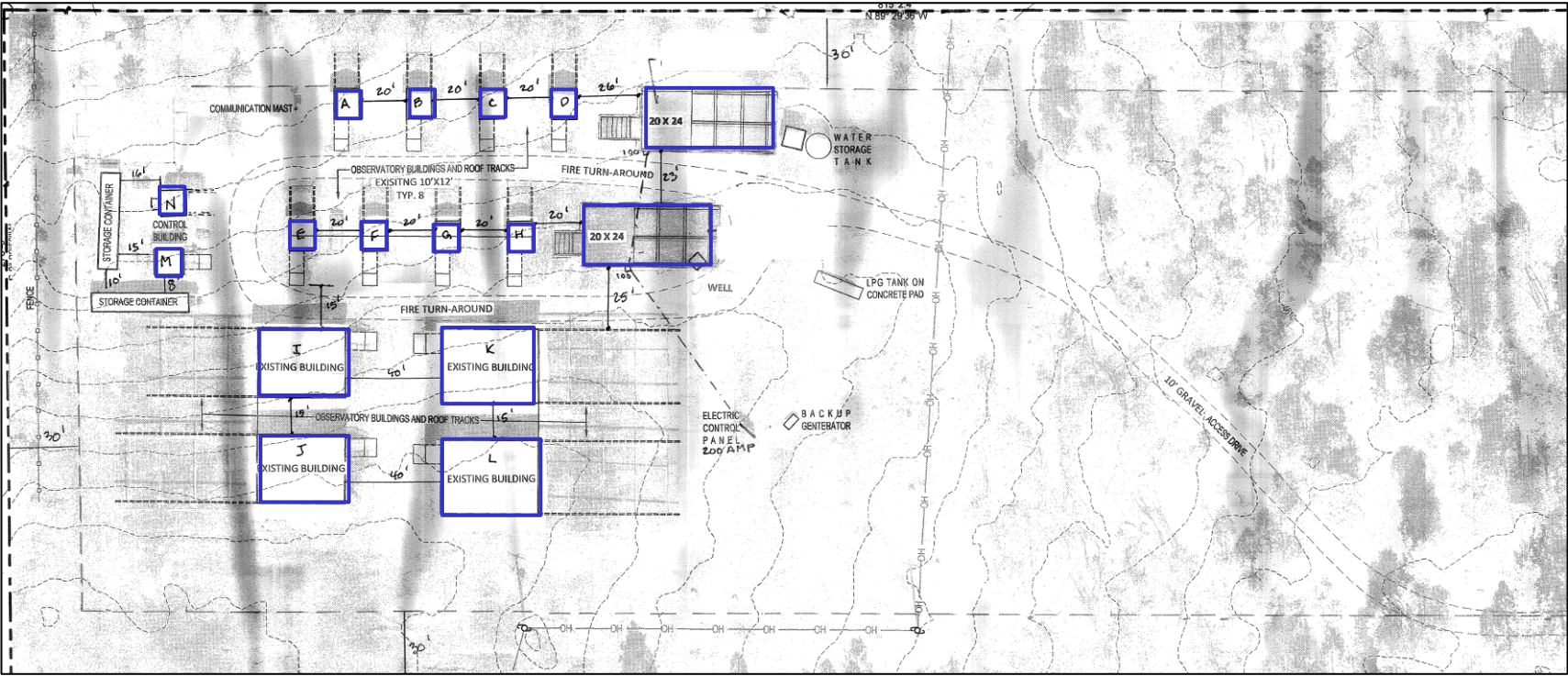


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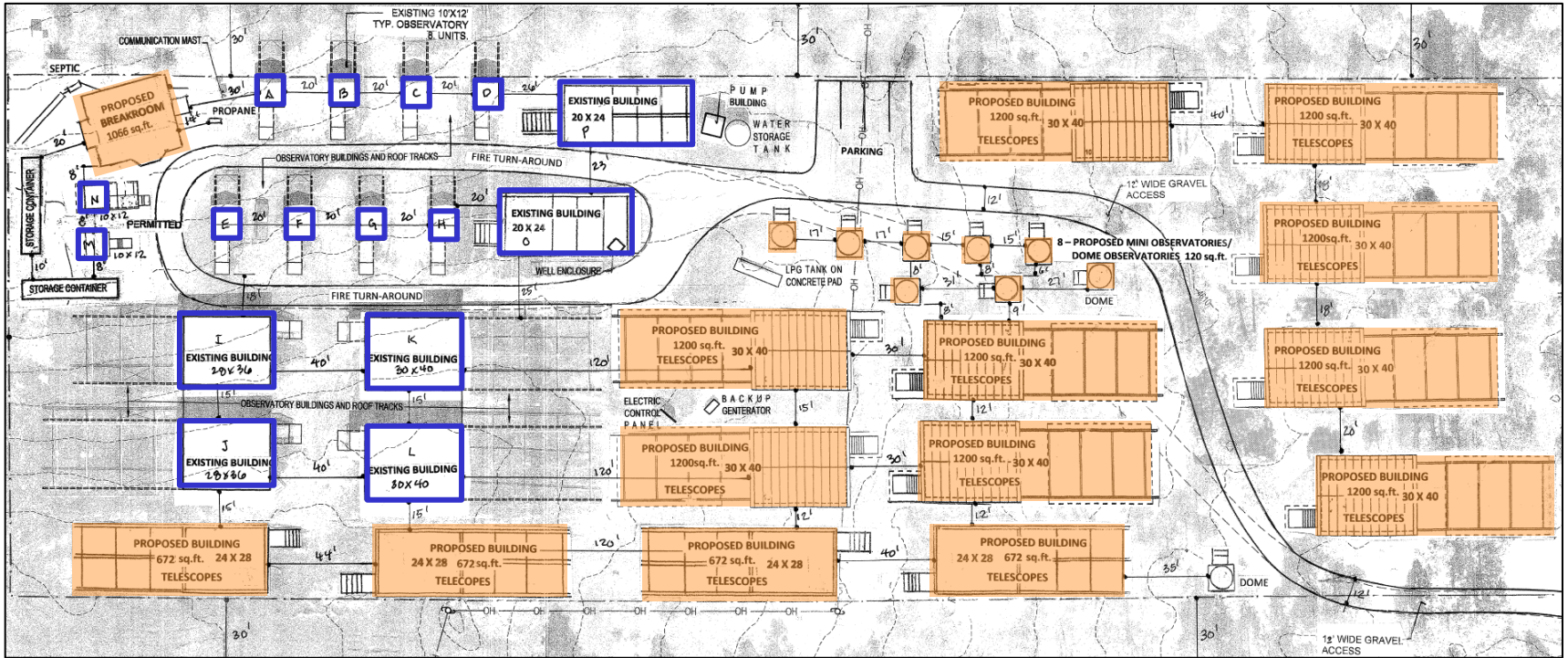
# EXISTING ZONING MAP

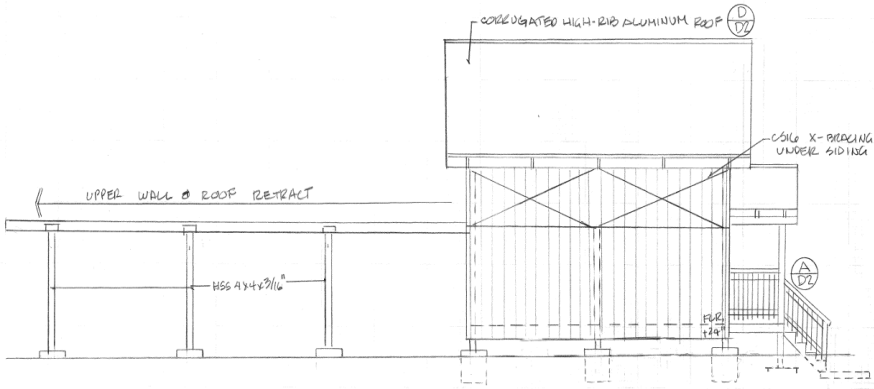


# EXISTING SITE

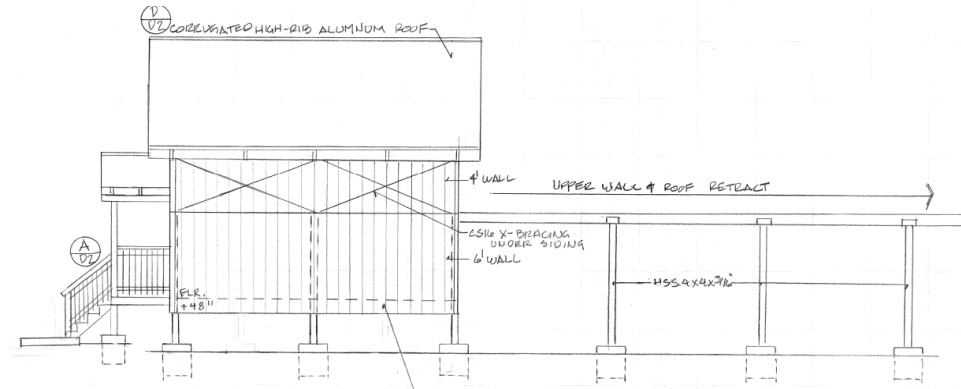


# PROPOSED EXPANSION

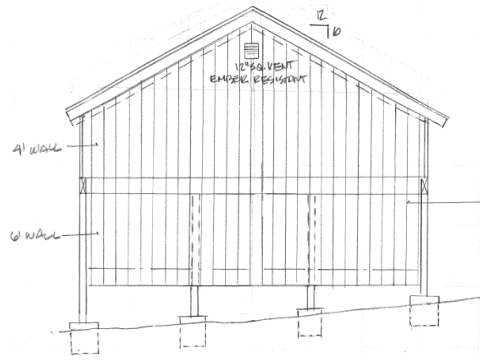




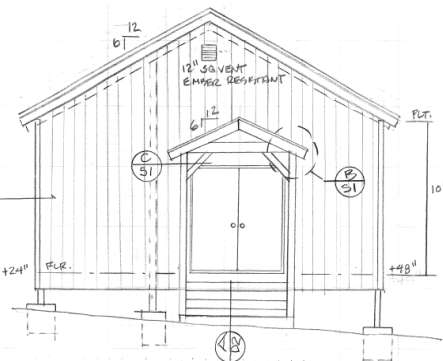
**NORTH**



**SOUTH**

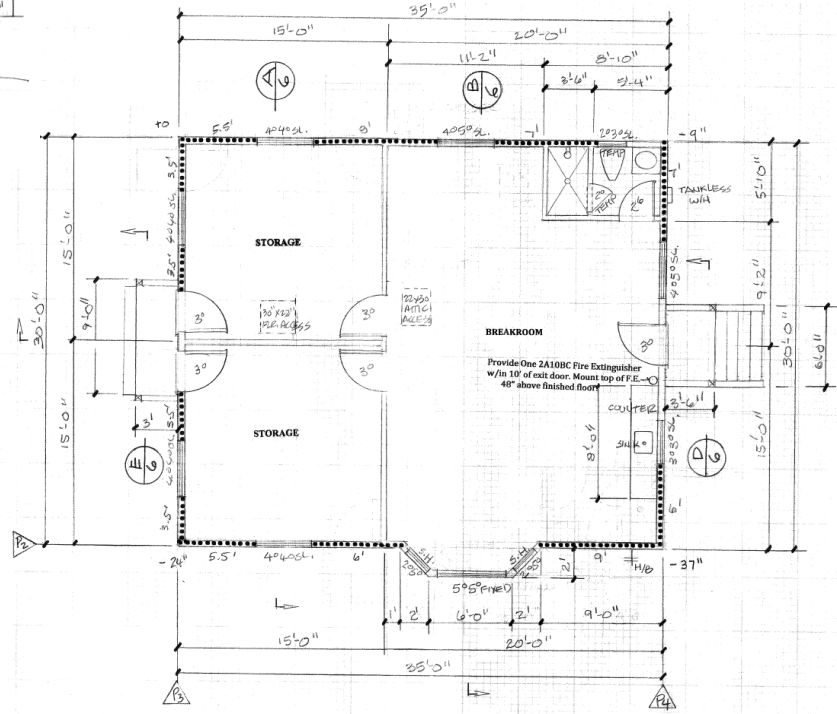
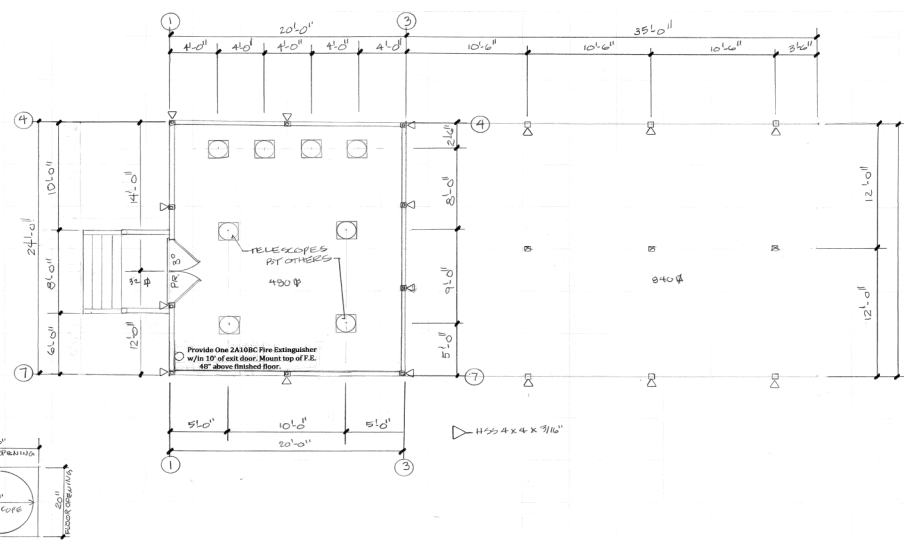


**EAST**



**WEST**

# ELEVATIONS & FLOOR PLANS



# Site Photos



NORTH



WEST



SOUTHWEST





<b>Findings</b>	<b>Description</b>	<b>Findings Met</b>
<b>1</b>	<b>Size and shape of parcel is adequate.</b>	<b>YES</b>
<b>2</b>	<b>Streets and highways are adequate for use.</b>	<b>YES</b>
<b>3</b>	<b>No adverse effect on neighborhood.</b>	<b>YES</b>
<b>4</b>	<b>General Plan consistency.</b>	<b>YES</b>
<b>5</b>	<b>Conditions necessary for public health, safety, and general welfare.</b>	<b>YES</b>

## **PLANNING COMMISSION MOTIONS:**

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

- Move to adopt the Mitigated Negative Declaration prepared based on Initial Study No. 8354; and
- Move to determine the required Findings can be made based on the recommendations within the Staff Report and move to approve Classified Conditional Use No. 3757, subject to the Mitigation Measures, Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

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

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Classified Conditional Use Permit Application No. 3757; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### **Mitigation Measures, Recommended Conditions of Approval and Project Notes:**

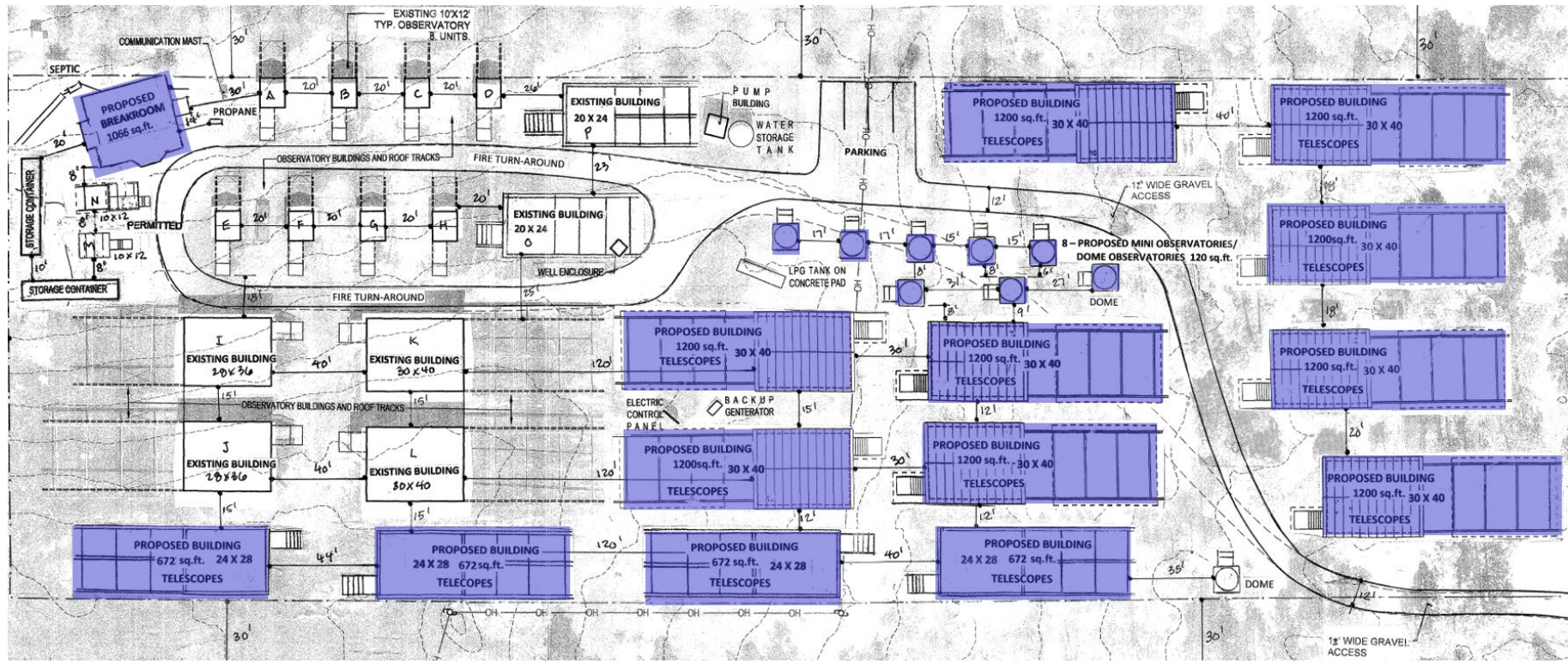
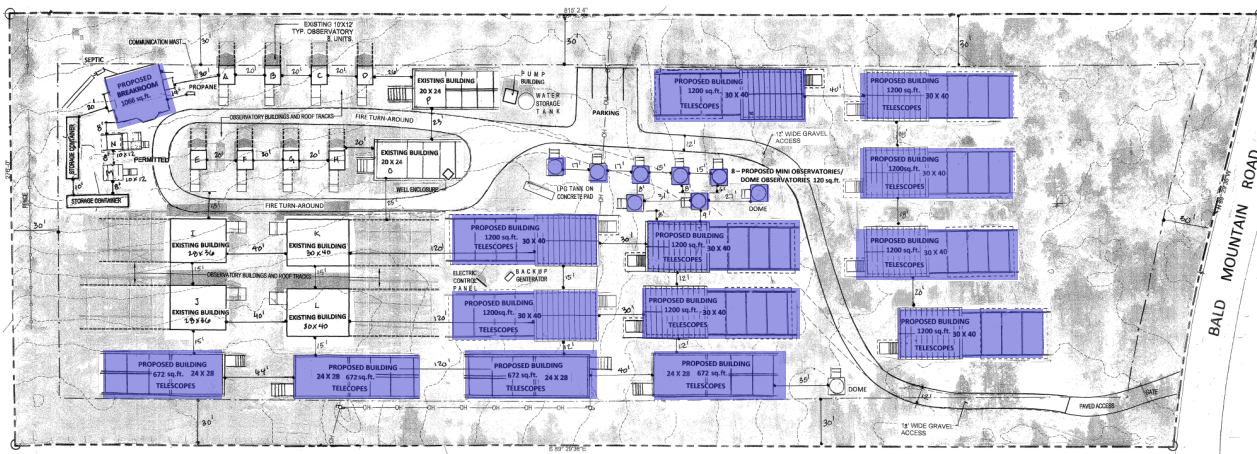
See attached Exhibit 1.



# DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION

# CUP 3757





## Mitigation Measure

Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	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, 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. If such remains are determined to be Native American, the Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant	On-going

\*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document and Conditions of Approval reference recommended Conditions for the project.

## Conditions of Approval

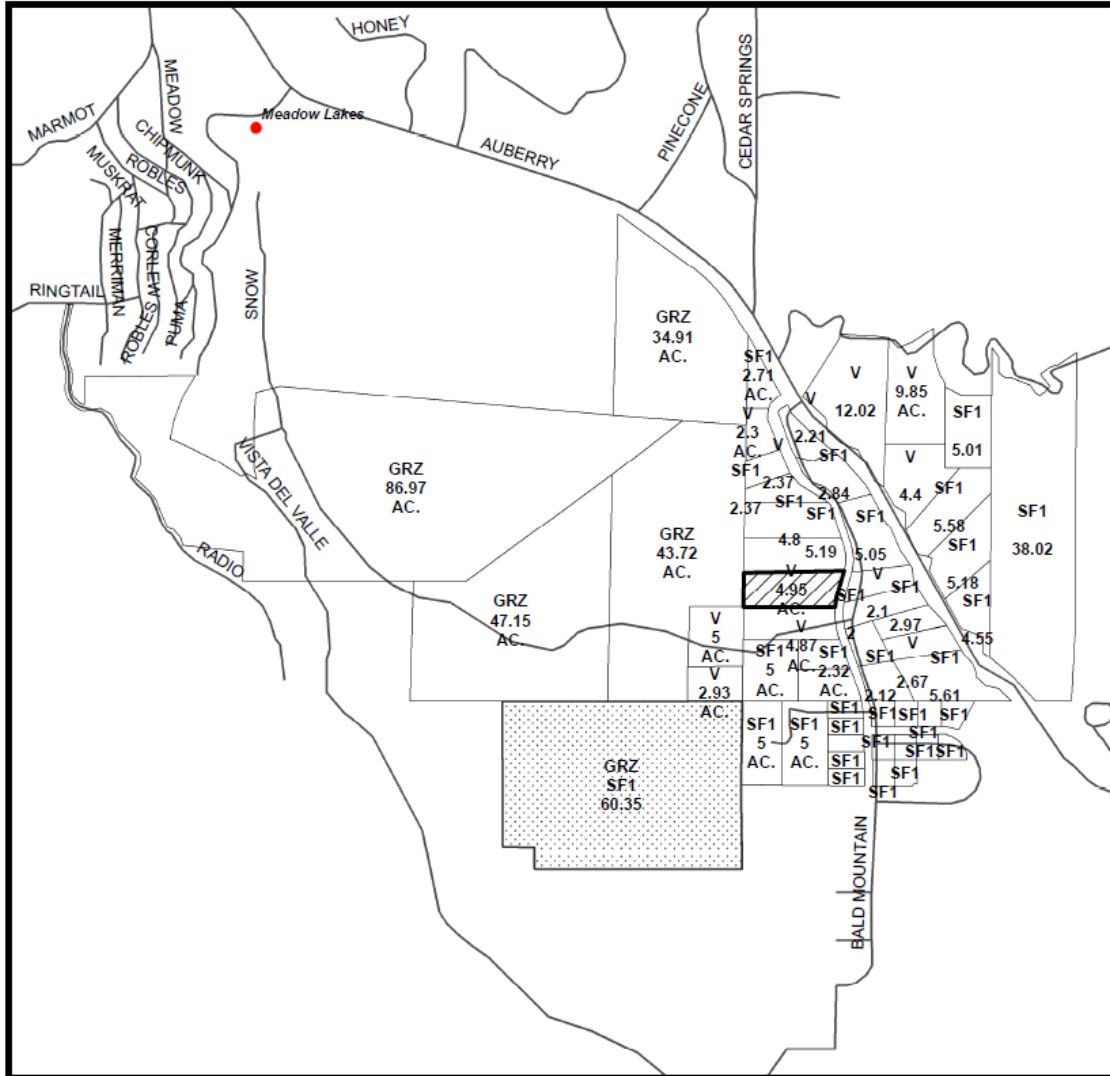
1.	All Conditions of Conditional Use Permit (CUP) No. 3467 shall remain in full force and effect, except as modified with the approval of Classified Conditional Use Permit (CUP) No. 3757.
2.	Development of the property shall be in substantial compliance with the Site Plan, Floor Plan, Elevations, and Operational Statement approved by the Planning Commission, except as modified by the Conditions of Approval and Site Plan Review.
3.	A Site Plan Review 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.
4.	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.
5.	For any unpaved or gravel-surfaced access roads, the first 100 feet off of the edge of the road right-of-way shall be graded and asphalt concrete paved or treated with a dust palliative.
6.	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 Bald Mountain Road.








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# EXISTING LAND USE MAP



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

## LEGEND:

-  Subject Property
-  Ag Contract Land
-  Meadow Lakes



Department of Public Works and Planning  
Development Services Division