



County of Fresno

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

July 18, 2025

Derrel's Mini Storage, Inc
3239 W. Ashlan Ave.
Fresno, CA 93722

Dear Applicant:

Subject: Resolution No. 13088 – CLASSIFIED CONDITIONAL USE PERMIT NO. 3805

On June 26, 2025 the Fresno County Planning Commission approved your above-referenced project. A copy of the Planning Commission Resolution is enclosed.

If you have any questions regarding the information in this letter please contact Alyce Alvarez at alyalvarez@fresnocountyca.gov or 559-600-9669.

Sincerely,

Tawanda Mtunga, Principal Planner
Development Services and Capital Projects Division

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Enclosure



Inter Office Memo

DATE: June 26, 2025

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 13088 – CLASSIFIED CONDITIONAL USE PERMIT NO. 3805 AND INITIAL STUDY NO. 8589

APPLICANT: Derrel's Mini Storage, Inc.

OWNER Mountain View Valley Community Church

REQUEST: Allow a personal/recreational vehicle storage facility on a 10-acre portion of a 19.55-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The facility is planned to contain approximately 202,300 square feet of enclosed storage buildings, and an approximately 2,543 square foot caretaker's residence with an attached office and garage.

LOCATION: The subject parcel is located north of E. Bullard Ave., approximately one-quarter mile west of N. Highland Ave., adjacent to the City of Clovis city limits to the south (APN: 553-060-34S) (Sup. Dist. 5).

PLANNING COMMISSION ACTION:

At its hearing of June 26, 2025, the Commission considered the Staff Report and testimony (summarized in Exhibit A). A motion was made by Commissioner Arabian and seconded by Commissioner Zante to adopt the Mitigated Negative Declaration prepared based on Initial Study No. 8589 and determine that the required Findings could be made in concurrence with Staff's recommendation and approve Classified Conditional Use Permit No. 3805, subject to the Conditions listed in Exhibit B and directed the Secretary to prepare a Resolution documenting the Commission's action.

RESOLUTION NO. 13088

This motion passed on the following vote:

VOTING: Yes: Commissioners Arabian, Zante, Abrahamian, Carver, Hill, Roman, Quist, and Whelan

No: None

Absent: Commissioner Borchardt

Abstain: None

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

By:

By: 
Chris W. Motta, 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 Conditional Use Permit.

Attachments

EXHIBIT A

Classified Conditional Use Permit No. 3805
Initial Study No. 8589

- Staff: The Fresno County Planning Commission considered the Staff Report dated June 26, 2025 and heard a summary presentation by staff.
- Applicant: The applicant's representative agreed with Staff's recommendation and offered the following information:
- The operations and design are identical to the existing Darrel's Mini Storages in the Valley.
 - All lighting will be hooded per the Zoning Ordinance.
 - The facility will be utilizing 10 acres of the 20-acre parcel.
- Others: No individuals presented information in support of or in opposition to the application.
- Correspondence: No correspondence in support of or in opposition to the application were received.

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EXHIBIT B

**Mitigation Monitoring and Reporting Program
Initial Study No. 8589 and Classified Conditional Use Permit No. 3805
(Including Conditions of Approval and Project Notes)**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Transportation	The project shall be required to pay a fair share of the cost of the future construction to the improvements called for in the Traffic Impact Study for the intersection of DeWolf and Bullard Avenues for its share of the cumulative traffic issues. Evidence of payment to the City of Clovis shall be provided prior to the issuance of any development permits.	Applicant	Applicant/PW&P	Prior to ground disturbance
2.	Cultural/ Tribal 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 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	During ground-disturbing activities.
Conditions of Approval					
*Any reference to the City shall mean the City of Clovis					
1.	Development of the property shall be in substantial accordance with the Site Plan, Floor Plans, Elevations and Operational Statement, approved by the Planning Commission				
2.	A Site Plan Review (SPR) shall be completed and approved by the Fresno County Department of Public Works and Planning. Conditions of the SPR may include but are not limited to the following: design of parking and circulation areas, access, on-site grading and drainage, dedication of right-of-way, fire protection, landscaping, signage and lighting.				
3.	Prior to the issuance of a building permit for the construction of a new residence, the owner of the property shall conduct a water well yield test to demonstrate that the well is capable of adequately serving the proposed use as defined in County Ordinance Code Section 15.04.190. The water well yield test must be reviewed and approved adequate by the Water and Natural Resources Division of the Department of Public Works and Planning.				
4.	The applicant should develop and operate in compliance with the Clovis Municipal Code (CMC) or comparable standards including but not limited to the following:				

EXHIBIT B

	<p>a. Setbacks (required from the property line) and Maximum Parcel Coverage: None</p> <p>b. Main Structure - Maximum Height: 35 feet / 2-1/2 stories</p> <p>c. A decorative solid masonry wall shall be provided around the entire perimeter of the facility. The wall shall be no less than eight feet (8') in height or more than eleven feet (11') in height when adjacent to a residential zoning district.</p> <ul style="list-style-type: none"> • The walls of the storage structures may serve as required perimeter walls; and • The exterior face of any structure or wall located along the perimeter of the premises shall be architecturally compatible with existing or proposed uses on surrounding properties. <p>d. Outdoor storage. A portion of a mini-storage facility may be utilized for the outdoor storage of automobiles, boats, other motor vehicles, and recreational vehicles, subject to the following requirements:</p> <ul style="list-style-type: none"> • The surface of the outdoor storage area shall be improved with gravel, crushed rock, oil-dirt, or similar substance to control dust. • The outdoor storage area is completely surrounded by structures or walls which visually obscure the area from surrounding properties. • The outdoor storage area shall be exempt from normal parking lot standards and no curbing, landscaping, lighting, or similar requirements shall be required. <p>e. One monument sign for each street frontage allowed.</p> <p>f. The general requirement for off-street parking shall be ten (10) parking spaces, plus one parking space in a garage or carport for the caretaker's residence.</p>
5.	Security cameras shall be installed to cover at a minimum the entrance and exits, lobby of any occupied structures for business purposes, maintenance warehouse(s), and parking lot views. The video shall be retained for a minimum period of 30 days. Video shall be made available to Clovis PD upon request in conjunction with a criminal investigation.
6.	The property shall be alarmed with security beams. Security beam detectors shall be placed on the enter perimeter to completely cover the fence lines with a distance of three to five feet above ground level and work in conjunction with the alarm system. 24-hour contact information for the responsible party shall be maintained with the Clovis Police Department Dispatch Center.
7.	Hours of operations to be permitted between the hours of 7:00 a.m. and 7:00 p.m. Monday through Sunday.
8.	A fence shall be built around the perimeter and is to be constructed of a solid material. Height limits of the fence to meet requirements per county/city standards.
9.	Entry/Exits gates shall have controlled access with the use of a secure system to allow entry and exit by authorized customers and employees during operation hours.
10.	Vehicle improvements and mechanic work shall not be completed onsite.
11.	The sidewalks and parking lots shall be reasonable illuminated to enhance public safety and deter criminal activity. The lighting shall be shielded in a manner to that it does not create a nuisance for neighboring properties.
12.	The property must be maintained and cared for in a manner that increases public safety and complies with the Clovis Municipal Code and all other applicable City codes. All lighting, gates and fences shall be maintained and in working order, and landscaping shall be kept clean and free of debris and other hazards.
13.	The Site owner shall maintain all structures and adjoining fences/walls and keep them free of graffiti. All forms of graffiti shall be removed within 48 hours.
14.	The property shall keep the noise and vibration levels emitting from the property in compliance with Clovis Municipal Codes 5.27.605 (decibel standards), 9.22.080 (noise standards), and 9.22.100 (vibrations), as to not cause a nuisance for neighboring residences, businesses or patrons.
15.	The parking lot surface shall not be dirt and be improved per county/city requirements
16.	
17.	The applicant shall submit separately to the City of Clovis Engineering Division, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements and a current preliminary title report. These plans shall be prepared by a registered civil

	engineer, and shall include a grading plan, landscape plan, a site plan showing trash enclosure locations and an overall site utility plan showing locations and sizes of sewer, water, storm drain, and irrigation mains, laterals, manholes, meters, valves, hydrants, fire sprinkler services, other facilities, etc. All plans shall be submitted at or before the time the building plans are submitted to the Building Division and shall be approved by the City and all other involved agencies prior to the release of any development permits.
18.	Prior to the initial submittal of the improvement plans, the applicant shall contact Sean Smith at (559) 324-2363 to setup a coordination meeting (Pre-submittal Meeting).
19.	Prior to granting of final occupancy or final acceptance, the applicant shall submit to the City of Clovis Engineering Division one (1) digital copy in PDF format of the approved set of construction plans revised to reflect all field revisions and marked "AS-BUILT."
20.	The applicant shall obtain encroachment permits from the City of Clovis for work performed within the City's right-of-way and easements.
21.	The applicant shall install all off-site improvements within the public right-of-way and easements in accordance with the City of Clovis standards, specifications, master plans, and record drawings in effect at the time of improvement approval. Applicant shall provide and pay for any compaction tests required by the City of Clovis in the course of construction.
22.	The applicant shall comply with the requirements of the local utility, telephone, and cable companies. It shall be the responsibility of the applicant to notify the local utility, telephone, and cable companies for the removal or relocation of utility poles where necessary. The City shall not accept first submittals without proof that the applicant has provided the improvement plans and documents showing all proposed work to the utility, telephone, and cable companies. All utility vaults in which lids cannot be sloped to match proposed finished grading, local utilities have 5% max slope, shall be located in sidewalk areas with pedestrian lids so the lid slope matches sidewalk cross slope.
23.	<p>The applicant shall provide right-of-way acquisition, free and clear of all encumbrances and/or improve to City standards the following streets. The street improvements shall be in accordance with the City's specific plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.</p> <ul style="list-style-type: none"> • Bullard Avenue - along frontage, provide right-of-way acquisition for 50' (exist 30') north of centerline and improve with median island, median island landscaping and irrigation, 32' of permanent paving, permanent paving and overlay as necessary to match the existing permanent pavement, and transitional paving as needed. • All major streets - provide right-of-way acquisition sufficient to provide for the relocation of all remaining utility poles a minimum of 8' from the traveled lane.
24.	The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.
25.	The applicant shall install all major street monumentation and section corner monumentation within the limits of the project work in accordance with City Standard ST-32 prior to final acceptance of the project. Monumentation shall include all section corners, all street centerline intersection points, angle points and beginning and end of curves (E.C.'s & B.C.'s). The applicant/contractor shall furnish brass caps. The applicant shall require the surveyor/civil engineer for the development to notify, in writing, the City Engineer of any existing section corner, property corner or reference monuments damaged by the construction of improvements performed as part of the development. The applicant shall have all such monuments reset. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Brass caps required for installation of new monuments or replacement of existing monuments shall be provided by the contractor/applicant and approved by City prior to installation. Within five days after the final setting or replacement of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer certifying that the final monuments have been set and that he has filed with the County Recorder all appropriate records of survey or corner records.
26.	A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.

*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.
2.	Construction plans, building permits and inspections will be required for all proposed improvements on the property. Building and/or facilities providing a 'Public Use' must comply with the accessibility requirements of Chapter 11B of the California Building Code.
3.	The project site is located within the Fresno Metropolitan Flood Control District (FMFCD) Drainage Zone and Boundary with a rural stream within the subject property. FMFCD should be consulted regarding any requirements they may have.
4.	Any additional storm water runoff generated by the development of this site cannot be drained across property lines or into the road right-of-way, and must be retained on-site per County Standards unless FMFCD specifies otherwise.
5.	An engineered grading and drainage plan should be required to show how the additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. The grading and drainage plan should provide calculations of the proposed ponding basin storage capacity and the basin design storage capacity for verification purposes.
6.	Any existing or proposed parking areas should comply with the Fresno County Off-Street Parking Design Standards and/or current industry standards. Stalls should be 18' x 9', and backing distance must be a minimum of 29' for 90-degree parking stalls. Also 5' 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.
7.	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.
8.	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.
9.	The end of curbed/taper edge of any existing or proposed access driveway approach should be set back a minimum of 5' from the property line. Any existing or proposed entrance gate should be set back a minimum of 20' from the road right-of-way line or the length of the longest truck entering the site, and shall not swing outward. If not already present, a minimum of 10'x10 corner cut-off should be improved for sight distance purposes at any existing or proposed driveway accessing Bullard Avenue.
10.	A grading permit is required for any grading proposed with this application.
11.	New sewage disposal system proposal 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. It is the responsibility of the property owner, the property buyer, the engineer, and/or the sewage disposal system contractor to confirm required setbacks, separations, and other special requirements or conditions, which may affect the placement, location, and construction of the sewage disposal system.
12.	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
13.	The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the Noise Elements of the County Ordinance Code and City of Clovis Municipal Code

Notes	
14.	Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95
15.	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.

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