



# PLANNING COMMISSION AGENDA

Room 301, Hall of Records  
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Fresno, CA 93721-2198

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## AGENDA November 14, 2019

### 8:45 a.m. - CALL TO ORDER

#### **INTRODUCTION**

Explanation of the REGULAR AGENDA process and mandatory procedural requirements. Staff Reports are available on the table near the room entrance.

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

#### **CONSENT AGENDA**

Items listed under the Consent Agenda are considered to be routine in nature and not likely to require discussion. Prior to action by the Commission, the public will be given an opportunity to comment on any consent item. The Commission may remove any item from the Consent Agenda for discussion.

There are no consent agenda items for this hearing.

#### **REGULAR AGENDA**

1. **PUBLIC PRESENTATIONS** (This portion of the meeting is reserved for persons desiring to address the Planning Commission on any matter within the Commission's jurisdiction and not on this Agenda.)
2. **INITIAL STUDY APPLICATION NO. 7635 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3650** filed by **WESTLANDS TRANSMISSION, LLC**, proposing to allow a 6.3-mile-long double-circuit 230-kV generation tie-line (gen-tie line) running along Jayne Avenue from the Gates Substation (approximately one mile west of the intersection of Lassen Avenue and Jayne Avenue) to the boundary between Kings County and Fresno County. This project is part of the Westlands Solar Park Master Plan. This portion is located in 100- to 350-foot-wide private easements and includes a temporary staging area and 44 transmission towers between 110 and 175 feet in height. Each monopole will require the clearing of approximately one acre of land for construction purposes, and approximately 700 square feet around each pole will remain permanently cleared for safety purposes during operation. Including the staging site, it is anticipated that 74.5 acres of land will be impacted by construction on 18 parcels in the Exclusive Agricultural Zone Districts (20- and 40-acre minimum parcel size) (SUP. DIST. 4) (APNs 075-070-13S, 28, 29, 46S, 47S, 51S, 52S, 54S; 078-060-55ST, 68, 69S, 70S, 71S, 73S, 77S, 83S; 078-080-52S, 55 ). Adopt the Mitigated Negative Declaration prepared for Supplemental Initial Study Application No. 7635 and take action on Unclassified Conditional Use Permit No. 3650 with Findings and Conditions.

-Contact person, Chrissy Monfette (559) 600-4245, email: [cmonfette@fresnocountyca.gov](mailto:cmonfette@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

3. **VARIANCE APPLICATION NO. 4068** filed by **STEVEN OHANESIAN**, proposing to allow reduction of the side-yard setback to 3 feet (10-foot minimum required) and rear-yard setback to 8 feet 7 inches (20-foot minimum required) for an existing unpermitted 330 square-foot accessory housing unit, recognize the 7-foot side-yard setback for the existing single-family dwelling, and waive the maximum lot coverage to increase lot coverage to 36.3% (30% maximum allowed) on a 9,583 square-foot parcel in the R-1-AH(nb) (Single-Family Residential, 20,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District. The project site is located on the south side of East Kings Canyon Road, approximately 420 feet east of its nearest intersection with South Sunnyside Avenue, in a County island within the city limits of the City of Fresno (SUP. DIST. 5) (APN 474-042-11).

**NOTE: This item was continued from the October 24, 2019 Planning Commission hearing.**

-Contact person, Thomas Kobayashi (559) 600-4224, email: [tkobayashi@fresnocountyca.gov](mailto:tkobayashi@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

4. **VARIANCE APPLICATION NO. 4071** filed by **TIM HALL**, proposing to allow construction of a 35-foot 8-inch-tall single-family residence (35-foot maximum allowed) with an 18-foot 8-inch front-yard setback (20-foot minimum required), 8-foot 8-inch rear-yard setback (20-foot minimum required), and total lot coverage of 48% (35% maximum allowed) on a 0.21-acre parcel in the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional) Zone District. The subject parcel is located on the west side of Sunset Rock Road, approximately 254 feet northwest of its nearest intersection with Weldon Corral, located within the unincorporated community of Shaver Lake (SUP. DIST. 5) (APN 136-390-09).

-Contact person, Thomas Kobayashi (559) 600-4224, email: [tkobayashi@fresnocountyca.gov](mailto:tkobayashi@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

5. **GENERAL PLAN CONFORMITY APPLICATION** filed by **SANGER UNIFIED SCHOOL DISTRICT**, proposing to acquire approximately 50.00 acres of property for a new K-12 Education Center campus (with related facilities) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The proposed site is located on the west side of North McCall Avenue at the East Gettysburg Avenue alignment in the City of Clovis Sphere of Influence (SUP. DIST. 5) (APN: 571-010-10).

-Contact person, Marianne Mollring (559) 600-4569, email: [mmollring@fresnocountyca.gov](mailto:mmollring@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

6. **INFORMATION/DISCUSSION ITEM:**

Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.

-Contact person, Marianne Mollring (559) 600-4569, email: [mmollring@fresnocountyca.gov](mailto:mmollring@fresnocountyca.gov)

**PROGRAM ACCESSIBILITY AND ACCOMMODATIONS:** The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with

disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4497 or at [knovak@fresnocountyca.gov](mailto:knovak@fresnocountyca.gov). Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

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# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 2 November 14, 2019

**SUBJECT:** Initial Study Application No. 7635 and Unclassified Conditional Use Permit Application No. 3650

Allow a 6.3-mile-long double-circuit 230-kV generation tie-line (gen-tie line) running along Jayne Avenue from the Gates Substation (approximately one mile west of the intersection of Lassen Avenue and Jayne Avenue) to the boundary between Kings County and Fresno County. This project is part of the Westlands Solar Park Master Plan.

**LOCATION:** This portion is located in 100- to 350-foot-wide private easements and includes a temporary staging area and 44 transmission towers between 110 and 175 feet in height. Each monopole will require the clearing of approximately one acre of land for construction purposes, and approximately 700 square feet around each pole will remain permanently cleared for safety purposes during operation. Including the staging site, it is anticipated that 74.5 acres of land will be impacted by construction on 18 parcels in the Exclusive Agricultural Zone Districts (20- and 40-acre minimum parcel size) (SUP. DIST. 4) (APNs 075-070-13S, 28, 29, 46S, 47S, 51S, 52S, 54S; 078-060-55ST, 68, 69S, 70S, 71S, 73S, 77S, 83S; 078-080-52S, 55).

**OWNER:** Various (Gen-tie Line would be constructed within easements from the land owners along the 6.3-mile route. See Exhibit 3)

**APPLICANT:** Westlands Transmission, LLC

**STAFF CONTACT:** Chrissy Monfette, Planner  
(559) 600-4245

Marianne Mollring, Senior Planner  
(559) 600-4569

### RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Supplemental Initial Study (IS) Application No. 7635; and
- Approve Unclassified Conditional Use Permit Application No. 3650 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. List of Gen-Tie Easement Property Owners (with Map)
4. Existing Zoning Map
5. Existing Land Use Map
6. Site Plan
7. Elevations
8. Applicant's Operational Statement
9. Initial Study No. 7635

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) and AE-40 (Exclusive Agricultural, 40-acre minimum parcel size)	No change
Parcel Size	Various	No change – gen-tie will be constructed within easements, not dedications
Project Site	Various farming operations, generally orchards and field crops	100- to 300-foot-wide easements on the north and south side of Jayne Avenue
Structural Improvements	Generally, no structures occur within the proposed area of the easement.	New transmission poles will be constructed as part of this project.
Nearest Residence	N/A	Varied, but some residences occur along Jayne Avenue
Surrounding Development	Surrounding parcels are dedicated to the production of orchards or field crops.	No change
Operational Features	N/A	The proposed transmission towers will be used to transmit

Criteria	Existing	Proposed
		solar energy from the Westlands Solar Park to the Gates Substation.
Employees	N/A	None, following construction.
Customers	N/A	None
Traffic Trips	Residential/Farm-related	Minimal trips following construction for maintenance and repair; up to 7,770 truck trips for construction*
Lighting	None	None
Hours of Operation	N/A	Continuous

\*This number considers the impacts of construction of the entire gen-tie line, half of which is located in Kings County and approved under a separate permit.

**EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N**

**ENVIRONMENTAL ANALYSIS:**

This project represents a small portion of the Westlands Solar Park (WSP) Master Plan. A Program Environmental Impact Report (PEIR) was prepared for the entirety of the Westlands Solar Park and Gen-Tie Corridors Plan (SCH No. 2013031043). The Westlands Water District (WWD) Board of Directors certified the PEIR under CEQA and approved the WSP Master Plan on January 6, 2018. Pursuant to CEQA Section 15168(c), later activities must be examined in the light of the PEIR to determine whether an additional environmental document must be prepared. Section 15168(c)(1) indicates that a later activity should be subject to the thresholds identified in Section 15162 to determine if additional environmental review is necessary. If such review is necessary, then that Initial Study may tier from the PEIR as provided in Section 15152.

Section 15162 indicates that no additional environmental documents shall be prepared for a project unless it meets one of the following thresholds:

- a. substantial changes are proposed to the project which will result in new significant environmental effects;
- b. substantial changes occur with respect to the circumstances under which the project is taken which result in new significant impacts, or an increase in the severity of identified impacts; or
- c. new information of substantial importance, which was not known and could not have been known at the time the PEIR was certified, show that the project will have new significant impacts; previously-identified impacts will become more severe; mitigation or alternatives previously determined to be infeasible become feasible; or mitigation measures and alternatives which are considerably different than those analyzed in the PEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the measure or alternative.

In this case, the County of Fresno identified that the additional towers increased the contribution of the Gen-Tie construction to nitrogen oxide and particulate matter emissions, resulting in a potentially-significant impact which required the adoption of Mitigation Measures. In addition, new impacts related to compliance with plans and policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, were identified and mitigation was required to reduce impacts to less than significant. A copy of the Supplemental Initial Study is attached as Exhibit 9 and new Mitigation Measures are attached as part of Exhibit 1. This project will be required to implement all Mitigation Measures identified in the PEIR as necessary to reduce various impacts associated with this portion of the project.

#### **PUBLIC NOTICE:**

Notices were sent to 39 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

#### **PROCEDURAL CONSIDERATIONS:**

An Unclassified Conditional Use Permit (CUP) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

The decision of the Planning Commission on an Unclassified CUP Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

#### **BACKGROUND INFORMATION:**

This project was considered as part of a Kings County application known as the Westlands Solar Park Master Plan and Gen-Tie Corridors Project. An Environmental Impact Report was prepared for this application (SCH #2013031043); however, Kings County did not propose any use permits at the time the Master Plan and Environmental Review were adopted. Kings County anticipates that up to twelve separate solar facilities would be permitted under the Westlands Solar Park Master Plan.

The proposed gen-tie line would connect these (up to) twelve projects located in Kings County to Gates Substation, which is located on the north side of Jayne Avenue, Fresno County. Half of the gen-tie was approved by the Kings County Planning Commission as part of the Aquamarine Solar project. This CUP is required in order to finish the connection between Kings County and the Gates Substation. When this portion of the project is joined to the Kings County portion of the project, the full length of the gen-tie line would be 11.5 miles.

As part of this application, PG&E may install three poles within the Gates Substation. This work was considered as part of the CEQA review of this application; however, construction within the Gates Substation is subject to the authority of the California Public Utilities Commission and therefore the County does not have approval authority over this portion of the project and those three towers are not included in the CUP recommendation.

*Finding 1: That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	Varied	More than 50 feet from Jayne Avenue	Yes
Parking	Varies based on residential and commercial uses	None	Yes
Lot Coverage	N/A	No significant increase in lot coverage	Yes
Space Between Buildings	N/A	No buildings are proposed.	Yes
Wall Requirements	N/A	None	Yes
Septic Replacement Area	N/A	No septic systems are proposed.	Yes
Water Well Separation	N/A	No septic systems or new water wells are proposed.	Yes

**Reviewing Agency/Department Comments Regarding Site Adequacy:**

No comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments. The following Agencies or Departments indicated “No Comments” or “No Concerns” in response to this application: Fresno County Fire Department, Pacific Gas and Electric (PG&E), Fresno County Department of Public Works and Planning Water and Natural Resources Division.

**Analysis:**

The project site for the proposed gen-tie comprises 18 parcels which are generally located on the north side of Jayne Avenue; however, the gen-tie crosses to the south of Jayne Avenue at the San Luis Canal for a distance of approximately 3,050 feet across two parcels before crossing back to the north for the remainder of the distance to Gates Substation. Most of the parcels where the easement is proposed are restricted by Williamson Act Contracts; however, the installation of the transmission towers would require the permanent removal of only 700 square feet (sf) of farmland. For this reason, and because the towers are proposed to support the generation of renewable energy, they are considered to be a compatible use with the Contract.

On these agricultural parcels, the gen-tie would be installed adjacent and parallel to the road, except at APN 078-060-70s, which has been improved with an existing cold storage facility. Here, the gen-tie is proposed to follow the property line around the back of the parcel (north and away from the road) to ensure that the transmission towers do not impede access to this operation.

The proposed easements would be of sufficient size to support the installation of the transmission towers while meeting the setback requirements of the Exclusive Agricultural Zone



District. Because the transmission towers are unmanned during operation, there is no requirement for parking, restroom, or other support facilities. Staging for construction will occur on APN 075-070-51s, which was required to file a non-renewal of the existing Williamson Act Contract due to its parcel size (less than 20 acres).

Therefore, due to the limited loss of agricultural land and minimal requirements for support services within the proposed easement, staff finds that the proposed easement is adequate in size and shape to accommodate the proposed use.

**Recommended Conditions of Approval:**

None.

**Conclusion:**

Finding 1 can be made.

Finding 2: *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use*

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Private Road	No	Jayne Avenue is a public road.	No change
Public Road Frontage	Yes	Parcels have frontage on Jayne Avenue.	No change
Direct Access to Public Road	Yes	Some parcels have access to Jayne, either directly or through private roads.	The area around the towers would be cleared for safety, and maintenance vehicles will take access directly off Jayne.
Road Average Annual Daily Traffic: - Avenal Cutoff to SR-269 - SR-269 to I-5		- 2,890 vehicles per day - 3,450 vehicles per day	(Construction) - 267 additional trips - 251 additional trips
Road Classification		Expressway	No Change
Road Width		32 feet	No Change
Road Surface		0.75' Asphalt Concrete; 0.45' Aggregate Base; 0.9' Aggregate Subbase	Developer shall remit funding to repair damage from Construction traffic
Traffic Trips		Typical of Agriculture	See above for construction trips.

		<b>Existing Conditions</b>	<b>Proposed Operation</b>
Traffic Impact Study (TIS) Prepared	Yes	TIS prepared for Westlands Solar Park and Gen-Tie Corridors Plans	Limited additional trips following construction (Maintenance only)
Road Improvements Required		Good Condition	Fair-share percentage see discussion below

**Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:**

Development Engineering Section of the Fresno County Department of Public Works and Planning: Jayne Ave is a County-maintained road classified as an Expressway with an existing right-of-way north of the section line and varies from 40 feet of dedicated right-of-way to no right-of-way (prescriptive) along the parcel frontage, per Plat Book. The minimum width for an Expressway right-of-way north of the section line is 53 to 62 feet. Records indicate this section of Jayne, from the Fresno/Kings County line to S. Trinity Ave, has an ADT of 2,900 to 3,500 vehicles per day, and is in very good to fair condition. The current drawings show the County right-of-way at 60-feet. Setbacks and easement boundaries should consider the ultimate right-of-way.

According to FEMA, FIRM Panel 3275H the first 2.6 miles of Jayne Avenue west of the County line is located in flood zone A, subject to flooding by the 100-year storm. Any work done within a flood hazard zone should comply with the Fresno County Flood Hazard Ordinance, Section 15.48, as applicable. According to U.S.G.S. Quad Maps, there are no existing natural drainage channels along the proposed route.

A grading permit will be required. A grading plan showing each of the monopole sites will be required. Monopole sites should make use of existing points of access to Jayne Avenue. Any new access points must be reviewed and permitted by Fresno County Department of Public Works and Planning Road Maintenance and Operations Division.

California Department of Transportation: The Applicant will need to obtain an encroachment permit for the Gen-Tie crossing at SR 269.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: It appears the gen-tie construction will take place within private easements outside of the road right-of-way. The Applicant would need to obtain an encroachment permit from this department for those locations where overhead facilities cross the County road right-of-way.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments. The following Agencies or Departments indicated “No Comments” or “No Concerns” in response to this application: Fresno County Department of Public Works and Planning Design Division.

**Analysis:**

The Traffic Impact Study prepared for the Westlands Solar Park Project considered the impact of construction traffic on Jayne Avenue. It accounted for the construction of the full gen-tie line

(including the portion which was authorized by Kings County) and determined that construction traffic for the entire project would not cause significant impacts to the level of service on Jayne Avenue (or other streets near the project), even at the height of construction.

However, as discussed in Section XVII Transportation of the Initial Study, attached as Exhibit 9 to this staff report, the County of Fresno determined that construction would cause damage to Jayne Avenue due to multiple traffic trips with heavy loads. To comply with the Transportation Section of the General Plan, the project is required to pay its fair share towards repair of damage to the road. With adoption of this Mitigation Measure, it was determined that impacts to County Roads would be less than significant. The Traffic Impact Study determined that no improvements would be necessary to accommodate the traffic generated by this proposal due to the minimal operational increase in traffic and temporary nature of construction traffic.

Based on the above information, and with the adoption of a Mitigation Measure requiring the applicant to pay the fair-share portion of fees to repair damage, Jayne Avenue will be of sufficient width and pavement to accommodate the proposed use.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval and Mitigation Measures attached as Exhibit 1.*

**Conclusion:**

Finding 2 can be made.

*Finding 3:* *That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof*

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	Various	Orchards/Field Crops	AE-20/AE-40	None
South	Various	Orchards/Field Crops	AE-20/AE-40	>70 feet
East*	N/A	N/A	N/A	N/A
West*	N/A	King's County	N/A	N/A

\*The project site runs along the northern and southern edges of Jayne Avenue and will not impact parcels to the east and west. Please see the Analysis Section which follows Reviewing Agency/Department Comments.

**Reviewing Agency/Department Comments:**

Agricultural Commissioner: The number of acres lost to the project are minimal and would not have a significant impact to the overall agricultural production. However, all of the affected parcels are surrounded by agricultural operations. Therefore, the Applicant should acknowledge the Fresno County Right-to-Farm Notice.

Mapping Unit of the Fresno County Department of Public Works and Planning: Prior to site development, all survey monumentation – property corners, centerline monumentations, section corners, county benchmarks, federal benchmarks, and triangulations stations, etc. – within the

subject area shall be preserved in accordance with Section 8771 of the Professional Land Surveyors Act and Section 6730.2 of the Professional Engineers Act.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments. The following Agencies or Department provided “No Comments” or “No Concerns” in response to the project routing: U.S. Fish and Wildlife Service, Fresno County Department of Public Works and Planning Site Plan Review Unit, the Department of Public Works and Planning Water/Natural Resources Division, and State Water Resources Control Board - Department of Drinking Water.

### **Analysis:**

In general, parcels in the area of the proposed gen-tie corridor are planted with orchards or field crops and do not provide significant scenic value. Construction would introduce new structural elements to this area; however, the EIR prepared for this application determined that the baseline visual quality at the site is low, consisting of agricultural lands with little variation or visual interest. Therefore, the introduction of the transmission towers is not considered to be an adverse impact on the visual quality of parcels adjacent to and including the easement corridor.

In areas designated for agricultural uses (such as the subject parcels), approval of a project which would result in pressures to convert agricultural land away from production would be considered an adverse impact. In this case, the amount of land lost to each transmission tower would be approximately 700 sf of permanent crop loss, with additional temporary losses during the construction period. Safety regulations require that transmission towers are kept clear of vegetation; however, the temporary driveways can be reclaimed for farming purposes. The transmission towers were determined to be compatible with the existing Williamson Act Contracts, which restrict uses on almost all of the subject parcels. Only one parcel filed for non-renewal. This parcel will be used as a staging area, and review of this application determined that it did not meet the current minimum parcel size for Williamson Act Contracts. Because the remaining parcels did not file for non-renewal or cancellation, the Contracts will continue to renew year to year, ensuring continued agricultural production.

Where the proposed gen-tie would be constructed within agricultural fields, there is little opportunity for adverse impacts related to noise; however, there are some residences near the corridor which would be considered sensitive receptors to adverse noise impacts. The two sensitive groups are: two dwellings at the Stone Land Ranch Company located on the south side of Nevada Avenue, 1.4 miles west of Avenal Cutoff Road, located approximately 165 feet from the gen-tie corridor; and, a group of eight small dwellings located on the south side of Jayne Avenue, between the California Aqueduct and SR-269, approximately 3.5 miles west of Avenal Cutoff Road, situated approximately 130 feet from the gen-tie corridor. Construction noise has the potential to violate the County's noise ordinance if it were to occur outside of the time periods when construction noise is specifically exempt.

During operation, the gen-tie lines have the potential to emit corona discharge, which can create local noise of varying degree. The EIR prepared for the Westlands Solar Park Master Plan determined that the sound from corona discharge would not be audible at the nearest sensitive receptor.

The project will be required to comply with the Fresno County Noise Ordinance and the amount of time spent adjacent to any given receptor will be limited. For these reasons there will be no permanent adverse impacts on surrounding properties.

Based on the above information, staff believes the proposal would not have an adverse effect upon surrounding properties.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval and Mitigation Measures attached as Exhibit 1.*

**Conclusion:**

Finding 3 can be made.

*Finding 4:* *That the proposed development is consistent with the General Plan*

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<b>Policy LU-A.13:</b> The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.	Consistent – Gen-tie towers require minimal space for effective operation and their areas shall be cleared of vegetation.
<b>Policy LU-A.14:</b> The County shall ensure that the review of discretionary permits includes an assessment of the conversion of productive agricultural land and that mitigation be required where appropriate.	Consistent – Conversion of agricultural land was considered as part of the PEIR prepared by Westlands Water District and impacts were determined to be less than significant.
<b>Policy PF-C.17:</b> The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. [...]	Consistent – Water supply was considered as part of the PEIR. The majority of water usage will occur during construction and almost no water would be required for continuous operation of the gen-tie corridor.

**Reviewing Agency Comments:**

None.

**Analysis:**

The above-noted policies relate to the consistency of the subject Conditional Use Permit with the General Plan; however, several other policies were considered as part of the environmental review of this application. A copy of the Initial Study is attached as Exhibit 9 and more detailed analysis is provided in the Program EIR prepared by Westlands Water District. Additional compliance details relating to specific measures are discussed therein.

In regard to LU-A.13 and -A.14, each transmission tower would require approximately 700 sf of cleared space at its base, which would permanently reduce the amount of farmland on each parcel; however, given the size of the parcels; 700 sf represents less than one percent of available farmland. In addition, the towers are generally proposed at the edges of fields and near the corners of properties in order to further reduce potential conflicts with agricultural operations.

Policy PF-C.17 requires that a water supply evaluation is performed prior to approval of a land use development project. In this case, the water sustainability was considered by the PEIR, which noted that “assuming overall water use would be similar to the [Westlands Solar Park] solar development, or 0.2 acre-feet per acre, the total water demand for the gen-tie project construction would be approximately 30 acre-feet. This would be equivalent to the irrigation requirements of about 12 acres of agricultural land for one year (assuming the average WWD water application rate of 2.5 acre-feet/year per acre).” The 30 acre-foot total is based on the development of two gen-tie applications totaling 23 miles and does not distinguish between Fresno and Kings County for these impacts. The portion of the project considered by this CUP is called the “WSP-South to Gates Gen-Tie Corridor” by the PEIR, consisting of 11.5 miles, from which the Fresno County portion is just 6.3 miles, further reducing the estimated amount of water which would be used.

Based on these factors, the gen-tie project is consistent with the General Plan.

**Recommended Conditions of Approval:**

*See recommended Conditions of Approval and Mitigation Measures attached as Exhibit 1.*

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

None .

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3650, subject to the recommended Conditions of Approval and Mitigation Measures.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to adopt the Supplemental Mitigated Negative Declaration prepared for Initial Study Application No. 7635; and
- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3650, 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 Unclassified Conditional Use Permit No. 3650; 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.

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**Mitigation Monitoring and Reporting Program  
 Supplemental Initial Study Application No. 7635  
 Conditional Use Permit No. 3650  
 (Including Conditions of Approval and Project Notes)**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
1.	Air Quality	<p>The following dust control measures of SJVAPCD shall be implemented during construction and decommission to reduce construction PM<sub>10</sub> and PM<sub>2.5</sub> to less than 15 tons per year:</p> <ul style="list-style-type: none"> <li>• Effective dust suppression (e.g. watering) for land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities.</li> <li>• Effective stabilization of all disturbed areas of a construction site, including storage piles, not used for seven or more days.</li> <li>• Control of fugitive dust from onsite unpaved roads and offsite unpaved access roads.</li> <li>• Removal of accumulations of mud or dirt at the end of the workday or once every 24 hours from public paved roads, shoulders, and access ways adjacent to the site.</li> <li>• Cease outdoor construction activities that disturb soils during periods with high winds.</li> <li>• Record keeping for each day dust control measures are implemented.</li> <li>• Limit traffic speeds on unpaved roads to 15 mph.</li> <li>• Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</li> <li>• Landscape or replant vegetation in disturbed areas as quickly as possible.</li> </ul>	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)/San Joaquin Valley Air Pollution Control District (SJVAPCD)	During all ground-disturbing activities



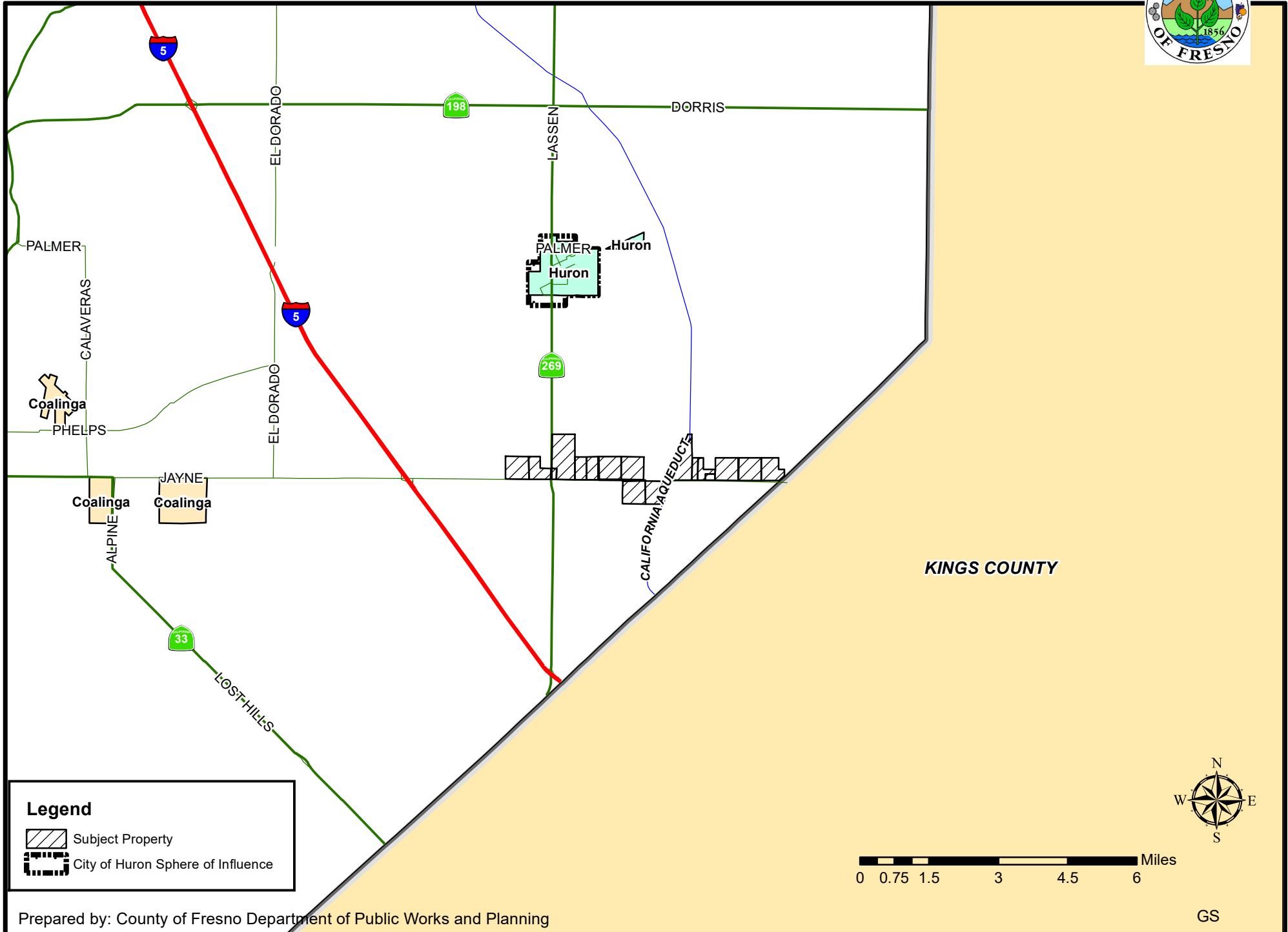
		<ul style="list-style-type: none"> <li>• Prevent the tracking of mud or dirt on public roadways by limiting access to the construction sites. If necessary, use wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.</li> <li>• Suspend trading activity when winds (instantaneous gusts) exceed 25 mph or dust clouds cannot be prevented from extending beyond the site.</li> </ul>			
2.	Air Quality	<p>The following measures shall be implemented during construction to reduce construction emissions of nitrogen oxides to less than 10 tons per year:</p> <ul style="list-style-type: none"> <li>• Develop a plan to use construction equipment with low nitrogen oxides emissions. This may include the use of equipment that meets US EPA Tier 3 standards (and equipment that meets Tier 4 standards, if available).</li> <li>• Set idling time limit of 5 minutes or less for construction equipment.</li> <li>• Evaluate the feasibility of a work shuttle or carpool program to reduce emissions from worker travel.</li> <li>• Evaluate the feasibility of methods to reduce truck travel for delivery of equipment by reducing the number of necessary truck trips.</li> <li>• For any solar project for which the project-specific air quality analysis shows that the above mitigations will not be sufficient to reduce a project's construction emissions of NO<sub>x</sub> below 10 tons per year, the project Proponent shall execute a Voluntary Emissions Reduction Agreement (VERA) with SJVAPCD, which provides for further reduction of construction NO<sub>x</sub> to reduce the project's NO<sub>x</sub> emissions to less than 10 tons per year.</li> </ul>	Applicant	Applicant/PW&P/ SJVAPCD	During all ground-disturbing activities
3.	Transportation	<p>Prior to the issuance of building permits, the applicant shall implement its fair share of agree-upon roadway improvements or contribute its fair-share of funding to undertake such improvements. The cost of impacts for the gen-tie line is \$179,454.00. Of that amount, approximately 47% of the impacts occur during construction of the Fresno County side of the gen-tie and require payment of impact fees in the amount of \$81,099.00.</p>	Applicant	Applicant/PW&P	Prior to the issuance of building permits

<b>Conditions of Approval</b>	
1.	Development of the property shall be in accordance with the Site Plans, Elevations, and Operational Statement approved by the Planning Commission.
2.	All Mitigation Measures identified as necessary by the Program EIR approved by Westlands Water District on January 18, 2018 (SCH #2013031043) to reduce impacts from the gen-tie portion of the project shall be implemented.
3.	The transmission towers shall be sited such that existing trees provide adequate screening. Narrow profile poles shall be used to further reduce visual impacts from the addition of new industrial features.
4.	All lighting, including temporary installations, shall be hooded and pointed away from adjacent properties and the road right-of-way.
5.	Prior to occupancy, the project proponent shall enter into an agreement with Fresno County incorporating the provisions of the "Right-to-Farm" Notice (Ordinance Code Section 17.40.100) for acknowledgement of the inconveniences and discomfort associated with normal farm activities in the surrounding of the proposed development.

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

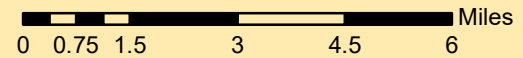
<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	Unclassified Conditional Use Permit (CUP) No. 3650 shall become void unless there has been substantial development within two years of the effective date of approval.
2.	Plans, permits, and inspections are required for the proposed improvements. 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.	All survey monumentation – property corners, section corners, County benchmarks, Federal benchmarks, and triangulation stations, etc. – within the subject area shall be preserved in accordance with Section 8771 of the Professional Land Surveyors Act and Section 6730.2 of the Professional Engineers Act.
4.	An encroachment easement from California Department of Transportation (Caltrans) will be required for the Gen-tie crossing at State Route 269.
5.	Encroachment permits from the Fresno County Department of Public Works and Planning Road Maintenance and Operations Division will be required where overhead facilities cross the County right-of-way.
6.	Setbacks and easements should consider the ultimate right-of-way along Jayne Avenue of 60 feet.

# LOCATION MAP



**Legend**

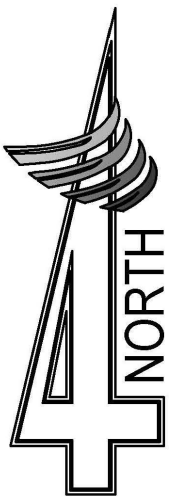
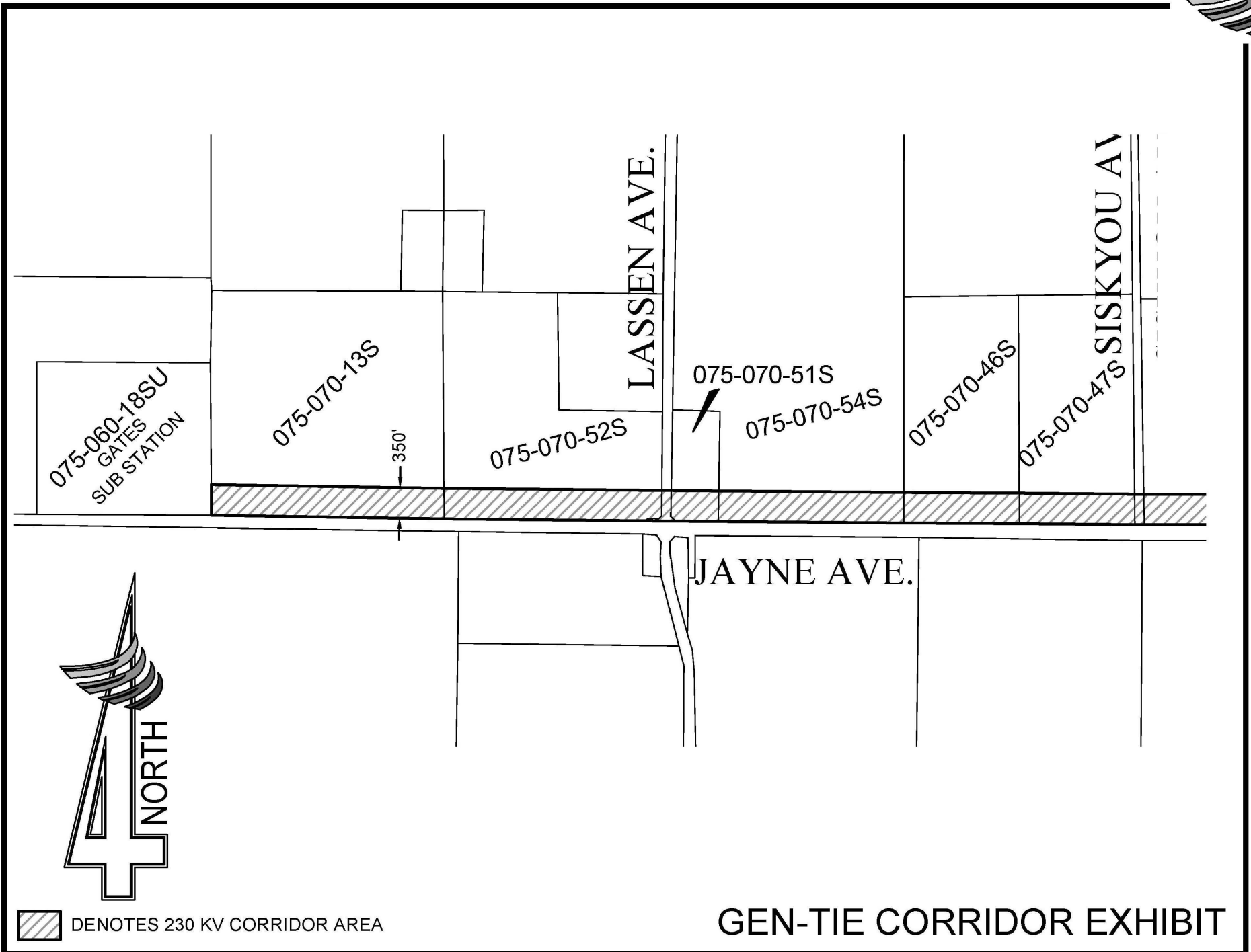
- Subject Property
- City of Huron Sphere of Influence



**Jayne Avenue Gen-Tie Easement – Property  
Ownership**

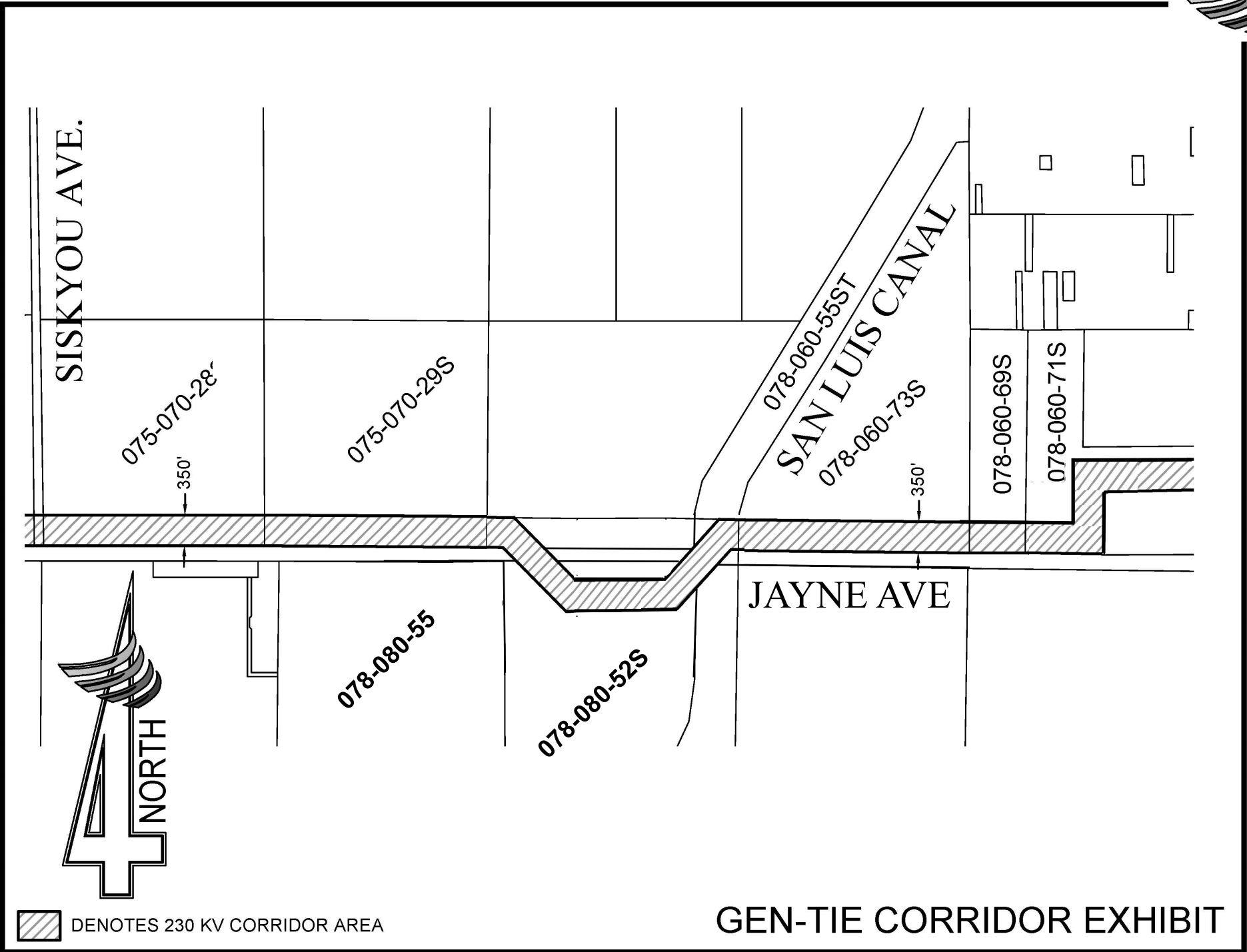
Assessor's Parcel No. (from west to east, see maps on following pages)	Owner	Agricultural Preserve No.
075-070-13S	Saje Farming Co., LP	356
075-070-52S	Doris R. Andrews	2306
075-070-51S	Brandy and Travis Grigg	2267
075-070-54S	Christopher Woolf	2267
075-070-46S	Sageberry I, LLC	2267
075-070-47S	Sageberry I, LLC	2267
075-070-28	Sageberry I, LLC	668
075-070-29	Sageberry I, LLC	668
078-080-55	Sageberry V, LLC	7769
078-080-52S	Alex Kochergen Sr.	668
078-060-55ST	USA	NA
078-060-73S	F&F West	2264
078-060-69S	B.E. Giovannetti & Sons	3253
078-060-70S	B.E. Giovannetti & Sons	None
078-060-71S	B.E. Giovannetti & Sons	2704
078-060-68	Harold and Florence Wall	2703
078-060-77S	Melanie Aldridge Trust	2222
078-060-83S	Melanie Aldridge Trust	2222

**EXHIBIT 3**

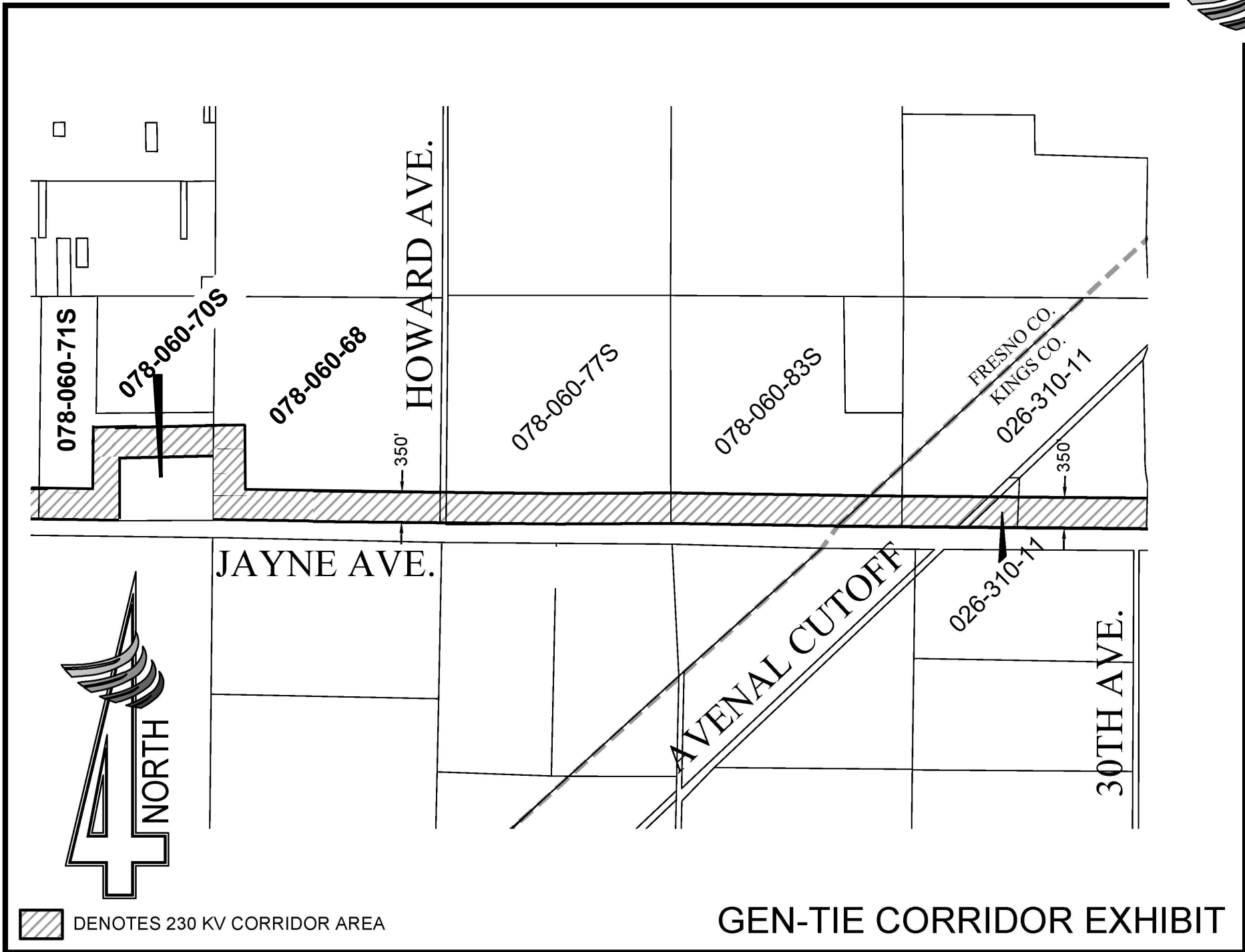



 DENOTES 230 KV CORRIDOR AREA

# GEN-TIE CORRIDOR EXHIBIT



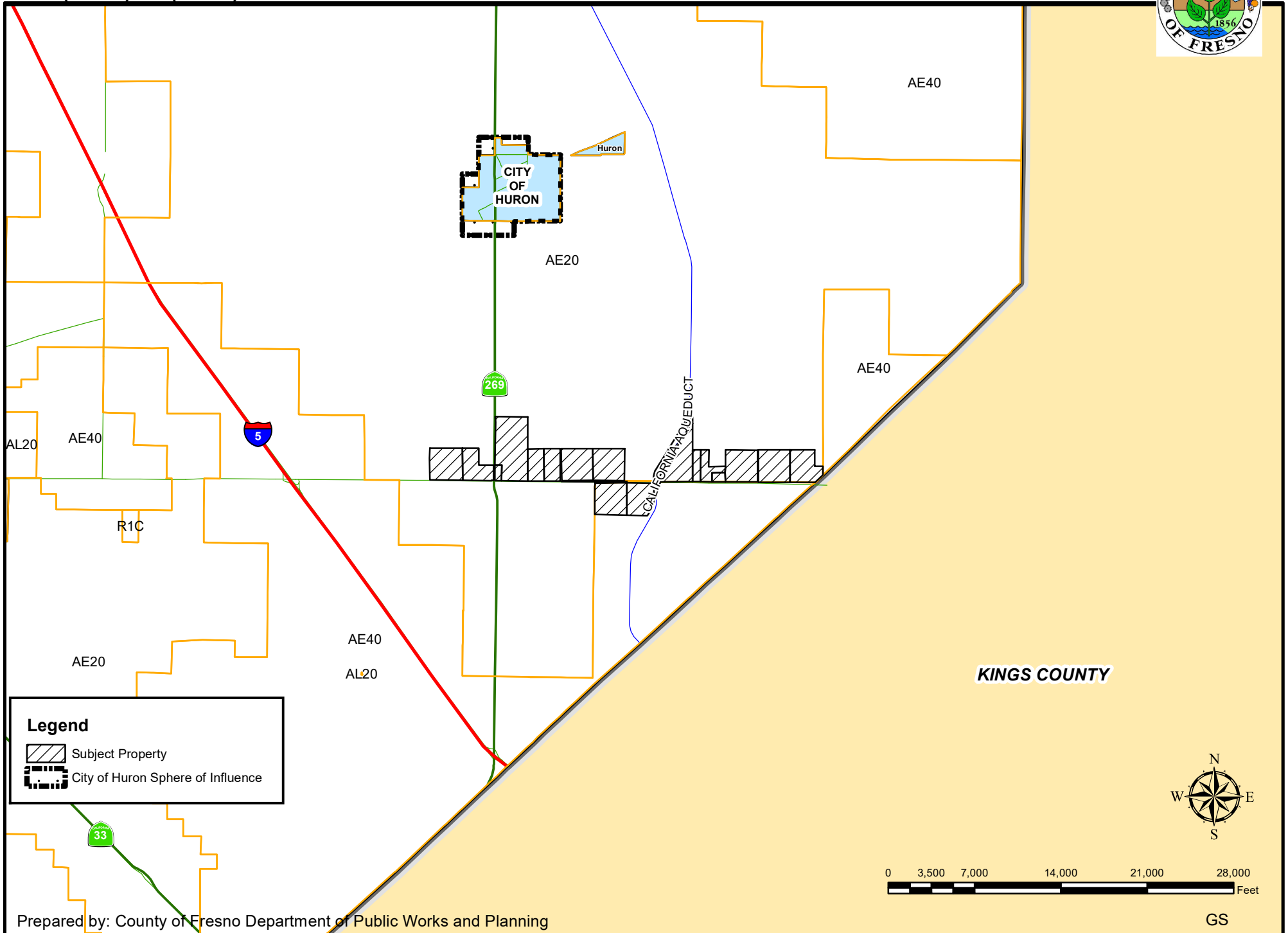
# GEN-TIE CORRIDOR EXHIBIT



 DENOTES 230 KV CORRIDOR AREA

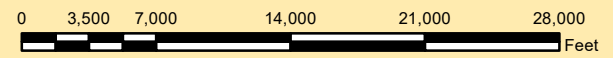
# GEN-TIE CORRIDOR EXHIBIT

# EXISTING ZONING MAP



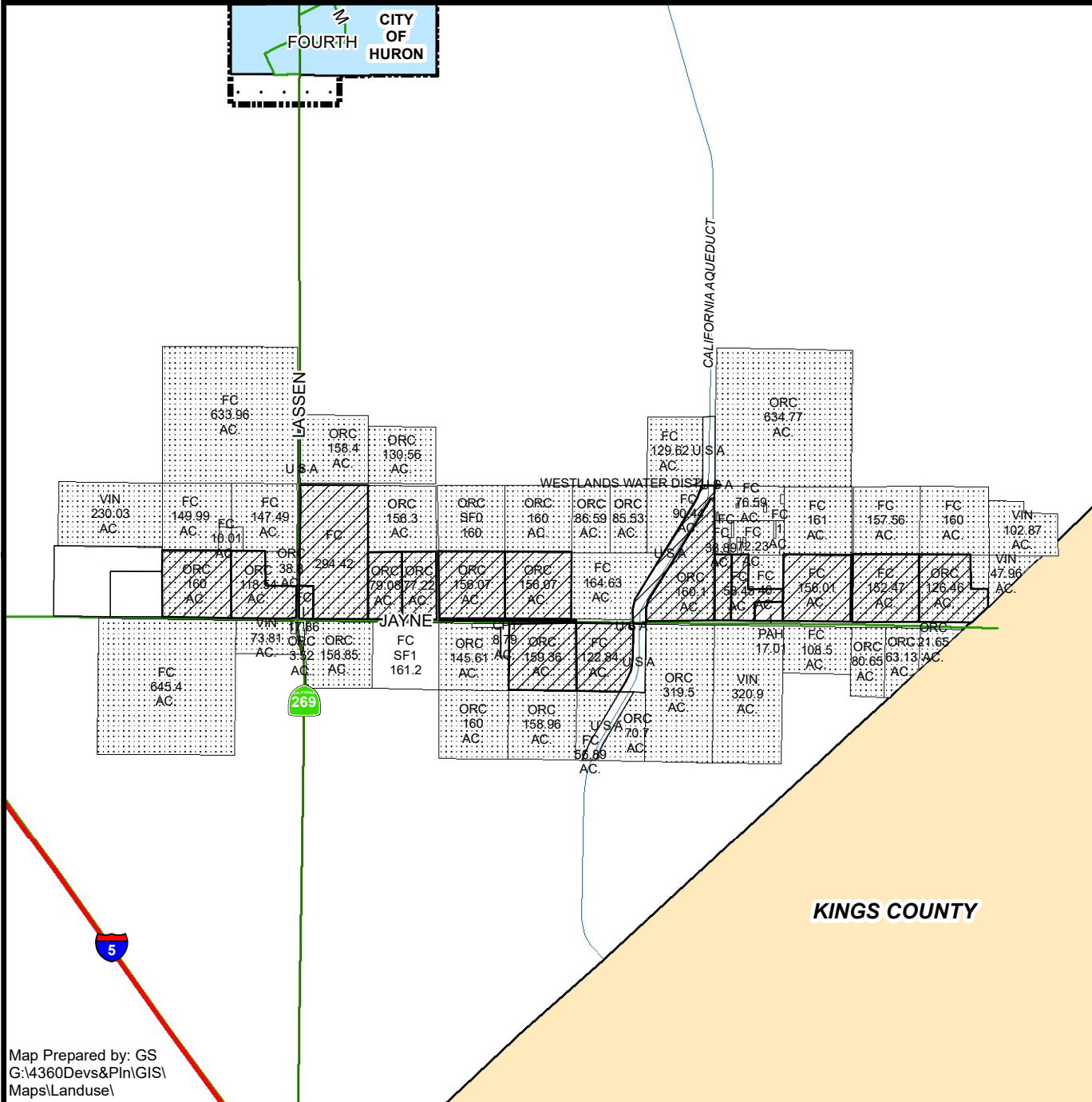
**Legend**

- Subject Property
- City of Huron Sphere of Influence





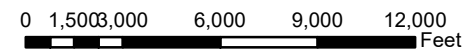
# EXISTING LAND USE MAP



LEGEND	
CP#	- OFFICE COMM./PROF
FC	- FIELD CROP
I	- INDUSTRIAL
ORC	- ORCHARD
PAH	- PACKING HOUSE
SF#	- SINGLE FAMILY RESIDENC
V	- VACANT
VIN	- VINEYARD

## Legend

-  Subject Property
-  Ag Contract Land
-  City of Huron Sphere of Influence

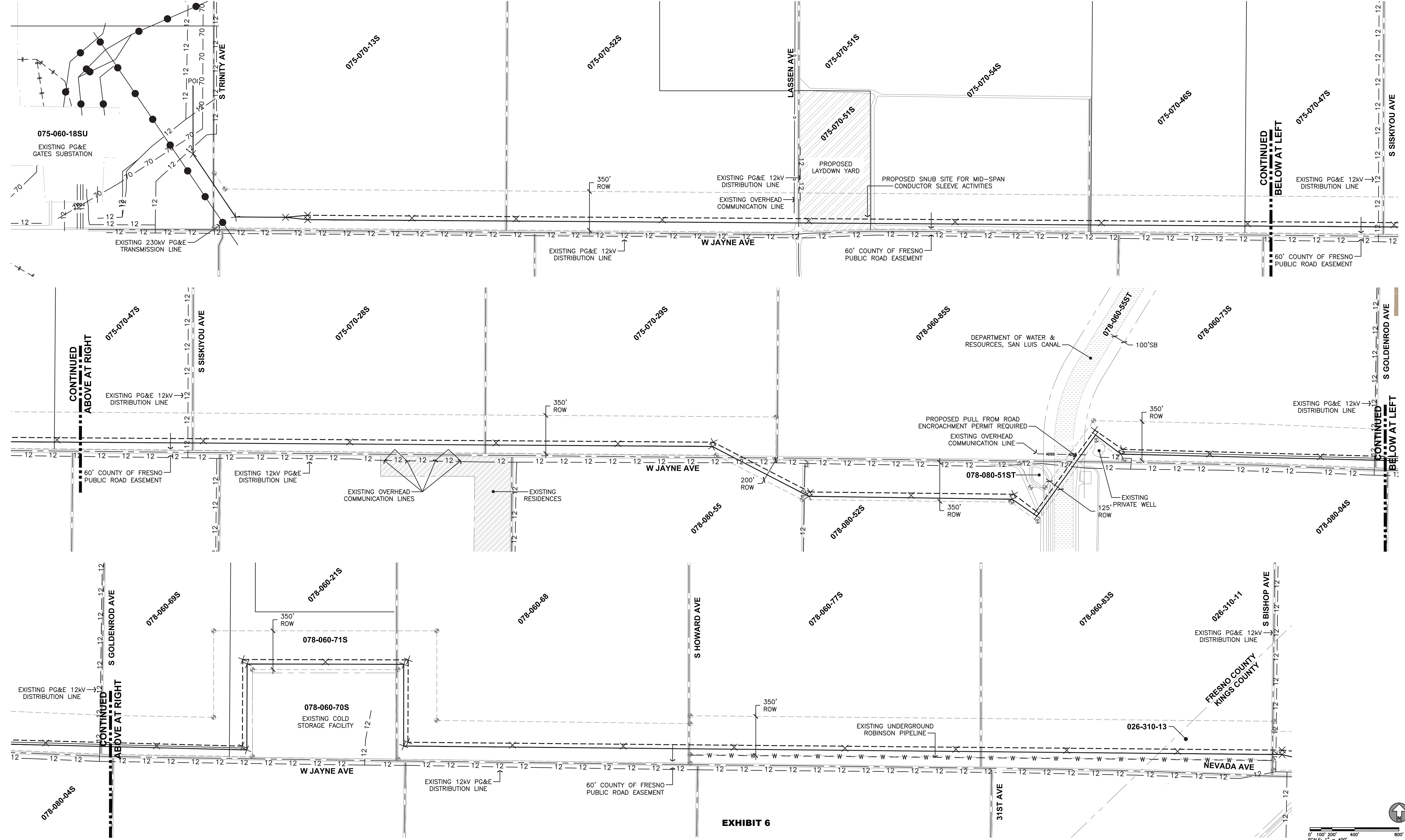


Department of Public Works and Planning  
Development Services Division

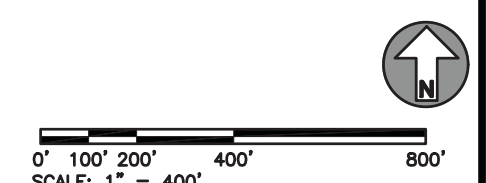
Map Prepared by: GS  
G:\4360Devs&PIn\GIS\  
Maps\Landuse\

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 04/19/2019 08:51 AM C:\Users\jgarcia\OneDrive\Documents\Projects\2019\04\19\2019\08\51\AM\CUP\EXHIBIT 6.dwg  
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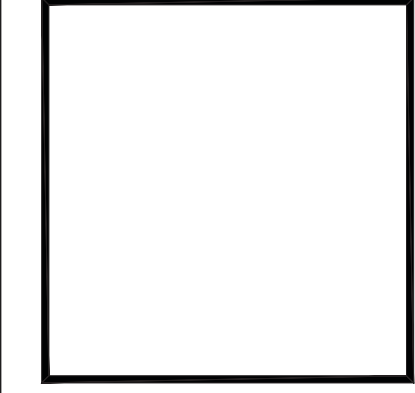
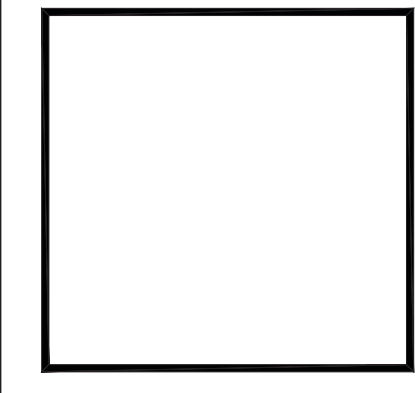
- LEGEND:**
- PROPOSED WSP 230KV GEN-TIE LINE CIRCUIT A
  - - - PROPOSED WSP 230KV GEN-TIE LINE CIRCUIT B
  - OPGW
  - - - ADSS
  - - - RIGHT OF WAY BOUNDARY
  - - - APPROXIMATE BOUNDARY LINE FOR EXISTING PARCELS
  - 12 - EXISTING 12KV OVERHEAD DISTRIBUTION
  - 70 - EXISTING 70KV OVERHEAD TRANSMISSION
  - 230KV OVERHEAD TRANSMISSION
  - 500KV OVERHEAD TRANSMISSION
  - W - EXISTING UNDERGROUND PIPE LINE



**EXHIBIT 6**



REVISIONS	DATE	BY	DESCRIPTION
	04.19.19		ISSUED FOR CUP-03
	03.12.19		ISSUED FOR CUP-02
	10.19.17		ISSUED FOR CUP-01



APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

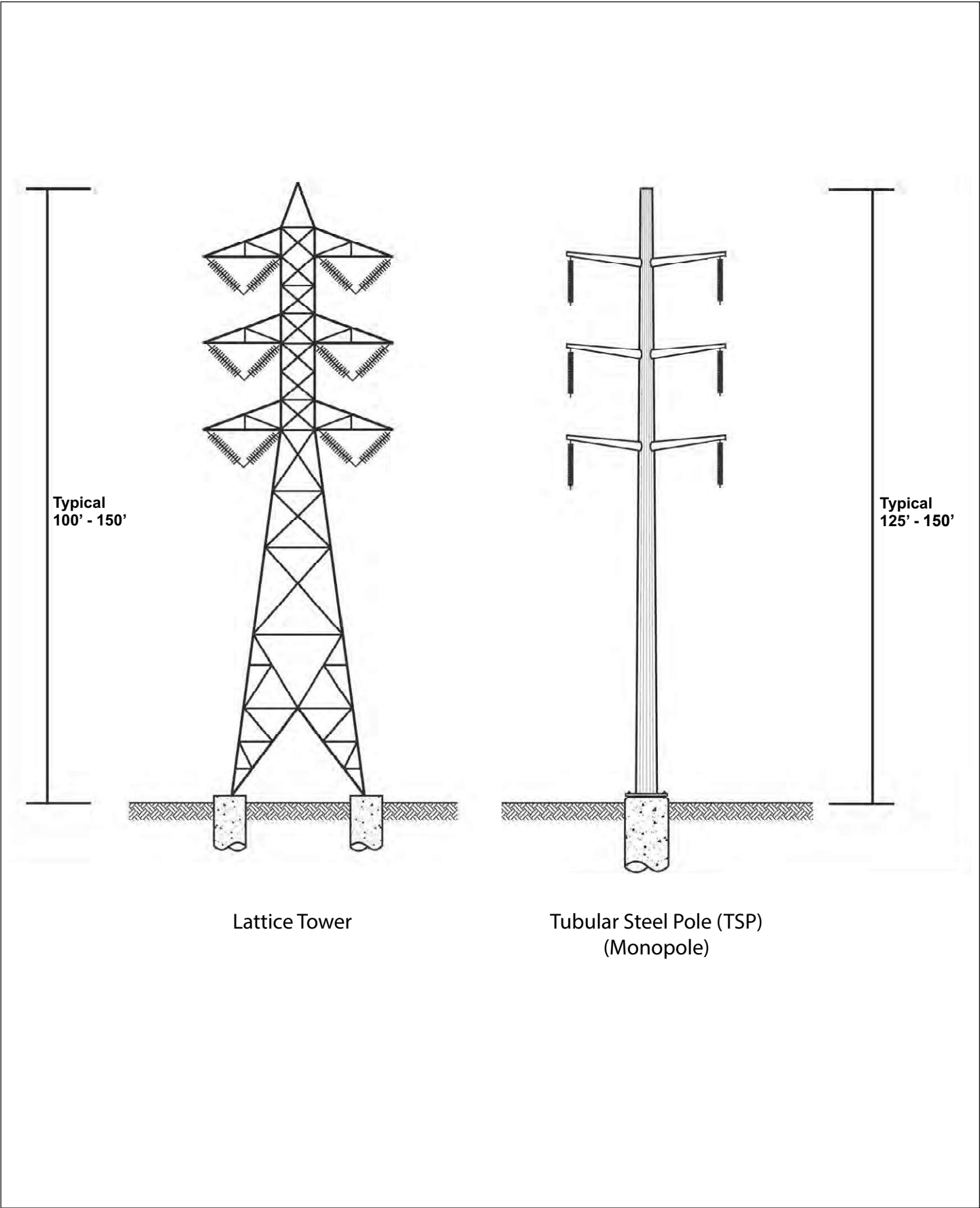
THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED BY CUPERTINO ELECTRIC IN ACCORDANCE WITH THE ETHICS OF THE PROFESSIONAL ENGINEERS ACT OF THE STATE OF CALIFORNIA.

**CUPERTINO ELECTRIC**  
 1132 NORTH 7TH STREET  
 SAN JOSE, CA 95112  
 (408)988-8000  
 C-19 LIC.#: 174637

PREPARED BY: \_\_\_\_\_  
 DRW BY: MIKO BETTENCOURT | CHK BY: DAN BORESCH

IMPROVEMENT PLANS FOR:  
**WESTLANDS TRANSMISSION, LLC**  
 TRANSMISSION LINE NAME:  
**WESTLANDS-GATES**  
 230KV GEN-TIE LINE

PLOT DATE:	04.19.2019
JOB NO.:	17-5305
FILE NAME:	FRESNO COUNTY CUP EXHIBIT
SHEET NO.:	<b>A</b>



Typical 230-kV Transmission Towers  
Figure PD-8

# Operational Statement

## Westlands Solar Park Gen-Tie Line – Fresno County Segment

December 17, 2018 (Revised April 24, 2019 and September 23, 2019)

1. **Nature of the operation:** The project is a 230-kV generation-transmission tie line (gen-tie line) that is planned to run within a 100- to 350-foot wide easement along the north side of Jayne Avenue between the Kings County line to the east and PG&E's Gates Substation (west of Trinity Avenue) to the west. The total length of the gen-tie line within Fresno County is 6.3 miles. The purpose of the gen-tie line is to transmit solar-generated electric power from several solar PV generating facilities planned within the Westlands Solar Park, which lies entirely within Kings County. The gen-tie right-of-way will consist of easements acquired from private landowners along the north and south sides of Jayne Avenue.

The gen-tie line will be entirely composed of electrical conductors strung over tubular steel monopoles. The monopoles will range in height from 110 to 175 feet, and the spans between monopoles will range from approximately 600 feet to 1,320 feet. The spacing of monopoles has been planned to avoid placement of poles within cultivated fields. Instead, the monopoles are planned to be located at section lines and half section lines marking the edges of cultivated fields, to the extent feasible. Within Fresno County, a total of 44 monopoles are planned between the Kings County line and the Gates Substation property line at Trinity Avenue. Within Gates Substation, a 230-kV service line for interconnection to the State grid will be installed by PG&E under the jurisdiction of the California Public Utilities Commission (CPUC). The service line will be approximately 1,400 feet long and will include up to 3 tubular steel monopoles or steel lattice towers up to 170 feet tall. Although Fresno County does not have permit jurisdiction over the PG&E service line, PG&E has requested that the environmental review for the gen-tie project include review of the service line extending into the PG&E Gates Substation property. In summary, the Fresno County portion of the Gen-Tie Line includes a total of 47 towers, including 3 towers for the PG&E Service Line connecting the Gen-Tie Line to the Gates Substation.

The gen-tie line is planned to extend east into Kings County, along the north and south sides of Nevada Avenue, for a distance of 6.2 miles to the Westlands Solar Park. The entire gen-tie line (both the Fresno County and Kings County segments) received programmatic CEQA review in the "Westlands Solar Park Master Plan and Gen-Tie Corridors Plan Program EIR" which was certified by the Westlands Water District Board of Directors on January 16, 2018. It is now timely for the planned Fresno County portion of the gen-tie line to receive project-level approval and CEQA clearance under a tiered review process, as provided under CEQA Guidelines Section 15152. Because the gen-tie line will be privately held and not under the ownership of a Publicly Owned Utility (e.g., PG&E), the CPUC does not have approval jurisdiction regarding the gen-tie project. Therefore, Fresno County is the approving agency for the gen-tie project.

2. **Operational time limits:** The gen-tie line will operated 24 hours per day, 365 days per year.
3. **Number of customers or visitors:** The electrical generation will be delivered to electricity customers on the State electrical grid. No customers or visitors will come to the gen-tie right-of-way.
4. **Number of employees:** The gen-tie line will have no permanent employees. Maintenance staff will periodically perform inspections of the gen-tie line and make repairs as needed.

## EXHIBIT 8

5. **Service and delivery vehicles:** The gen-tie line will occasionally be visited by maintenance employees who will operate service vehicles. Over a span of many years, delivery trucks may occasionally come to the gen-tie right-of-way to deliver replacement parts.
6. **Access to the site:** Maintenance access to the gen-tie right-of-way will be readily available directly from Jayne Avenue which runs adjacent the gen-tie line.
7. **Number of parking spaces for employees, customers, and service/delivery vehicles:** The gen-tie line will include no parking spaces.
8. **Are any goods to be sold on-site?** No goods will be sold from the gen-tie right-of-way.
9. **What equipment is used?** The gen-tie line will consist of electrical conductors strung over tubular steel monopoles. No other equipment will be used.
10. **What supplies or materials are used and how are they stored?** The operation of the gen-tie line will not include storage of supplies or materials. On the rare occasions when equipment needs to be repaired or replaced, the required materials would be delivered from a central utility yard located elsewhere in the region.
11. **Does the use cause and unsightly appearance?** The gen-tie project has been planned and designed to minimize visual effects. This is accomplished by the use of narrow profile monopoles instead of lattice towers that are typical of the area. (However, within PG&E's service line that will extend into the PG&E Gates Substation property, the 3 planned towers may consist of steel lattice towers. Given the numerous existing steel lattice towers that are present on the Gates Substation property, the visual effect of the additional steel lattice towers would be negligible in this context.) Also, the wide spacing between monopoles reduces the overall number of monopoles installed.
12. **List any solid or liquid wastes to be produced:** No solid or liquid wastes will be produced by the operation of the gen-tie line.
13. **Estimated volume of water to be used (gallons per day):** No water will be utilized in the operation of the gen-tie line.
14. **Describe any proposed advertising including size, appearance, and placement:** The gen-tie line will include no advertising.
15. **Will existing buildings be used or will new buildings be constructed?** No new or existing buildings will be utilized in the operation of the gen-tie line.
16. **Explain which buildings or what portions of buildings will be used in the operation:** Not applicable.
17. **Will any outdoor lighting or an outdoor sound amplification system be used?** The operation of the gen-tie line will not include any outdoor lighting or sound amplification systems.
18. **Landscaping or fencing proposed?** The gen-tie line will not include any landscaping or fencing.
19. **Any other information that will provide a clear understanding of the project or operation:** The gen-tie corridor has been subject to biological and cultural resources ground surveys, with no impacts to sensitive resources identified.

**20. Identify all Owners, Officers and/or Board Members for each application submitted:**

**Gen-tie owner** – Westlands Transmission, LLC

**Officers** – Jennifer Gandin, Vice President of Westlands MM Investor, LLC, The Managing Member of Westlands Solar Park Holdings, LLC, the owner of Westlands Transmission, LLC



# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT:** Westlands Transmission, LLC
- APPLICATION NOS.:** Initial Study Application No. 7635 and Unclassified Conditional Use Permit Application No. 3650
- DESCRIPTION:** Allow a 6.3-mile-long, double-circuit, 230-kV generation tie-line (gen-tie line) running along Jayne Avenue from the Gates Substation (approximately one mile west of the intersection of Lassen Avenue and Jayne Avenue) to the boundary between Kings County and Fresno County. This gen-tie line would allow various Solar Facilities located in the Westlands Solar Park Master Plan and subject to approval of discretionary use permits by Kings County, to connect to the Gates Substation in Fresno County. The portion of the project under review by Fresno County is located in 100- to 350-foot-wide private easements and includes a temporary staging area and 44 transmission towers between 110 and 175 feet in height. Each monopole will require the clearing of approximately one acre of land for construction purposes, and approximately 700 sf around each pole will remain permanently cleared for safety purposes during operation. Including the staging site, it is anticipated that 74.5 acres of land will be impacted by construction on 18 parcels in the AE (Exclusive Agricultural) Zone District. Three additional power poles may be installed within the Gates Substation. A separate application must be approved by Kings County for the portion of the Gen-tie which will connect to the Westland Solar Project.
- LOCATION:** The proposed gen-tie line will run generally parallel to and north of W. Jayne Avenue (which becomes Nevada Avenue at the Kings County line) on 18 parcels: APNs 075-070-13S, -52S, -51S, -54S, -46S, -47S, -28, -29, 075-080-55, -52S, 078-060-55ST, -69S, -73S, -70S, -71S, -68, -77S, and -83S from the boundary of Kings County to the Gates Substation, a distance of approximately 6.2 miles. (Sup. Dist. 4).

This project represents a small portion of the Westlands Solar Park (WSP) Master Plan. A Program Environmental Impact Report (PEIR) was prepared for the entirety of the Westlands Solar Park and Gen-Tie Corridors Plan (SCH No. 2013031043). The Westlands Water District (WWD) Board of Directors certified the PEIR under CEQA and approved the WSP Master Plan on January 6, 2018. The PEIR considered the broad impacts of the entire Westlands Solar Park project and therefore, this Initial Study needs only to consider issues specific to this project. Pursuant to Section 15168(c), later activities must be examined in the light of the PEIR

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION  
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200  
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to determine whether an additional environmental document must be prepared. If a later activity would have effects not examined in the PEIR, a new Initial Study would need to be prepared. Section 15168(c)(1) indicates that a later activity should be subject to the thresholds identified in Section 15162 to determine if additional environmental review is necessary. If such review is necessary, then this Initial Study may tier from the PEIR as provided in Section 15152.

Section 15162 indicates that no additional environmental documents shall be prepared for a project unless it meets one of the following thresholds: substantial changes are proposed to the project which will result in new significant environmental effects; substantial changes occur with respect to the circumstances under which the project is taken which result in new significant impacts, or an increase in the severity of identified impacts; or new information of substantial importance, which was not known and could not have been known at the time the PEIR was certified show that the project will have new significant impacts, previously identified impacts will become more severe, mitigation or alternatives previously determined to be infeasible become feasible, or mitigation measures and alternatives which are considerably different than those analyzed in the PEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the measure or alternative. In this case, the County of Fresno identified that the increase in the number of towers increased the contribution of the Gen-Tie construction to nitrogen oxide and particulate matter emissions, resulting in a potentially significant impact which required the adoption of mitigation measures (see Section III). In addition, new impacts related to compliance with plans and policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities were identified and mitigation was required to reduce impacts to less than significant (see Section XVII).

Based on the scope of this application, the second gen-tie line considered by the PEIR (the "WSP-North to Gates Gen-tie") will not be constructed. Discussion in this Initial Study considers the impacts of the entire gen-tie line.

The Westlands Solar Park Master Plan EIR can be viewed at the Westlands Water District Main Office (3130 N. Fresno Street, Fresno, CA) or at the Field Office (23050 W. Mt. Whitney Avenue, Five Points, CA). A copy is also available at the County of Fresno, Department of Public Works and Planning (2220 Tulare Street, Suite A, Fresno, CA).

The following analysis reflects only those items where new impacts have been identified. For all other topics, this analysis defers to the analysis provided in the Program EIR (SCH No. 2013031043) for the Westlands Solar Park Master Plan Project.

## I. AESTHETICS

*No changes to the analysis presented in the PEIR.*

## II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an



optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

*No changes to the analysis presented in the PEIR..*

- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The PEIR for the Westlands Solar Park Project did not discuss impacts from the parcel identified as APN 075-070-51S which was required to be removed from the Williamson Act Contract due to non-compliance with the requirements of the Contract (maintain 20 acres on Prime Farmland). A notice of non-renewal was filed on October 10, 2019. The filing of the non-renewal removes the conflict with the existing Williamson Act Contract.

This impact is considered to be less than significant, but is identified herein for informational purposes and to provide the most correct analysis of this threshold.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?

*No changes to the analysis presented in the PEIR.*

### III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or

- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The PEIR determined that impacts from the construction of the Gen-tie portion of the project (which considered the entire length of the transmission line, including the Kings County portion) would be less than significant because the project's emissions were calculated to be less than the thresholds of significance. The County considers impacts from the entire gen-tie line, pursuant to PRC Section 21159.26, which prohibits the division of a project into smaller portions in order to qualify for exemptions or meet other significance thresholds.

After approval of the PEIR, the number of proposed towers to be located in Fresno was increased from 40 to 44, then further increased at the request of PG&E to consider the installation of three towers onsite at Gates Substation as part of this review. Neither County has jurisdictional authority over these three towers; however, they are considered part of the complete 'project'. The revised Air Quality Analysis (Illingworth & Rodkin, Inc., revised September 23, 2019) considered the installation of all 47 towers in Fresno County and the 57 towers in Kings County.

Unmitigated impacts from the construction of the Gen-tie line exceed the threshold for emissions of Nitrogen Oxides (NO<sub>x</sub>) and Particulate Matter sized 10 microns or less (PM<sub>10</sub>) set by the San Joaquin Valley Air Pollution Control District and could contribute cumulatively to an exceedance of those thresholds when considered as part of the overall Westlands Solar Park Project and other nearby facilities.

With the adoption of the following mitigation measures, which were proposed for the Solar Facilities portion of the Westlands Solar Park PEIR as MM AQ-1 and AQ-2, impacts from this project will be reduced to less than significant and will not significantly contribute to a cumulative impact from other nearby projects.

\* **Mitigation Measures**

1. *The following dust control measures of SJVAPCD shall be implemented during construction and decommission to reduce construction PM<sub>10</sub> and PM<sub>2.5</sub> to less than 15 tons per year:*
  - *Effective dust suppression (e.g. watering) for land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities.*
  - *Effective stabilization of all disturbed areas of a construction site, including storage piles, not used for seven or more days.*
  - *Control of fugitive dust from onsite unpaved roads and offsite unpaved access roads.*

- *Removal of accumulations of mud or dirt at the end of the workday or once every 24 hours from public paved roads, shoulders, and access ways adjacent to the site.*
  - *Cease outdoor construction activities that disturb soils during periods with high winds.*
  - *Record-keeping for each day dust control measures are implemented.*
  - *Limit traffic speeds on unpaved roads to 15 mph.*
  - *Install sandbags or other erosion control measures to prevent silt runoff to public roadways.*
  - *Landscape or replant vegetation in disturbed areas as quickly as possible.*
  - *Prevent the tracking of mud or dirt on public roadways by limiting access to the construction sites. If necessary, use wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.*
  - *Suspend trading activity when winds (instantaneous gusts) exceed 25 mph or dust clouds cannot be prevented from extending beyond the site.*
2. *The following measures shall be implemented during construction to reduce construction emissions of nitrogen oxides to less than 10 tons per year:*
- *Develop a plan to use construction equipment with low nitrogen oxides emissions. This may include the use of equipment that meets US EPA Tier 3 standards (and equipment that meets Tier 4 standards, if available).*
  - *Set idling time limit of 5 minutes or less for construction equipment.*
  - *Evaluate the feasibility of a work shuttle or carpool program to reduce emissions from worker travel.*
  - *Evaluate the feasibility of methods to reduce truck travel for delivery of equipment by reducing the number of necessary truck trips.*
  - *Any solar project for which the project-specific air quality analysis shows that the above mitigations will not be sufficient to reduce a project's construction emissions of NO<sub>x</sub> below 10 tons per year, the project Proponent shall execute a Voluntary Emissions Reduction Agreement (VERA) with SJVAPCD, which provides for further reduction of construction NO<sub>x</sub> to reduce the project's NO<sub>x</sub> emissions to less than 10 tons per year.*

- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

*No changes to the analysis presented in the PEIR.*

IV. BIOLOGICAL RESOURCES

*No changes to the analysis presented in the PEIR.*

V. CULTURAL RESOURCES

*No changes to the analysis presented in the PEIR.*

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

*Energy Impacts were considered in the PEIR as part of Chapter 6 “Other CEQA Considerations.” No new impacts to energy were identified when compared to the thresholds identified above (CEQA Guidelines Appendix G); the project is determined to have a beneficial impact on energy usage by removing the need to transport coal and other carbon-based generation of electricity to favor solar generation in compliance with AB 32 – The California Global Warming Solutions Act.*

VII. GEOLOGY AND SOILS

*No changes to the analysis presented in the PEIR.*

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project has the potential to generate Greenhouse Gas emissions in levels that would exceed the threshold set by the San Joaquin Valley Air Pollution Control District. Emissions are measured in Metric Tons of Equivalent Carbon Dioxide (MTCO<sub>2e</sub>). Because the gen-tie will be used by multiple projects to connect to Gates Substation, decommissioning is not anticipated and operational impacts are expected to be negligible. The revised analysis determined that construction of the Gen-Tie would produce 2,250 MTCO<sub>2e</sub>, which is less than the threshold of 7,000 MTCO<sub>2e</sub>. There is no change in the impacts to this area; however, this information is being provided as clarification to the existing analysis.

IX. HAZARDS AND HAZARDOUS MATERIALS

*No changes to the analysis presented in the PEIR.*

X. HYDROLOGY AND WATER QUALITY

*No changes to the analysis presented in the PEIR.*

XI. LAND USE AND PLANNING

*No changes to the analysis presented in the PEIR.*

XII. MINERAL RESOURCES

*No changes to the analysis presented in the PEIR.*

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The path of the Gen-tie has been revised since publication of the PEIR and the new position increases the anticipated maximum noise from 78 dBA to 81 dBA. This does not present a new violation of the Fresno County Noise Ordinance, as construction noise is exempt when it occurs after 6:00 A.M. and before 9:00 P.M. on weekdays, and after 7:00 A.M. and before 5:00 P.M. Saturday or Sunday. No new impacts were identified and this information is being provided as clarification to the existing analysis.

- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or
- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public

use airport, would the project expose people residing or working in the project area to excessive noise levels; or

*No changes to the analysis presented in the PEIR.*

XIV. POPULATION AND HOUSING

*No changes to the analysis presented in the PEIR.*

XV. PUBLIC SERVICES

*No changes to the analysis presented in the PEIR.*

XVI. RECREATION

*No changes to the analysis presented in the PEIR.*

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

**FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:**

In addition to the Fresno County General Plan Policy identified in the PEIR (TR-A.2), the following policies relate to the project:

TR-A.5: The County shall require dedication of right-of-way or dedication and construction of planned road facilities as a condition of land development, and require an analysis of impacts of traffic from all land development projects including impacts from truck traffic. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. The County may allow a project to fund a fair share of improvements that provide significant benefit to others through traffic impact fees.

TR-A.7: The County shall assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system.

TR-A.8: The County shall ensure that land development that affects roadway use or operation or requires roadway access to plan, dedicate, and construct required improvements consistent with the criteria in the Circulation Diagram and Standards section of [the Transportation and Circulation] element.

The Aquamarine Solar, Chestnut Solar, and Solar Blue projects, which are each a small portion of the overall Westlands Solar Park project (Kings County), each incorporated a

mitigation measure into their approval, addressing the impact of damage to County Roads. Construction of the gen-tie line will similarly have adverse impacts to the quality of Jayne Avenue, which must be addressed through repair and/or the funding of a fair share portion towards repairs and/or expansion as necessary. In this case, impacts were estimated as part of the review for the Aquamarine Solar, Chestnut Solar, and Solar Blue Projects and therefore, specific costs have been identified as mitigation for this project:

\* **Mitigation Measure**

1. *Prior to the issuance of building permits, the applicant shall implement its fair share of agree-upon roadway improvements or contribute its fair-share of funding to undertake such improvements. The cost of impacts for the gen-tie line is \$179,454.00. Of that amount, approximately 47% of the impacts occur on the Fresno County side of the gen-tie and require payment of impact fees in the amount of \$81,099.00.*

- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b); or
- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- D. Result in inadequate emergency access?

*No changes to the analysis presented in the PEIR.*

XVIII. TRIBAL CULTURAL RESOURCES

*No changes to the analysis presented in the PEIR.*

XIX. UTILITIES AND SERVICE SYSTEMS

*No changes to the analysis presented in the PEIR.*

XX. WILDFIRE

*No changes to the analysis presented in the PEIR.*

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or

animal or eliminate important examples of the major periods of California history or prehistory?

*No changes to the analysis presented in the PEIR.*

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

As discussed above, the construction of the gen-tie lines would exceed Air District significance thresholds without the adoption of mitigation. Adoption of the Mitigation Measures identified in Section III are required to reduce the project-specific and cumulative impacts to less than significant.

\* **Mitigation Measure**

*See Section III.*

- C. Have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?

*No changes to the analysis presented in the PEIR.*

## **CONCLUSION/SUMMARY**

Based upon the Program Environmental Impact Report prepared for the Westlands Solar Park Master Plan, staff has concluded that new impacts related to Agricultural and Forestry Resources, Air Quality, Transportation, and Cumulative Impacts would be significant without the adoption of additional mitigation measures.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and “M” Street, Fresno, California. A copy of the Program Environmental Impact Report may be requested at the same address, at the Westlands Water District Main Office (3130 N. Fresno Street, Fresno, CA) or at the Field Office (23050 W. Mt. Whitney Avenue, Five Points, CA).

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# County of Fresno

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

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**  
Supplemental Initial Study Application No. 7635 and Unclassified Conditional Use Permit No. 3650
- 2. Lead agency name and address:**  
Fresno County  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721
- 3. Contact person and phone number:**  
Chrissy Monfette  
(559) 600-4245
- 4. Project location:**  
The project is located along the north and south sides of Jayne Avenue, from the Gates Substation east for 6.2 miles into Kings County, where it will connect with projects approved as part of the Westlands Solar Park. APNs: 075-070-13S, 075-070-52S, 075-070-51S, 075-070-54S, 075-070-46S, 075-070-47S, 075-070-28, 075-070-29, 078-080-55, 078-080-52S, 075-060-55ST, 078-060-73S, 078-060-69S, 078-060-70S, 078-060-71S, 078-060-68, 078-060-77S, and 078-060-83S.
- 5. Project sponsor's name and address:**  
Westlands Transmission, LLC  
4700 Wilshire Blvd  
Los Angeles, CA 90010
- 6. General Plan designation:**  
All parcels are designated as Agriculture by the Coalinga Regional Plan.
- 7. Zoning:**  
Parcels are zoned for Exclusive Agricultural Uses with 20- or 40-acre minimum parcel size (AE-20 and AE-40)
- 8. Description of project:**  
This project represents a portion of the project described by the Westlands Solar Park Master Plan. A Program Environmental Impact Report (PEIR) was prepared for the entirety of the Westlands Solar Park and Gen-Tie Corridors Plan (SCH No. 2013031043). The Westlands Water District (WWD) Board of Directors certified the PEIR under CEQA and approved the Westlands Solar Park Master Plan on January 6, 2018.  
  
The WSP Master Plan is intended to serve as the planning framework for a series of utility-scale solar photovoltaic (PV) energy generating facilities on about 21,000 acres in west-central Kings County, generally located south of SR-198, west of SR-41 and the Kings River, and east of the Fresno County Line. The combined generating capacity of WSP solar projects is estimated to be 2,000 MW, although the final power output could increase with improved solar PV module efficiency over the course of the WSP buildout period. The solar PV projects developed within WSP would have varying generation capacities, with the power output from individual solar facilities ranging up to about 250 MW. The installation of solar generating facilities is planned to occur incrementally over an approximately 12-year buildout period extending to about 2030. For planning purposes, the Master Plan area is divided into 12 subareas (or solar generating facilities – SGFs), and includes several substations to step up the generated power to a transmission voltage of 230-kV gen-tie (this application).

The scope of this application is limited to construction of the Fresno County portion of the southern gen-tie: allow a 6.3-mile-long, double-circuit, 230-kV generation tie-line (gen-tie line) running along Jayne Avenue from the Gates Substation (approximately one mile west of the intersection of Lassen Avenue and Jayne Avenue) to the boundary between Kings County and Fresno County. The portion of the project under review by Fresno County is located in 100- to 350-foot-wide private easements and includes a temporary staging area and 44 transmission towers between 110 and 175 feet in height. Each monopole will require the clearing of approximately one acre of land for construction purposes, and approximately 700 sf around each pole will remain permanently cleared for safety purposes during operation. Including the staging site, it is anticipated that 74.5 acres of land will be impacted by construction on 18 parcels in the AE (Exclusive Agricultural) Zone District. Three additional power poles may be installed within the Gates Substation. A separate application must be approved by Kings County for the portion of the Gen-tie which will connect to the Westland Solar Project.

**9. Surrounding land uses and setting: Briefly describe the project's surroundings:**

Parcels in the area of this project are generally dedicated to agricultural purposes with the majority of parcels restricted by a Williamson Act Contract with established orchards and field crops. The Gates substation is operational at the western edge of the project site and a few solar facilities have been developed in the general area.

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

Kings County, San Joaquin Valley Air Pollution Control District (SJVAPCD), Regional Water Quality Control Board – Central Valley Region (CVRWQCB), California Department of Transportation (Caltrans), California Department of Fish and Wildlife (CDFW), California Department of Water Resources (DWR), US Army Corps of Engineers (USACE), and US Fish and Wildlife Service (USFWS),

**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Westlands Water District (WWD) received two formal requests from tribal governments to be notified of any projects to be undertaken by WWD that involve CEQA documentation, as provided in Public Resources Code Section 21080.3.1. The two tribes requesting notification include the Santa Rosa Rancheria Tachi Yokut Tribe and the Dumna Wo Wah Tribal Government. On September 8, 2017, WWD provided formal written notification of the subject WSP Master Plan and Gen-Tie Corridors Plan EIR to both tribes. Both tribal governments subsequently submitted formal requests for consultation regarding possible adverse effects of the subject plans on tribal cultural resources. Consultations with both tribal governments have been initiated by WWD in accordance with Public Resources Code Section 21080.3.1.

Mitigation Measures were adopted as part of the Program EIR which require site-specific surveys for cultural resources and allow Native American Governments the opportunity to be on site during ground disturbance. Additionally, the Mitigation Measures require pre-construction training and establish procedures to handle inadvertent discoveries.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |
|---|---|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Biological Resources               |
| <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils                      | <input type="checkbox"/> Greenhouse Gas Emissions           |
| <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing                 |
| <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems          | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Mandatory Findings of Significance |   |

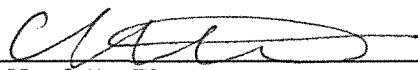
**DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:**

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

**PERFORMED BY:**

**REVIEWED BY:**

  
\_\_\_\_\_  
Chrissy Monfette, Planner

  
\_\_\_\_\_  
Marianne Mollring, Senior Planner

Date: October 10, 2019

Date: 10-10-19

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM  
(Initial Study Application No. 7635 and  
Classified Conditional Use Permit  
Application No. 3650)**

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

N/A = Not discussed in this Initial Study

**I. AESTHETICS**

Except as provided in Public Resources Code Section 21099, would the project:

- N/A a) Have a substantial adverse effect on a scenic vista?
- N/A b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- N/A c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- N/A d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

**II. AGRICULTURAL AND FORESTRY RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- N/A a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 2 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- N/A c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- N/A d) Result in the loss of forest land or conversion of forest land to non-forest use?
- N/A e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

**III. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- 3 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 3 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- N/A c) Expose sensitive receptors to substantial pollutant concentrations?
- N/A d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

**IV. BIOLOGICAL RESOURCES**

Would the project:

- N/A a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- N/A b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- N/A c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- N/A d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- N/A e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- N/A f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

**V. CULTURAL RESOURCES**

Would the project:

- N/A a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- N/A b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- N/A c) Disturb any human remains, including those interred outside of formal cemeteries?

**VI. ENERGY**

Would the project:

- N/A a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?
- N/A b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

## VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - N/A i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
  - N/A ii) Strong seismic ground shaking?
  - N/A iii) Seismic-related ground failure, including liquefaction?
  - N/A iv) Landslides?
- N/A b) Result in substantial soil erosion or loss of topsoil?
- N/A c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- N/A d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- N/A e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- N/A f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

## VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

## IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- N/A a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- N/A b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- N/A c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- N/A d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
- N/A e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?
- N/A f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- N/A g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

## X. HYDROLOGY AND WATER QUALITY

Would the project:

- N/A a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- N/A b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- N/A c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
  - N/A i) Result in substantial erosion or siltation on or off site;
  - N/A ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;
  - N/A iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
  - N/A iv) Impede or redirect flood flows?
- N/A d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- N/A e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

## XI. LAND USE AND PLANNING

Would the project:

- N/A a) Physically divide an established community?
- N/A b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

## XII. MINERAL RESOURCES

Would the project:

- N/A a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- N/A b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

## XIII. NOISE

Would the project result in:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- N/A b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- N/A c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels?

## XIV. POPULATION AND HOUSING

Would the project:

- N/A a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and

businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- N/A b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

#### XV. PUBLIC SERVICES

Would the project:

- N/A a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- N/A i) Fire protection?
- N/A ii) Police protection?
- N/A iii) Schools?
- N/A iv) Parks?
- N/A v) Other public facilities?

#### XVI. RECREATION

Would the project:

- N/A a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- N/A b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

#### XVII. TRANSPORTATION

Would the project:

- 3 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- N/A b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- N/A c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- N/A d) Result in inadequate emergency access?

#### XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- N/A a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- N/A i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
- N/A ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set

forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

#### XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- N/A a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- N/A b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- N/A c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- N/A d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- N/A e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

#### XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- N/A a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- N/A b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- N/A c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- N/A d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

#### XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- N/A a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 3 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- N/A c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

**Documents Referenced:**

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

- Fresno County General Plan, Policy Document, Background Report, and Final EIR
- Fresno County Zoning Ordinance
- Westlands Solar Park Master Plan and Gen-Tie Corridors Plan (SCH No. 2013031043)
- Jayne Avenue Pavement Evaluation Report (Kimley and Horn, October 3, 2019)
- Jayne Avenue Pavement Study – Fair Share Roadways Improvements Attributable to the Construction of the Fresno County Segments of the Jayne Avenue Gen-Tie Line (Memo from Tim Miller, P.E., October 3, 2019)
- Aquamarine Solar Project and Gen-Tie Line Air Quality Assessment (December 17, 2018, revised October 4, 2019, Illingworth & Rodkin, Inc.)
- Jayne Avenue Gen-Tie Line – Fresno County File UCUP 3650 Supplemental Project Information (PN 1388-08), (September 23, 2019, Live Oak Associates)
- Jayne Avenue Gen-Tie Line – Supplemental Cultural Resources Review Vicinity of S. Trinity Avenue and Jayne Avenue, Fresno County, California (Basin Research Associates, September 23, 2019)
- Initial Study/Mitigated Negative Declaration Aquamarine Solar Project and Gen-Tie Line CUP 17-04 (May 2019, Kings County Community Development Agency)

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# County of Fresno

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

## NOTICE OF DETERMINATION

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

County Clerk, County of Fresno  
2221 Kern Street  
Fresno, CA 93721

From: Fresno County Department of Public Works and Planning, Development Services and Capital Projects  
2220 Tulare Street (corner of Tulare and "M") Suite "A", Fresno, CA 93721

Contact: Chrissy Monfette, (559) 600-4245

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resource Code

Project: Supplemental Initial Study Application No. 7635, Unclassified Conditional Use Permit Application No. 3650

Location: The subject parcel is located along Jayne Avenue from the Gates Substation (approximately one mile west of the intersection of Lassen Avenue and Jayne Avenue) to the boundary between Kings County and Fresno County. (Sup. Dist. 4), County of Fresno.

Sponsor: WESTLANDS TRANSMISSION, LLC

Description: Allow a 6.3-mile-long, double-circuit, 230-kV generation tie-line (gen-tie line) running along Jayne Avenue from the Gates Substation (approximately one mile west of the intersection of Lassen Avenue and Jayne Avenue) to the boundary between Kings County and Fresno County. This project is part of the Westlands Solar Park Master Plan. This portion is located in 100- to 350-foot-wide private easements and includes a temporary staging area and 44 transmission towers between 110 and 175 feet in height. Three additional towers may be constructed within the Gates Substation. Each monopole will require the clearing of approximately one acre of land for construction purposes, and approximately 700 sf around each pole will remain permanently cleared for safety purposes during operation. Including the staging site, it is anticipated that 74.5 acres of land will be impacted by construction on 18 parcels in the Exclusive Agricultural Zone Districts (20- and 40-acre minimum parcel size)

This is to advise that the County of Fresno ( Lead Agency  Responsible Agency) has approved the above described project on November 14, 2019, and has made the following determination:

1. The project [ will  will not] have a significant effect on the environment.



2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the Initial Study with comments and responses and record of project approval is available to the General Public at Fresno County Department of Public Works and Planning, 2220 Tulare Street, Suite A, Corner of Tulare and "M" Streets, Fresno, California.

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Chrissy Monfette, Planner  
(559) 600-4245 /EMAIL [cmonfette@fresnocountyca.gov](mailto:cmonfette@fresnocountyca.gov)

Date

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: <b>IS 7635</b>	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Chrissy Monfette, Planner	Area Code: 559	Telephone Number: 600-4245	Extension: N/A
Project Applicant/Sponsor (Name): WESTLANDS TRANSMISSION, LLC	Project Title: Initial Study Application No. 7635 and Unclassified Conditional Use Permit Application No. 3650		
Project Description: Allow a 6.3-mile-long, double-circuit, 230-kV generation tie-line (gen-tie line) running along Jayne Avenue from the Gates Substation (approximately one mile west of the intersection of Lassen Avenue and Jayne Avenue) to the boundary between Kings County and Fresno County. This gen-tie line would allow various Solar Facilities located in the Westlands Solar Park Master Plan and subject to approval of discretionary use permits by Kings County, to connect to the Gates Substation in Fresno County. The portion of the project under review by Fresno County is located in 100- to 350-foot-wide private easements and includes a temporary staging area and 44 transmission towers between 110 and 175 feet in height. Each monopole will require the clearing of approximately one acre of land for construction purposes, and approximately 700 sf around each pole will remain permanently cleared for safety purposes during operation. Including the staging site, it is anticipated that 74.5 acres of land will be impacted by construction on 18 parcels in the AE (Exclusive Agricultural) Zone District. Three additional power poles may be installed within the Gates Substation. A separate application must be approved by Kings County for the portion of the Gen-tie which will connect to the Westland Solar Project.			
Justification for Negative Declaration: This project represents a small portion of the Westlands Solar Park (WSP) Master Plan. A Program Environmental Impact Report (PEIR) was prepared for the entirety of the Westlands Solar Park and Gen-Tie Corridors Plan (SCH No. 2013031043). The Westlands Water District (WWD) Board of Directors certified the PEIR under CEQA and approved the WSP Master Plan on January 6, 2018. Pursuant to Section 15168, the County of Fresno identified that the increase in the proposed number of towers caused the contribution from the Gen-Tie construction to nitrogen oxide and particulate matter emissions to create a potentially significant impact which required the adoption of mitigation measures. In addition, new impacts related to compliance with plans and policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities were identified and mitigation was required to reduce impacts to less than significant.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – October 14, 2019		Review Date Deadline: Planning Commission – November 14, 2019	
Date:	Type or Print Signature: Marianne Mollring, Senior Planner	Submitted by (Signature): Chrissy Monfette, Planner	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**



# County of Fresno

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

## ADDENDUM

### Planning Commission Staff Report Agenda Item No. 3 November 14, 2019

**SUBJECT:** Variance Application No. 4068

Allow reduction of the side-yard setback to 3 feet (10-foot minimum required) and rear-yard setback to 8 feet 7 inches (20-foot minimum required) for an existing unpermitted 330 square-foot accessory housing unit, recognize the 7-foot side-yard setback for the existing single-family dwelling, and waive the maximum lot coverage to increase lot coverage to 36.3% (30% maximum allowed) on a 9,750 square-foot parcel in the R-1-AH(nb) (Single-Family Residential, 20,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District.

**LOCATION:** The subject parcel is located on the south side of East Kings Canyon Road, approximately 420 feet east of its nearest intersection with South Sunnyside Avenue, in a County island within the city limits of the City of Fresno (5848 E. Kings Canyon Road) (SUP. DIST. 5) (APN 474-042-11).

**OWNER:** Owen and Sharlene Werzinki  
**APPLICANT:** Steven Ohanesian

**STAFF CONTACT:** Thomas Kobayashi, Planner  
(559) 600-4224

Marianne Mollring, Senior Planner  
(559) 600-4569

**RECOMMENDATION:**

- Approve Variance No. 4068 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Staff Report and Exhibits Dated October 24, 2019

**ENVIRONMENTAL ANALYSIS:**

It has been determined pursuant to Section 15305 of the California Environmental Quality Act (CEQA) guidelines, that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

**PUBLIC NOTICE:**

Notices were sent to 108 property owners within 600 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

A Variance (VA) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 877-A are made by the Planning Commission.

The decision of the Planning Commission on a VA Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

**BACKGROUND INFORMATION:**

This item was originally heard at the October 24, 2019 Planning Commission meeting and was continued at the request of the Planning Commission to allow the Applicant and Property Owners to provide testimony before the Commission. Both the Applicant and Property Owners were absent from the October 24, 2019 Planning Commission meeting. The Staff Report and Exhibits, dated October 24, 2019, are included as Exhibit 1.

**PUBLIC COMMENT:**

None.

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Variance can be made. Staff therefore recommends approval of Variance No. 4068, subject to the recommended Conditions and Project Notes.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to determine the required Findings can be made and move to approve Variance No. 4068, subject to the 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 Variance No. 4068; 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.

TK:ksn

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# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 4 October 24, 2019

**SUBJECT:** Variance Application No. 4068

Allow reduction of the side-yard setback to 3 feet (10-foot minimum required) and rear-yard setback to 8 feet 7 inches (20-foot minimum required) for an existing unpermitted 330 square-foot accessory housing unit, recognize the 7-foot side-yard setback for the existing single-family dwelling, and waive the maximum lot coverage to increase lot coverage to 36.3 % (30% maximum allowed) on a 9,583 square-foot parcel in the R-1-AH(nb) (Single-Family Residential, 20,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District.

**LOCATION:** The subject parcel is located on the south side of East Kings Canyon Road, approximately 420 feet east of its nearest intersection with South Sunnyside Avenue, in a County island within the city limits of the City of Fresno (5848 E. Kings Canyon Road) (Sup. Dist. 5) (APN 474-042-11).

**OWNER:** Owen and Sharlene Werzinski  
**APPLICANT:** Steven Ohanesian

**STAFF CONTACT:** Thomas Kobayashi, Planner  
(559) 600-4224

Marianne Mollring, Senior Planner  
(559) 600-4569

### RECOMMENDATION:

- Approve Variance No. 4068 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. One Quarter-Mile Variance Radius Map
6. Site Plans and Detail Drawings
7. Applicant's Findings

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	County-adopted Roosevelt Community Plan: Low-Density Residential	No change
Zoning	R-1-AH(nb) (Single-Family Residential, 20,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District	No change
Parcel Size	0.22 acres (9,583 square feet)	No change
Project Site	N/A	N/A
Structural Improvements	Single-Family Residence and unpermitted Accessory Housing Unit	Permitted Accessory Housing Unit
Nearest Residence	Approximately 42 feet northwest of accessory housing unit	No change
Surrounding Development	Single-family residential	No change
Operational Features	N/A	N/A
Employees	N/A	N/A
Customers	N/A	N/A
Traffic Trips	Residential	No change

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
Lighting	Residential	No change
Hours of Operation	N/A	N/A

**EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N**

**ENVIRONMENTAL ANALYSIS:**

It has been determined pursuant to Section 15305 of the California Environmental Quality Act (CEQA) guidelines, that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

**PUBLIC NOTICE:**

Notices were sent to 108 property owners within 600 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

A Variance (VA) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 877-A are made by the Planning Commission.

The decision of the Planning Commission on a VA Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

**BACKGROUND INFORMATION:**

The existing 0.22-acre (9,583 square feet) parcel does not currently conform to the 20,000 square-foot minimum parcel size established by the R-1-AH(nb) (Single-Family Residential, 20,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District. Although the subject parcel is nonconforming with the existing zone district standards, the parcel is considered legal nonconforming, as the parcel has been in this original configuration since 1959. The current zoning for the subject parcel changed after the single-family residence and accessory building were built, creating conflicts between the current zone district and what is present on the property.

The subject parcel first appears in the Sunnywood No. 3 Tract No. 1687 Tract Map, which was recorded on January 26, 1959. The parcel configuration has not changed since the Tract Map was recorded. On June 8, 1960, the Board of Supervisors adopted the Fresno County Zoning Ordinance and the subject parcel was zoned R-A (Single-Family Residential – Agricultural District). Amendment Application No. 3148 (AA No. 3148) rezoned property located within the County-adopted Roosevelt Community Plan to be consistent with land use designations in the Roosevelt Community Plan. The Board of Supervisors approved AA No. 3148 on September 20, 1980, and the subject parcel was rezoned to the R-1-AH (Single-Family Residential, 20,000 square-foot minimum parcel size) Zone District.

Building permit records indicate that building permits for the existing single-family residence were originally issued on February 28, 1967. Those permits and other building permits related to completion of the single-family residence subsequently expired. On February 20, 1992, the



subject building permits for the single-family residence and detached storage building were finalized. A memo dated December 3, 1990, indicates that the conversion of the accessory building had occurred prior to the date of the memo. In 2010, a preliminary notice of violation was issued as a result of a Health Department complaint (VI 10-102667). Based on the investigation, the detached storage building was reconverted to an accessory dwelling unit to conform to the building permits for the single-family residence and detached storage building in 1992.

Conflicts related to lot coverage and side-yard setbacks have been identified by staff. For the purposes of setbacks, an accessory building with living space is considered a main building per the Fresno County Zoning Ordinance. The Accessory Housing Unit currently encroaches into the rear-yard and side-yard setbacks. If the proposed Variance is approved, the project will reduce the side-yard setback to three (3) feet (10 feet required), reduce the rear-yard setback to eight feet seven inches (20 feet required) and increase the lot coverage of the subject parcel to 36.3% (30% maximum allowed).

According to the Applicant and based on the submitted deed, ownership transfer to the current property owners took place on August 4, 2017. A permit application for a service panel change-out for the single-family residence was sought by the property owner on February 16, 2018, which prompted the current notice of violation from Fresno County Code Enforcement. The violation was for the construction of a two-story building without plans, permits, or inspections.

Upon further investigation and information from the property owner, a kitchen and bathroom have been added to the existing accessory building. As the building is now being used for living space, the building is not considered an accessory building. Therefore, the building cannot be located in established setbacks of the zone district. The property owner was advised that if the building were to remain, he would be required to receive approval of a Variance to encroach into the setbacks for the proposed Accessory Housing Unit. Code Enforcement staff closed Violation File No. 10-102667 so that a new violation file (VI 18-101524) could be opened and the violation could be updated to reflect the information given by the new property owner.

Additional development standards for the zone district have been identified as being non-compliant, including lot coverage and side-yard setbacks for the existing single-family residence. As mentioned, building permit records for the single-family residential unit were originally pulled on February 28, 1967. Fresno County Assessor records also indicate the construction occurred during 1967. Variance No. 843 (VA No. 843) was approved on August 25, 1960 to recognize substandard-sized lots in recorded subdivisions allowing divisions using existing lot lines on lots zoned R-A. The intent of VA No. 843 was to provide recognition of legal non-conforming status to land that was a part of a subdivision, as development standards of the R-A Zone District were not met.

For an unknown reason, the single-family residential unit was built encroaching into the eastern side-yard setback and exceeding the lot coverage maximum established under the R-A Zone District. Existing building permit records do not indicate the reasoning or any alternative development standard to explain the allowance of construction of the single-family residential unit inside the side-yard setback and exceeding the maximum lot coverage. The Variance request will allow the existing side-yard setback encroachment issue and lot coverage of the single-family residence and accessory building to be resolved.

There have been two (2) variances that have been applied for within a one quarter-mile radius of the project site that are related to the subject application.

<b>Application/Request</b>	<b>Date of Action</b>	<b>Staff Recommendation</b>	<b>Final Action</b>
VA No. 2845: Allow a 7-foot side-yard setback (10-foot minimum) for a single-story garage on a 0.35-acre parcel in the R-1-AH Zone District.	July 19, 1984	Deferred to Planning Commission	PC Approved
VA No. 3565: Allow an existing accessory structure with a rear-yard setback of 10 feet (20-foot minimum) and a plate height of 16 feet (12-foot maximum) in the R-1-AH Zone District.	May 6, 1997	Deferred to Planning Commission	PC Approved

Although there is a history of variance requests within proximity of the subject parcel, each Variance request must be considered on its own merit, based on unique site conditions and circumstances.

*Finding 1:* *There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties in the vicinity having the identical zoning classification.*

*Finding 2:* *Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	R-1-AH Front: 35 feet Side: 10 feet Rear: 20 feet	Front: 35 feet Side: 3 feet Rear: 8 feet 7 inches	N
Parking	One parking space for every dwelling unit	Existing two-car garage	Y
Lot Coverage	30 percent	36.3 percent	N
Space Between Buildings	6 feet	6 feet	Y
Wall Requirements	N/A	N/A	Y
Septic Replacement Area	100 percent replacement	N/A	Y
Water Well Separation	Community Water and Sewer/City of Fresno Services	N/A	Y

## **Reviewing Agency/Department Comments Regarding Site Adequacy:**

Building and Safety Section of the Fresno County Department of Public Works and Planning: The property has been under violation since 2010. The subject accessory housing unit is not permitted.

Fresno Metropolitan Flood Control District: No on-site retention of storm water runoff is required, provided that developer can verify to the County of Fresno that runoff can be safely conveyed to the Master Plan Inlet(s). **This shall be included as a Project Note.**

No other comments were expressed by reviewing Agencies or Departments.

## **Analysis:**

In support of Finding 1, the Applicant states that the subject parcel is substandard in size for the underlying zone district. Additionally, the Applicant states that the construction of the single-family residence placed the structure encroaching three feet into the 10-foot minimum side-yard setback on the eastern portion of the residence. The property owner bought the subject parcel as his primary dwelling unit in conjunction with the accessory housing unit, as it would provide living space that meets his family's needs. County records indicate that early development of the subject parcel was aberrant and confusing. For unknown reasons, a conflict between the early ownership of this parcel and Fresno County staff has persisted throughout a period exceeding fifty years.

In support of Finding 2, the Applicant states that the approval of the Variance would rectify the conflict. The current property owner and his family have had no involvement in the imagining, planning, and construction of the subject accessory dwelling unit. The approval of the Variance would allow the property owner and family to enjoy their property rights and cure the ongoing hardship from the violation.

A consideration in addressing Variance applications is whether there are alternatives available that would avoid the need for the Variance. Alternatives for the accessory dwelling unit would be demolishing the subject structure, removing the structure from the setbacks, or converting the accessory housing unit back to an accessory building. Additionally, the single-family residence would require structural modification to remove the portion encroaching into the side-yard setback. The aforementioned alternatives would be costly endeavors for the property owner. Although bringing the accessory housing unit up to code could also become costly, the owner has decided on a Variance to keep the structure. Alternatives for the lot coverage and single-family residence setback issue are limited. Additionally, the single-family residence along with the accessory building would need to be removed or reduced in order to meet the 30% lot coverage maximum of the zone district. These options would be at considerable cost to the property owner and could be considered unfeasible options.

In regard to Finding 1, staff can support the Applicant's finding that the subject parcel is substandard in size and that the eastern portion of the single-family residence was built within the side-yard setback. As stated in the "Background Information" section, the project site was originally zoned R-A and had a minimum parcel size of 36,000 square feet. Research indicates that Variance No. 843 was adopted on August 25, 1960 for the R-A Zone District that recognized substandard-sized lots in recorded subdivisions allowing divisions using existing lot lines. The subject parcel was then rezoned to the R-1-AH on September 29, 1980 by adoption of Amendment Application No. 3148.

For an unknown reason, building permit records indicate that the single-family residence was permitted, although the structure was located within the setbacks of the R-A Zone District. Both the R-1-AH and R-A Zone District allow a 30% lot coverage. Based on staff's calculations, the lot coverage of the parcel is currently at 36.36%. In considering building permit records for the subject property, and the conversion of the accessory housing unit occurring prior to current ownership of the subject property, staff believes there is a unique circumstance. The approval of the Variance will allow the property owner to bring the accessory housing unit into compliance with County of Fresno development standards and the California Building Code for an occupied structure. Additionally, the Variance will correct setback issues for the main residence and lot coverage issues for the parcel. The Variance will provide a record for the corrections, as past records do not indicate the reasoning for allowing diversion from the development standards.

In regard to Finding 2, staff concurs with the Applicant's finding that the current property owners were not involved with the construction of the subject accessory dwelling unit. Based on the deed, the current property owner acquired the property on August 4, 2017. Staff believes that the property owner was unaware of the violation prior to purchasing the property. Staff can concur with the Applicant's finding that the approval of the Variance will allow the owners to enjoy their property the way they intended when the property was purchased. The Variance will also allow the accessory housing unit to remain on the property, be brought up to building code standards, and avoid demolition of the building. In considering the unique situation on the subject parcel and alternatives that could address the issue without a Variance, staff believes that the Variance is necessary to provide a pathway for the property to conform with existing development standards and allow the status of the property to return to a normalized state. Therefore, based on the analysis above, staff believes that Finding 1 and 2 can be made.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 1 and 2 can be made.

*Finding 3:* *The granting of the Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.*

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	0.22 acre	Single-Family Residential	City of Fresno	Approximately 233 feet
South	0.24 acre	Single-Family Residential	R-1-AH(nb)	Approximately 86 feet
East	0.22 acre	Single-Family Residential	R-1-AH(nb)	Approximately 15 feet
West	0.22 acre	Single-Family Residential	R-1-AH(nb)	Approximately 13 feet

### **Reviewing Agency/Department Comments:**

Fresno Fire Department: Building plans shall be submitted for the unpermitted dwelling unit to both Fresno County Department of Public Works and Planning, Building and Planning Sections and the Fresno Fire Department for review. **This shall be included as a Project Note.**

In accordance with 2016 CBC Table 602 (h) Group R-3, dwelling units constructed less than five feet from the property line shall be equipped throughout with a residential fire sprinkler system in accordance with NFPA 13D and one-hour construction rating. At three feet from the property line as shown, once fire sprinklers are installed, the one-hour rating is not required. Fire sprinkler plans shall be submitted as required to this office by a licensed contractor. **This shall be included as a Project Note.**

The site plan as submitted for review does not clearly indicate the occupancy classification of the "accessory building". Plans should show it as an R-3 secondary dwelling unit. **This shall be included as a Project Note.**

The project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building on site. Review for compliance with fire and life safety requirements for the building interior and its intended use is conducted for both the Fire Department and the Building and Safety Section of the Fresno County Department of Public Works and Planning when a submittal for building plan review is made (as required by the California Building Code) by the architect or engineer of record for the building. **This shall be included as a Project Note.**

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

### **Analysis:**

In support of Finding 3, the Applicant states that the proposed accessory dwelling unit will be used as a residential structure, and will not be utilized for any other activity that would pose an adverse impact on the surrounding neighborhood.

The property owner intends to use the accessory housing unit for residential purposes. The accessory dwelling unit use and development is subject to the special use standards described in Section 855-N.1.e of the Fresno County Zoning Ordinance. If any change of the use occurs after permits for the conversion are finalized, the subject property will be subject to a violation from the Code Enforcement Section.

Accessory housing units are allowed in the R-1-AH Zone District provided that the parcel does not contain accessory living quarters or a second dwelling unit. Although the accessory housing unit will be located within setbacks, the subject structure is not expected to cause a detrimental effect on the surrounding neighborhood. The Applicant will be required to apply for and finalize building permits to convert the structure to an accessory housing unit. The building permits will require that the structure conform to the building code and is safe for occupancy. Therefore, staff believes that the Variance will not be materially detrimental to the public welfare or injurious to property and improvements in the vicinity in which the property is located.

### **Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 3 can be made.

*Finding 4:* *The granting of such Variance will not be contrary to the objectives of the Fresno County General Plan.*

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
General Plan Policy LU-G.1: The County acknowledges that the cities have primary responsibility for planning within their LAFCo-adopted spheres of influence and are responsible for urban development and the provision of urban services within their spheres of influence.	The subject application was routed to the City of Fresno for comment. No comments were received from the City of Fresno to indicate that the project conflicts with their plans or development code.

**Reviewing Agency Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated as Low-Density Residential in the Roosevelt Community Plan. The Roosevelt Community Plan is consistent with the Fresno County General Plan.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

**Analysis:**

In support of Finding 4, the Applicant states that demolition of the accessory housing unit would induce noise, hazardous substance, air quality, and traffic issues that would create conflicts with the Fresno County General Plan and Fresno County Agencies.

In regard to Finding 4, the subject property is located in a Fresno County island in the City of Fresno. The parcel is designated as Low-Density Residential in the County-adopted Roosevelt Community Plan, which is consistent with the Fresno County General Plan. No policies or objectives were identified in the Fresno County General Plan or the Roosevelt Community Plan that conflict with the Variance proposal. The City of Fresno was notified of the subject application and given the opportunity to comment on the proposal. The City of Fresno did not express any concerns regarding the project. Therefore, staff believes that Finding 4 can be made.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

*None.*

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings for granting the Variance can be made. Staff therefore recommends approval of Variance No. 4068, subject to the recommended Conditions and Project Notes.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to determine the required Findings can be made and move to approve Variance No. 4068, subject to the 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 Variance No. 4068; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

TK:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\VA\4000-4099\4068\SR\VA 4068 SR.docx

**Conditions of Approval and Project Notes  
Variance Application No. 4068**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan, Elevations, and Floor Plans approved by the Planning Commission.
2.	Plans, permits, and inspections will be required for the conversion of the accessory building into an accessory housing unit.
3.	Prior to issuance of a building permit, a covenant running with the land between the County and the owner shall be recorded requiring that one of the dwelling units shall be occupied by the property owners or another owner of record.  Note: Our department will prepare the Covenant upon receipt of the standard processing fee which is currently \$243.50.
4.	Prior to issuance of building permits, a Site Plan Review Application in accordance with the provisions of Section 874 of the Fresno County Zoning Ordinance shall be submitted for approval.

Conditions of Approval reference recommended Conditions for the project.

Notes	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	No on-site retention of storm water runoff is required, provided that the developer can verify to the County of Fresno that runoff can be safely conveyed to the Master Plan Inlet(s).
2.	Building plans shall be submitted for the unpermitted dwelling unit to both the Fresno County Department of Public Works and Planning, Building and Planning Sections and the Fresno Fire Department for review.
3.	In accordance with 2016 CBC Table 602(h) Group R-3, dwelling units constructed less than five feet from the property line shall be equipped throughout with a residential fire sprinkler system in accordance with NFPA 13D and one-hour construction rating. At three feet from property line as shown, once the subject dwelling is fitted with a fire sprinkler system, the one-hour rating is not required. Fire sprinkler plans shall be submitted as required to this office by a licensed contractor.
4.	The project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building on site. Review for compliance with fire and life safety requirements for the building interior and its intended use is conducted for both the Fire Department and the Building and Safety Section of the Fresno County Department of Public Works and Planning when a submittal for building plan review is made (as required by the California Building Code) by the architect or engineer of record for the building.

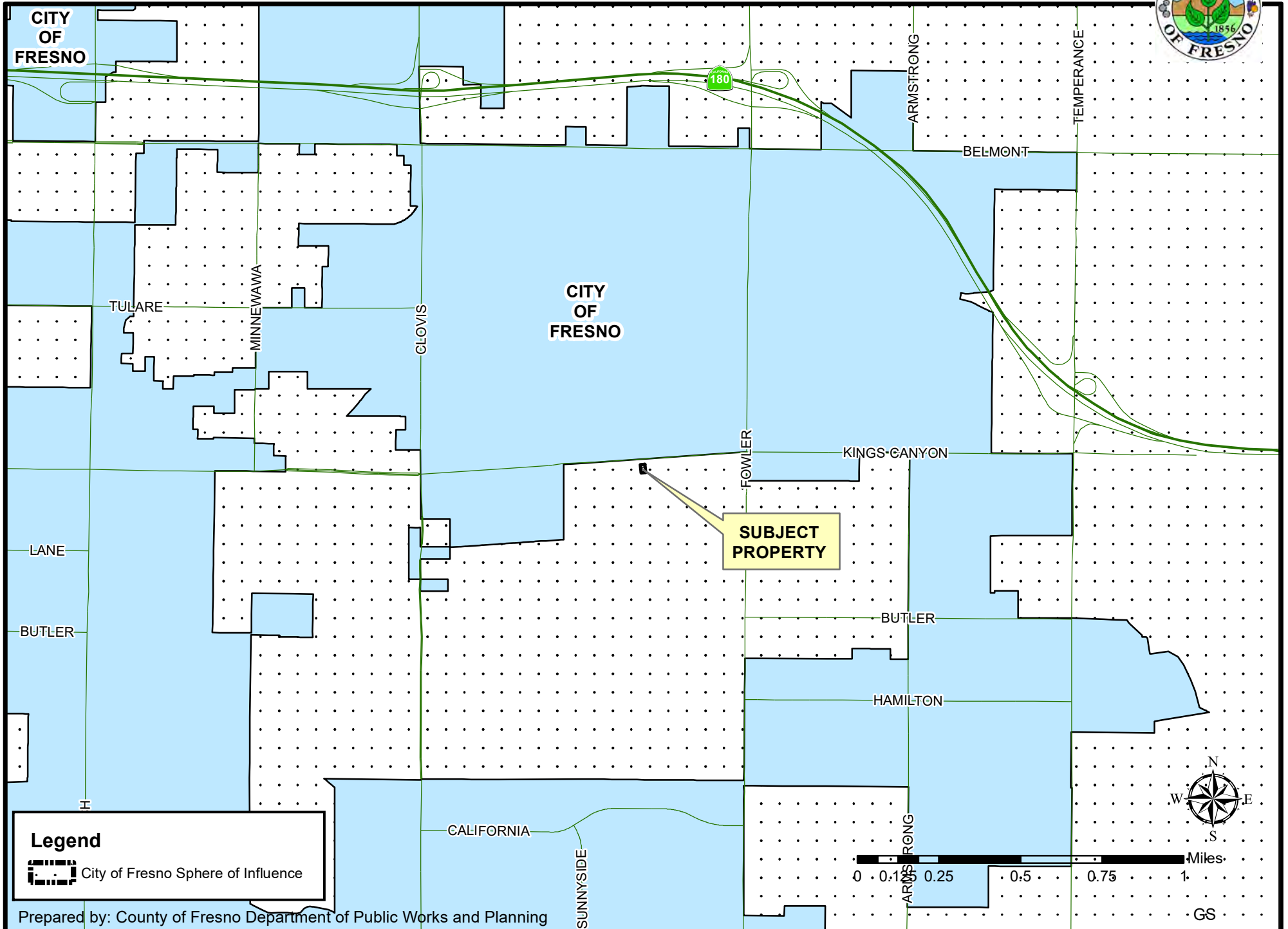
TK:ksn

G:\4360Devs&PIn\PROJSEC\PROJDOCS\VA\4000-4099\4068\SR\VA 4068 Conditions & PN (Ex 1).docx

**EXHIBIT 1**

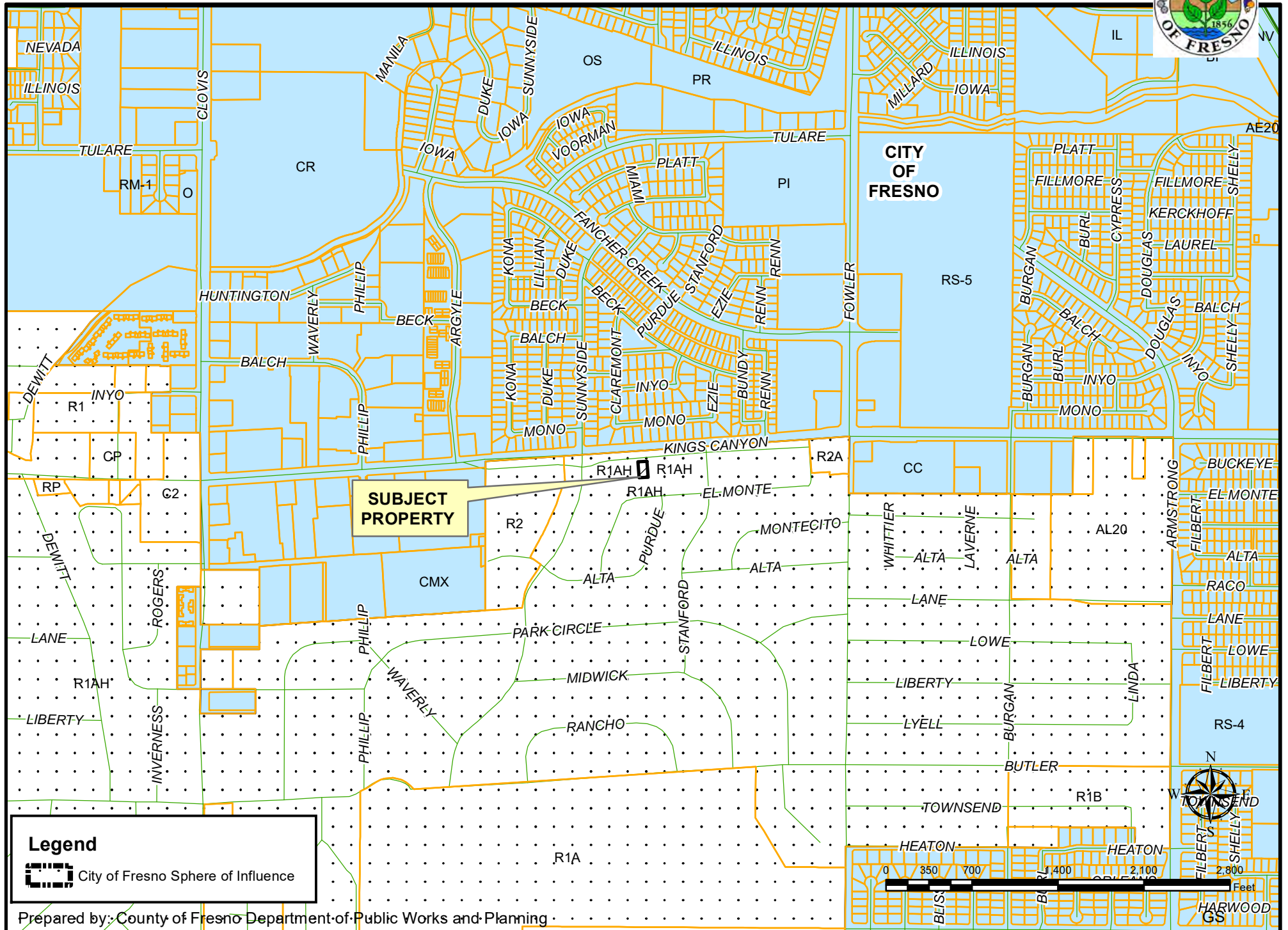


# LOCATION MAP



**Legend**  
 City of Fresno Sphere of Influence

# EXISTING ZONING MAP

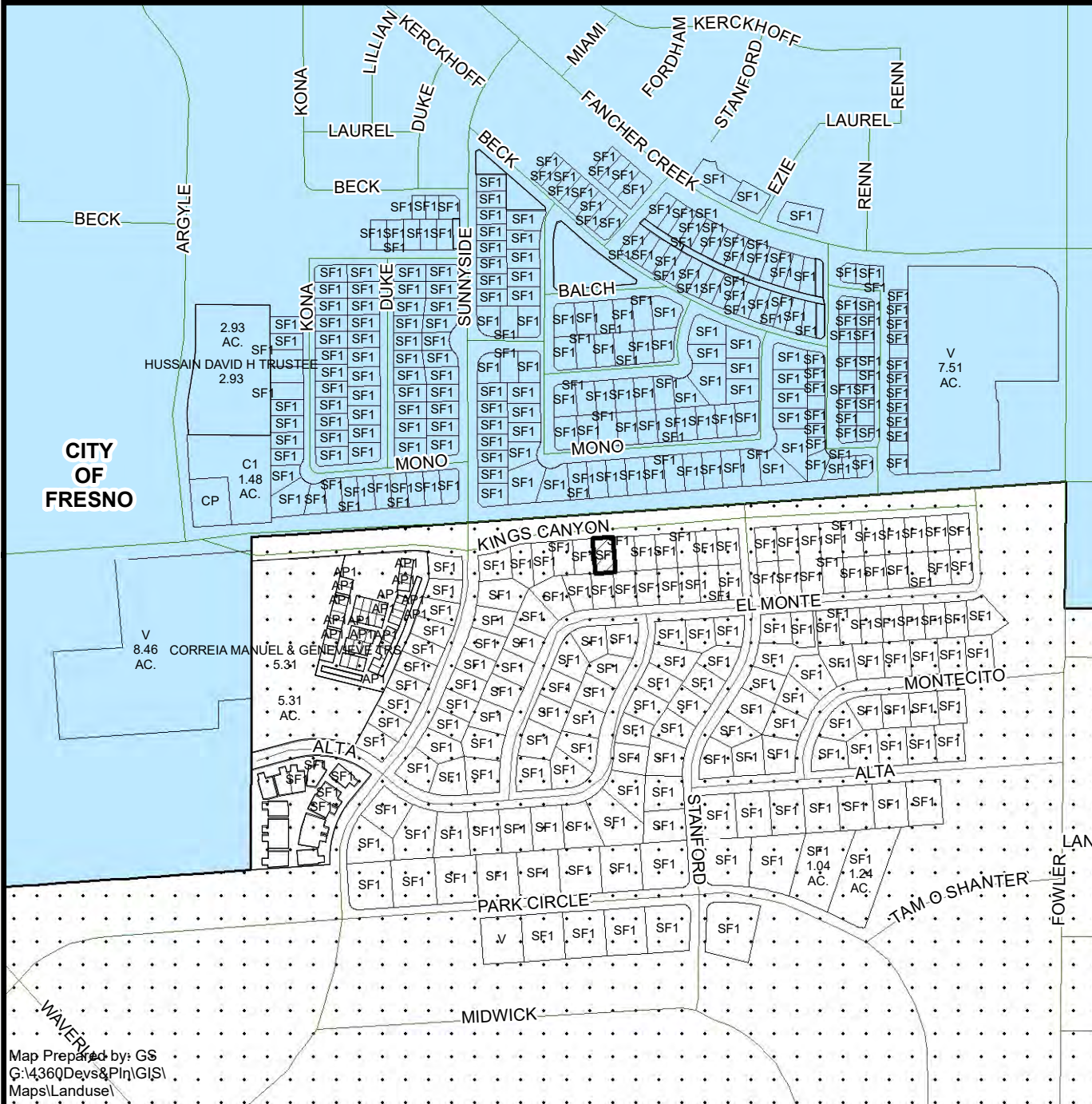


**Legend**  
 City of Fresno Sphere of Influence

Prepared by: County of Fresno Department of Public Works and Planning



**EXHIBIT 3**

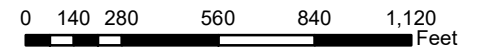
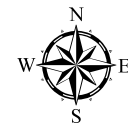
# EXISTING LAND USE MAP



LEGEND
AP1 - APARTMENT
C# - COMMERCIAL
CP - OFFICE COMM./PROF.
SF# - SINGLE FAMILY RESIDENCE
V - VACANT

## Legend

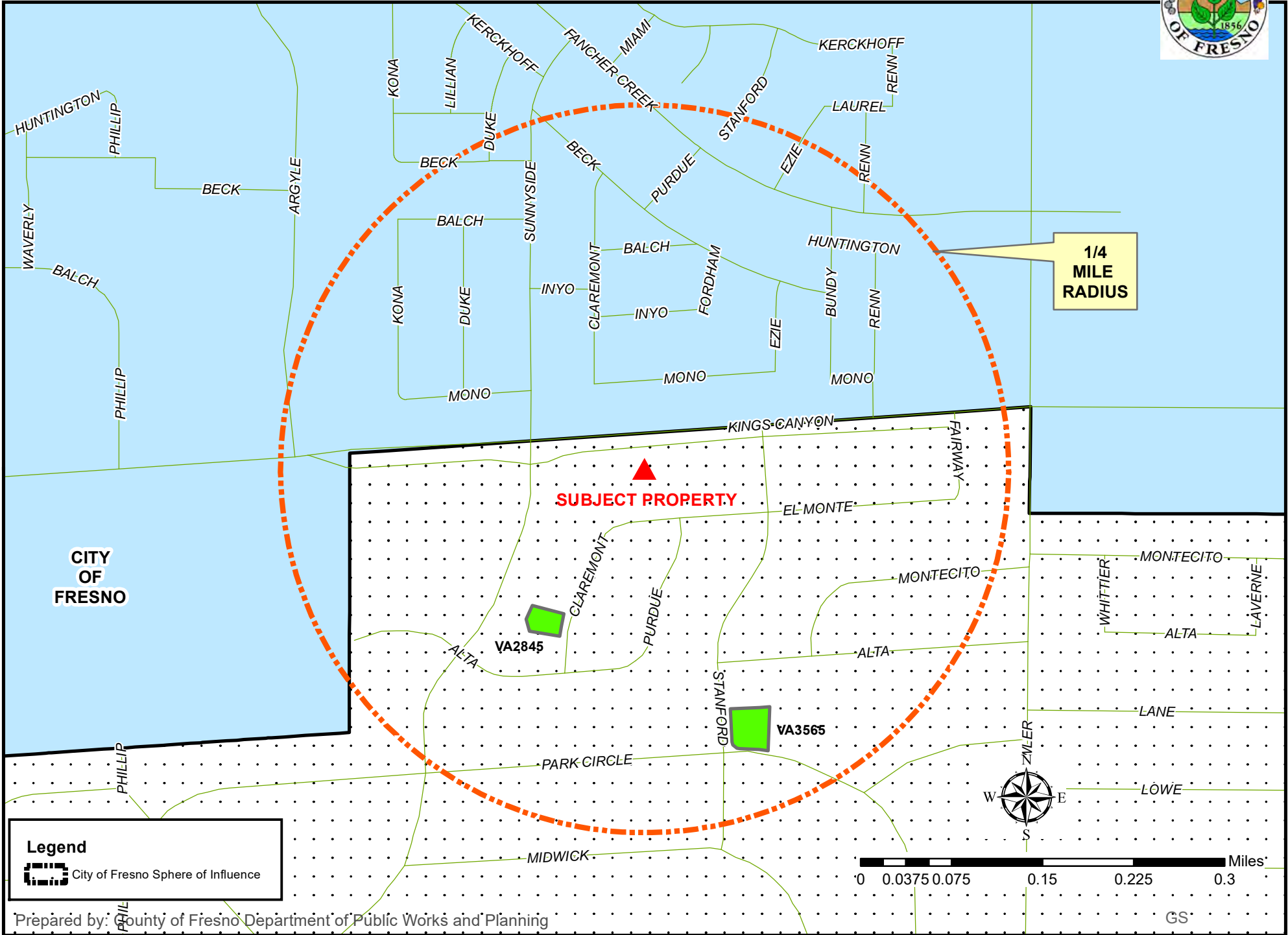
-  Subject Property
-  City of Fresno Sphere of Influence



Department of Public Works and Planning  
Development Services Division

Map Prepared by: GS  
G:\4360Devs&Plan\GIS\Maps\Landuse

# APPROVED VARIANCES WITHIN A 1/4 MILE RADIUS

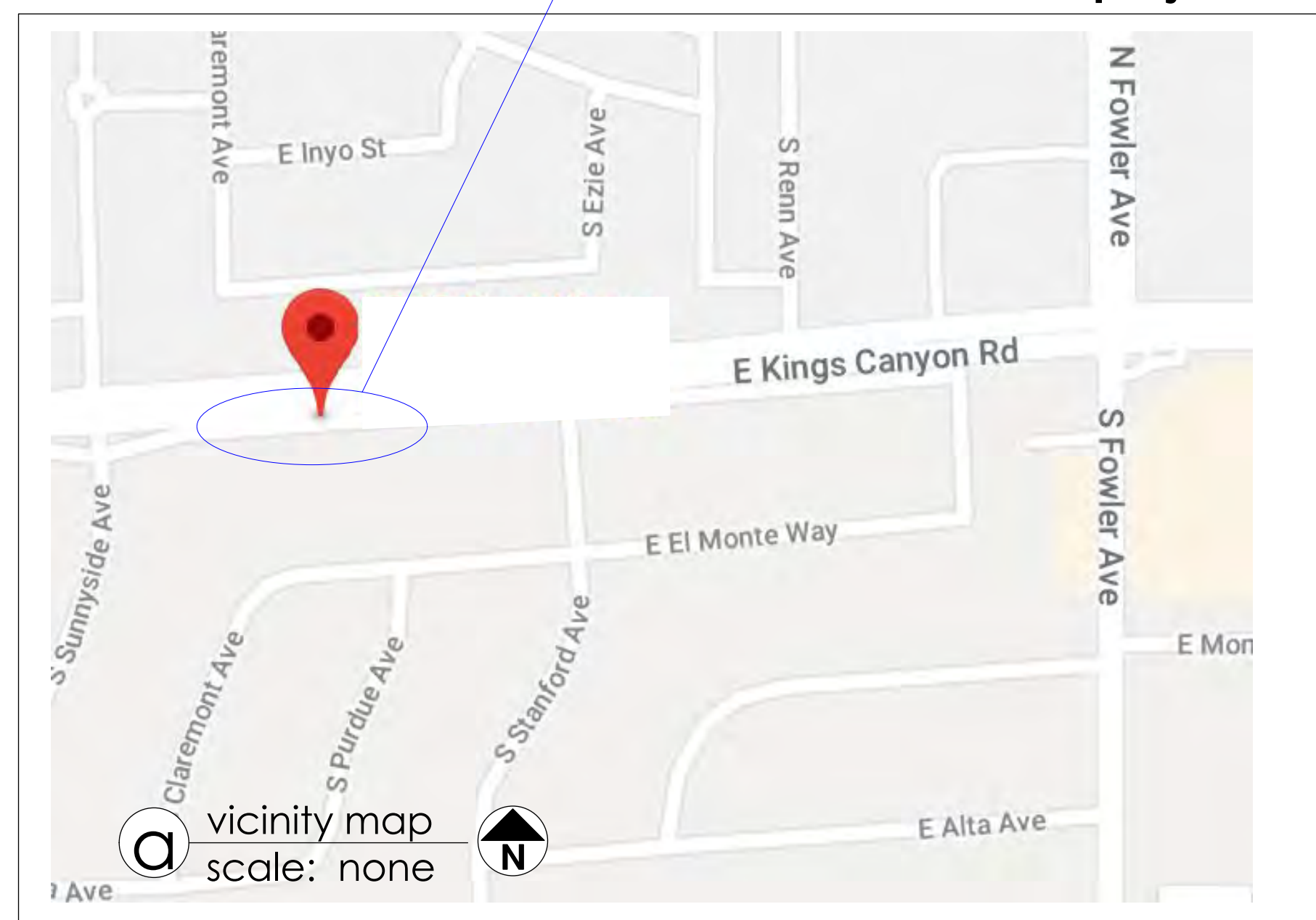


project information					
1	statement of proposed operations:	alterations as required to obtain clearance from current code violations			
2		PROJECT	OWNER	TENANT	
3	name	Accessory Housing Unit	Werzinski	Pacific Design Studio	
4	address	5848 E. Kings Canyon Road	5848 E. Kings Canyon Road	1301 North Van Ness Avenue	
5	city	Fresno	Fresno	Fresno	
6	state	California	California	California	
7	postal code	93727	93727	93728	
8	telephone			559-394-4647	
9	fax			559-492-3316	
10	email			stevepds@gmail.com	
11	A. P. N.				
12	subdivision data:	lot:	block:	tract name:	
13	legal description				
14	planned use				
15	dimensions	site:	width: 75'		
16			depth: 150'		
17		project:	width:		
18			depth:		
19	set-backs min. (ft)	front: 20	rear: 20	side: 7	
20				street-side: n/a	
21	project area	type of area	existing	proposed	change
22		conditioned	330	330	0
23		garage			0
24		roofed exterior			0
25		total under roof			0
26	occupancy	classification	group R3	B	
		separation per CBC 508.3.3			
		rating (@100 sqft/person)			
27	construction type (CBC table 601)		v-8		
28	fire sprinklers	are NOT required for this project			
29	grading (not required for this project)				
30	exit requirements (not required for this project)	from area of remodel			
			travel distance (ft)		

**responsibility**

- general contractor shall provide a construction waste-management plan as required by section 4.408.2 of the Calgreen standards for recycle and diversion of construction waste materials and specify the waste management firm responsible for administering the construction waste management plan
- all work shall be done in the best workman-like manner and must be done in accordance with the requirements of all local governing agencies including but not limited to uniform building code, uniform plumbing code, uniform heating and comfort cooling code, California code title 24, state fire marshal, order of the state division of industrial safety; furthermore, all work shall meet with the approval of the owner
- contractors shall maintain the premises in a clean and orderly condition at all times and shall remove all unused materials and debris, and leave the premises in a clean, broom-swept condition
- coordinate with the owner all operations such as areas to be used for materials storage, delivery access to/from work, noisy construction operations, sequence of operations, and interruptions of mechanical and electrical utilities
- each contractor shall verify at job-site all existing conditions prior to commencing his portion of the work and shall be responsible for the accuracy of of these conditions
- each contractor shall visit the site and inspect the premises and shall verify the work to be done, the existing conditions, and shall notify the general contractor of any and all discrepancies prior to submitting bid and prior to starting any work
- it is the contractor's responsibility to verify all field measurements and conditions for conformance with the plans; should there be any errors, omissions, or discrepancies in the plans with respect to the field observation of the work or any other parts of the plans, the errors, omissions or discrepancies shall be brought to the attention of the designer; the contractor shall resolve all errors, omissions, and discrepancies before commencing that portion of the work; all changes to the plans shall require approval of the owner and the designer.
- prior to submitting proposals, all contractors are required to have examined the site and all pertinent proposed contract documents
- the design/build contractors shall be fully and solely responsible and liable for all styling, engineering, and construction for his/her phase of the work as indicated on these documents by the act of commencing work on this project and/or by their signatures on the documents contained herein or on documents to be submitted separately for his/her phase of the project; each contractor has directly and indirectly assumed full responsibility for the design, engineering, and construction of his work including, but not limited to, accuracy, completeness, and compliance with all applicable codes and ordinances and the requirements of the owner and/or tenant
- the general contractor shall be responsible for the work and coordination of all the trades with the regulatory agencies; he shall provide all materials and labor shown or implied on these plans to render the work
- the general contractor shall provide adequate shoring, bracing, guys, etc. to hold the work securely in place and to sustain all imposed loads that may occur during erection until subsequent construction is adequate to replace temporary bracing and supports
- the general contractor shall erect and maintain, as required by existing conditions and progress of work, all reasonable safeguards for safety and protection including posting danger signs and other warnings against hazards, promulgating safety regulations, and notifying owners and users of adjacent utilities
- these construction documents show specific details of architectural style and structural integrity; where specific details are not shown, actual construction methods and materials shall be of a similar nature

note: "A" = location of project



**jurisdiction**

1. building  
Fresno County Development Services  
Suite A  
2220 Tulare Street  
Fresno, CA 93721  
Telephone: 559-262-4469

2. signal cable:  
Comcast Xfinity  
3. telephone:  
ATT  
4. water  
Bakman

**consultants**

1. STRUCTURAL  
Charles Design Group  
5100 N. Sixth St. #172  
Fresno, CA 93710  
tel: 559-355-0507  
2. ENERGY  
Energy Consult LLC  
411 N. Harbor Blvd. # 205  
San Pedro, CA 90731  
tel: 424-247-4658

3. FIRE PROTECTION  
Fire Safety Solutions LLC  
1405 E. Omaha Avenue  
Fresno, CA 93720  
Tel: 559-274-3925  
4. SPECIAL INSPECTIONS  
1  
2  
3

**privacy**

- copies of these drawings are supplied to the owner, the contractor, and to others for use on this particular project only; all drawings, specifications, and copies of such shall be prepared by Pacific Design Studio
- these documents are delivered to you in trust and on the express condition that neither these documents nor the information contained therein will be copied, reproduced, or delivered to others, except as specifically authorized by Pacific Design Studio
- no reproduced copies shall be made or distributed without the express written consent of Pacific Design Studio
- these documents and all copies shall be returned to Pacific Design Studio upon request
- violators will be prosecuted to the fullest extent of the law
- VISIAL CONTACT with this set of plans shall assure compliance with these terms of privacy

**environmental design criteria**

- air freezing index:
- flood hazards:
- ground snow load:
- ice barrier underlayment required:
- mean annual temp:
- subject to damage from frost line depth:
- subject to damage from termites:
- subject to damage from weathering:
- wind special region:
- wind speed mph:
- wind topographic effects:
- wind-borne debris zone:
- winter design temperature:

**compliance**

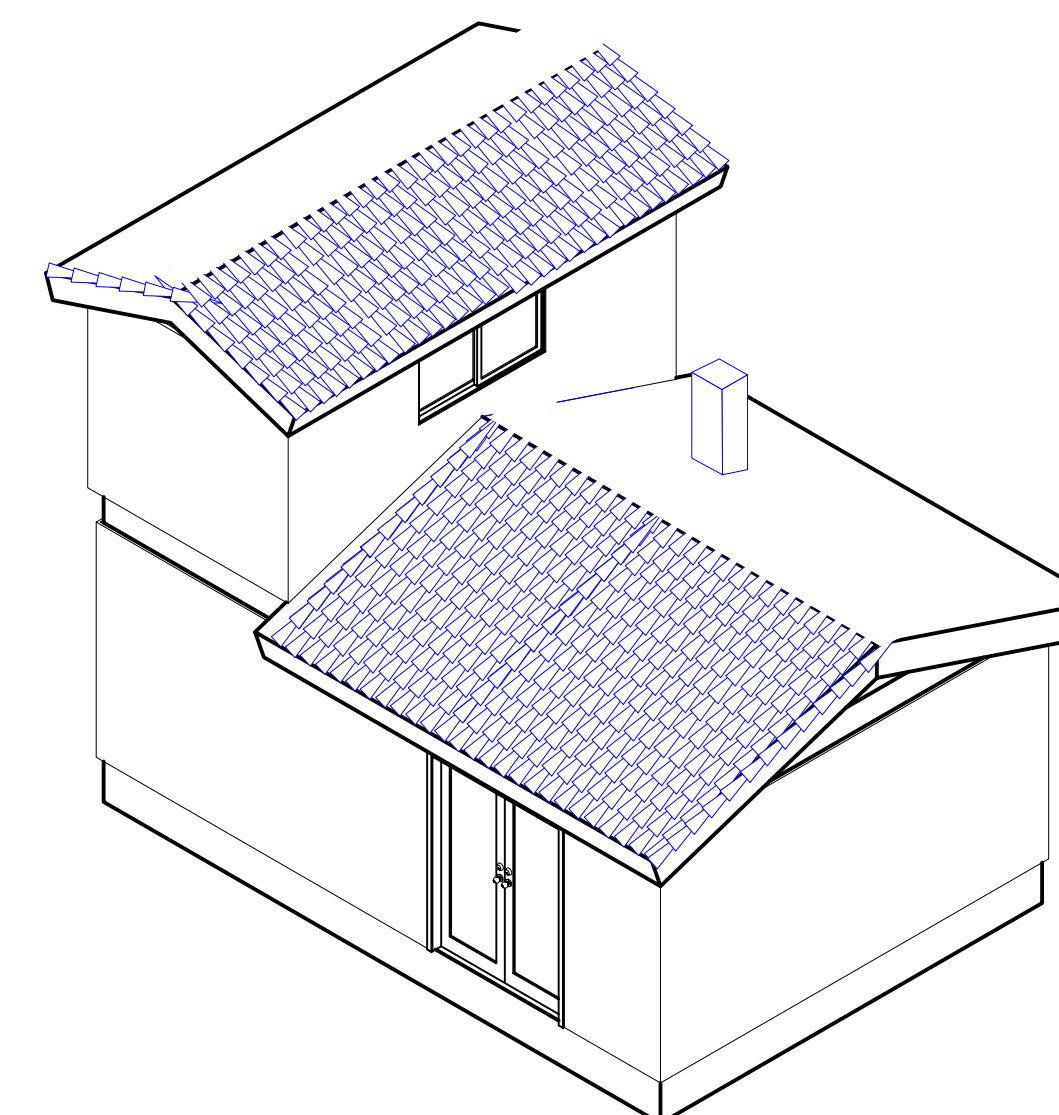
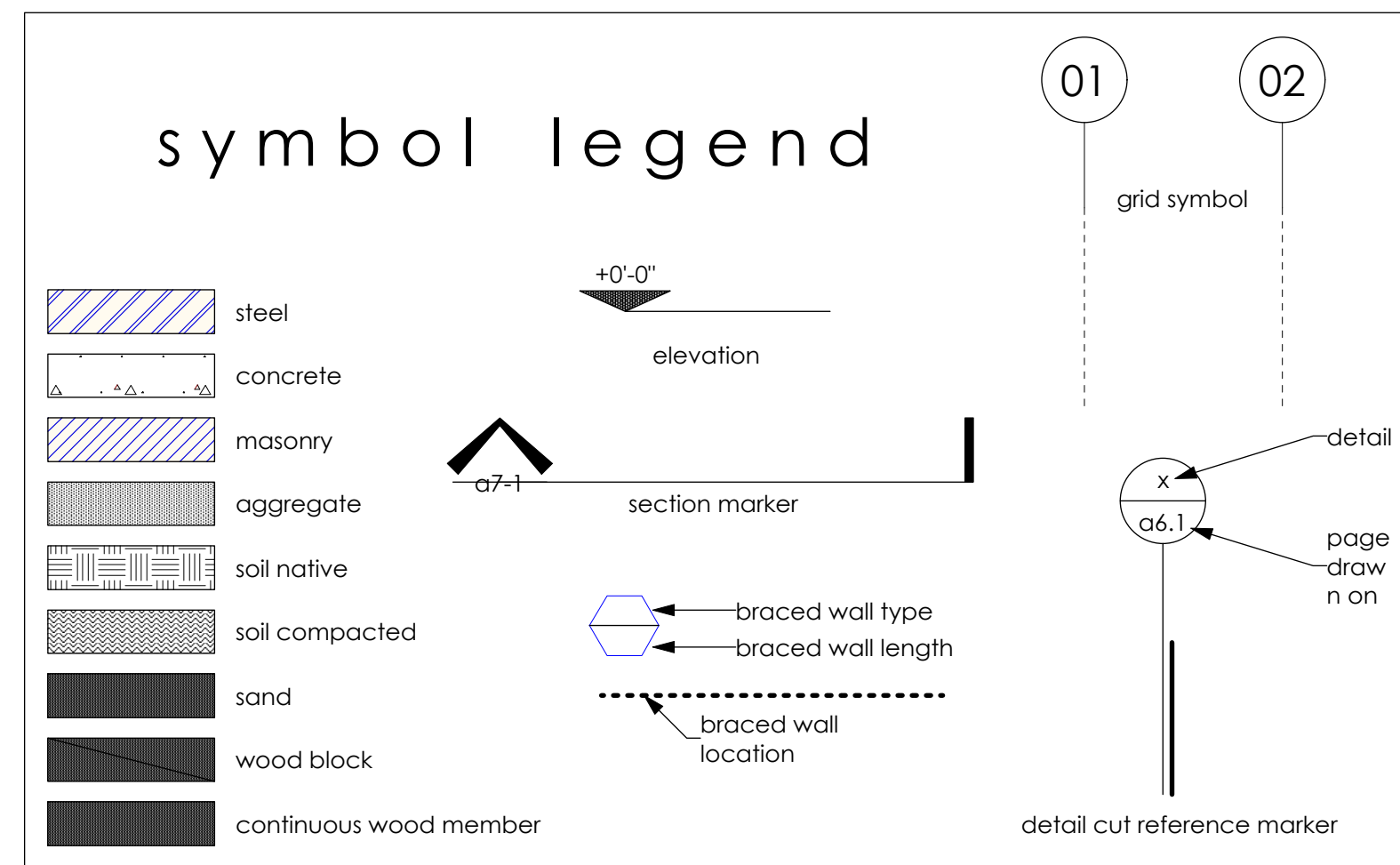
- building: California Building Code 2016
- residential: California Residential Code 2016
- electrical: California Electrical Code 2016
- mechanical: California Mechanical Code 2016
- plumbing: California Plumbing Code 2016
- energy: California Energy Code 2016
- fire: California Fire Code 2016
- ecology: California Green Building Standards Code
- historical: California Historical Building Code
- existing conditions: California Existing Building Code
- reference: California Reference Standards Code
- CC&Rs: Yosemite Lakes Park Owners Association

**CBC 1701 special inspections**

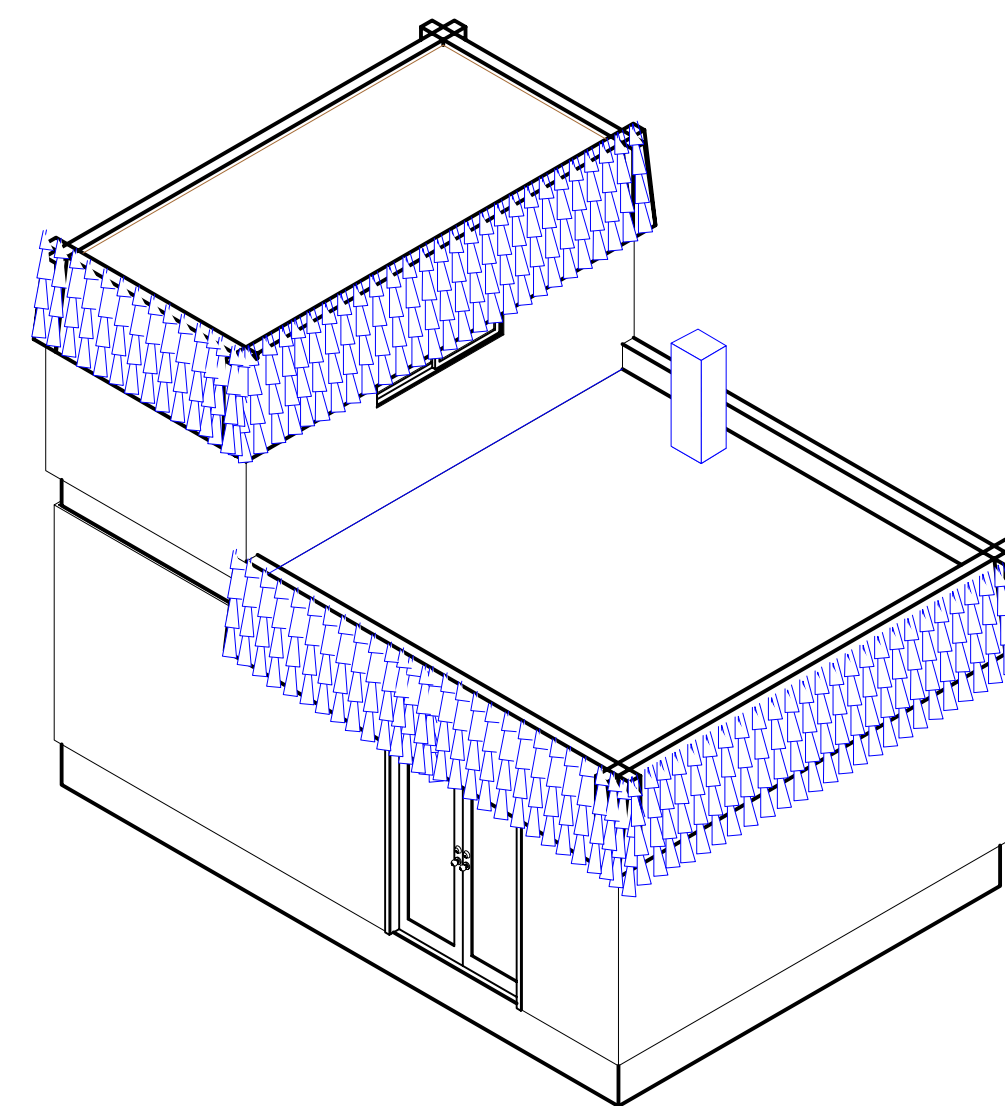
- if the project requires special inspections based on CBC 1701, the owner or the project engineer/architect, acting as the owner's agent, shall employ special inspector(s) to provide inspection(s) of the following types of construction work
- installation of adhesive or mechanical anchors post-installed in hardened concrete consistent with the requirements of their evaluation reports including Titen screws, epoxied anchors, and expansion anchors

**usage of these plans and specifications**

- all materials, equipment, and systems called for on the plans and in the specifications shall be installed in strict compliance with the manufacturer's latest specifications
- any and all substitutions to the materials and/or equipment specified must be approved by the owner; contractor shall submit request for substitutions at the time of bid submissions
- discrepancies or errors in these plans and specifications shall be called to the attention of the designer for corrections before the work affected is thereby bid or executed; the work shall comply in every respect with current governing laws, building codes and ordinances, and shall be given necessary notices relating to the work; contractors shall obtain and pay for any permits, notices, vouchers, fees, inspections, surveys, or tests that are required
- electrical, plumbing, air-conditioning, and communications device symbols shown on architectural elevations are only for the purposes of coordination among the various trades or phases of work; for complete information, refer to the particular electrical, plumbing, air-conditioning, or communications sheets
- fire ratings and partition type indications on plan drawings apply to all segments of the designated partition
- floor-plan dimension lines are from face of framing to face of framing; room dimensions shown as captions with room name are nominal only, are intended to provide a convenient means of estimating living space, and are not to be used for any purposes of construction whatsoever
- items noted "nic" (not in contract) will be provided and installed by owner or are under separate contract; contractor shall verify all requirements for exact size, quantity, and take-offs of equipment provided by owner and shall be responsible for all rough-ins and connections unless otherwise indicated
- provide all work and materials in accordance with the latest rules and regulations of all applicable state and local rules, regulations, codes, laws, and statutes; nothing in these drawings or specifications is to be construed as requiring or permitting work contrary to these rules, regulations, codes, laws, and statutes
- the drawings indicate locations, dimensions, reference, and typical details of construction; these drawings do not illustrate every condition
- the following notes apply to all drawings and specifications
- these drawings contain attached typical standard details most of which are diagrammatic; contractor is hereby advised to adapt only those details and specifications applicable to the particular phase of work
- written dimensions in these drawings have precedence; do not scale the drawings (reprographic processes are not precise); th contractor shall be responsible for verifying all dimensions and conditions on the job; notify the designer of any discrepancies, errors, or omissions shown by these drawings
- VISIAL CONTACT with this set of plans shall assure compliance with these terms of useage



C PROPOSED left front  
scale: 3/16" = 1'



b EXISTING left front  
scale: 3/16" = 1'

**overall project general notes**

- changes from these approved plans during the course of construction shall cause the construction to be suspended until such time as the plans can be amended by the designer and submitted to the Development Department for review and approval [CBC appendix 106.1]
- job-card shall be posted in a conspicuous place on site and readily accessible for signatures
- permit will be issued only after all department corrections have been made to the construction plans under submittal for review
- permit will be issued only after school fees have been paid to the pertinent school district; permit will be issued only after school fees have been paid and a receipt from the appropriate school district is submitted to the building department
- sanitation facilities of temporary condition shall be provided for the use of all persons employed on the project; facility shall be completely portable
- street address shall be posted and have numerals high minimum 6", stroke 1/2" minimum, and contrasting background, and must be legible
- written statement of conformance to Title 24 shall be provided prior to final inspection

index of pages		
index count	page i.d.	description
1	g1	cover
2	g2	abbreviations
----- Preliminary -----		
3	ff01	site plan
4	ff02	views of adjacent properties
5	ff03	composite elevation views both buildings
6	ff04	isometric composite EXISTING
7	ff05	isometric composite PROPOSED
----- AS-BUILT -----		
8	d01	demolition plan
9	a02	plan views
10	a04	roof views
11	a06	elevation views exterior
12	a07	section views
13	e	electrical systems
14	m	mechanical systems
15	p	plumbing systems
16	s3	roof remodelling plan

Designer/Contact Information:

Pacific Design Studio

"since 1980"

email - stevepds@gmail.com

mobile: 559-394-4647

Drawn By:

Revision Date:

NOTES:

House Skifam

Project:

Date:

Scale:

Sheet:

g01  
OF  
17

Producer:

Purpose:

cover

AC/P ASPHALT CONCRETE PAVING  
 ACT ACOUSTIC CEILING TILE  
 ADA AMERICANS WITH DISABILITIES ACT  
 ADJ ADJACENT  
 ADT'L ADDITIONAL  
 AFF ABOVE FINISHED FLOOR  
 ALUM ALUMINUM  
 APC ACOUSTIC PANEL CEILING  
 A/V AUDIO VISUAL

BD BOARD  
 BFF BELOW FINISHED FLOOR  
 BLDG BUILDING  
 BOT BOTTOM  
 BUR BUILT-UP ROOFING  
 BTW BETWEEN

C CURB (SEE 'FO')  
 CAB CABINET  
 CEM CEMENT/CEMENTITIOUS  
 CL CENTER LINE  
 CLG CEILING  
 CLO CLOSET  
 CLR CLEAR  
 CM CONSTRUCTION MANAGER  
 CMU CONCRETE MASONRY UNIT  
 CNC COMPUTER NUMERIC CONTROL  
 COL COLUMN  
 CONC CONCRETE  
 CONT CONTINUOUS  
 CPT CARPET  
 C/W CASEWORK  
 CW COLD WATER UTILITY  
 CY CUBIC YARD

DBL DOUBLE  
 DEMO DEMOLITION  
 DET DETAIL  
 DF DOUGLAS FIR  
 DFE DIGITALLY FABRICATED ELEMENT  
 DIAG DIAGONAL  
 DIM DIMENSION  
 DN DOWN  
 DS DOWN SPOUT  
 DWG DRAWING(S)  
 DW DISH WASHER

E EAST  
 (E) EXISTING  
 EA EACH  
 EJ EXPANSION JOINT  
 EL ELEVATION  
 EMB EMBED/EMBEDMENT  
 EMER EMERGENCY  
 EN END NAIL  
 ENCL ENCLOSED  
 EQ EQUAL  
 EQUIP EQUIPMENT  
 EX EXHAUST  
 EXT EXTERIOR

FA FIRE ALARM  
 FBO FURNISHED BY OWNER  
 FD FLOOR DRAIN  
 FDN FOUNDATION  
 FEC FIRE EXTINGUISHER CABINET  
 FF FINISHED FLOOR  
 FG FINISH GRADE  
 FFG FACTORY FINISH GRADE  
 FH FIRE HYDRANT  
 FHMS FLAT-HEAD MACHINE SCREW  
 FHWS FLAT-HEAD WOOD SCREW  
 FIN FINISHED  
 FIXT FIXTURE  
 FLR FLOOR/FLOORING  
 FLUOR FLUORESCENT  
 FO FACE OF  
 FSH FIRE SPRINKLER HEAD  
 FT FOOT/FEET  
 FUR FURRING  
 FUT FUTURE  
 FW FIELD WELD

GA GAUGE  
 GALV GALVANIZED  
 GB GRAB BAR  
 GC GENERAL CONTRACTOR  
 GFB GROUND FACE BLOCK  
 GL GLASS  
 GLAZ GLAZING  
 GND GROUND  
 GR GRADE  
 GYP GYPSUM

HB HOSE BIBB  
 HBD HARDBOARD  
 HC HOLLOW CORE  
 HD HEAVY DUTY  
 HDR HEADER  
 HM HOLLOW METAL  
 HORIZ HORIZONTAL  
 HR HOUR  
 HT HEIGHT  
 HVAC HEATING, VENTING & AIR-CONDITIONING

ABBREVIATIONS (CONT'D)

ID INSIDE DIAMETER  
 INFO INFORMATION  
 INSUL INSULATION  
 INT INTERIOR

JAN JANITOR  
 J/C JANITOR'S CLOSET  
 JH JACK-HAMMER  
 JM J-METAL  
 JT JOINT

KIT KITCHEN

LAB LABORATORY  
 LAM LAMINATE  
 LAV LAVATORY  
 LB POUND  
 LBS POUNDS  
 LC LASER CUT  
 LF LINEAR FOOT  
 LH LEFT HAND  
 LIB LIBRARY  
 LT LIGHT  
 LW LIGHTWEIGHT

MACH MACHINE  
 MAINT MAINTENANCE  
 MAX MAXIMUM  
 MB MACHINE BOLT  
 ME MACHINE EDGE  
 MECH MECHANICAL  
 MED MEDIUM  
 MEMB MEMBRANE  
 MET METAL  
 MFR MANUFACTURER  
 MH MANHOLE  
 MIN MINIMUM

ABBREVIATIONS (CONTD)

MISC MISCELLANEOUS  
 MAO MASONRY OPENING  
 MTD MOUNTED  
 MS METAL SCREW  
 MTG MEETING  
 MTL METAL  
 MUL MULLION

(N) NEW  
 N NORTH  
 NA NOT APPLICABLE  
 NW NORTHWEST  
 NE NORTHEAST  
 NIC NOT IN CONTRACT  
 NIS NOT IN SCOPE  
 NOM NOMINAL  
 NTS NOT TO SCALE  
 NBY NEARBY

OC ON CENTER  
 OD OUTSIDE DIAMETER/DIMENSION  
 OFF OFFICE  
 OFCI OWNER FURNISHED,  
 CONTRACTOR INSTALLED  
 OFOI OWNER FURNISHED, OWNER  
 INSTALLED  
 OFRD OVERFLOW ROOF DRAIN  
 OH OPPOSITE HAND  
 OHD OVERHEAD DOOR  
 OPNG OPENING  
 OPP OPPOSITE  
 O/ OVER  
 ORIG ORIGINAL  
 OWJ OPEN WEB JOIST

PCL PANEL CEILING  
 PEN PLYWOOD EDGE NAILING  
 PES PLYWOOD EDGE SCREW  
 PIV POST INDICATOR VALVE  
 PLAM PLASTIC LAMINATE  
 PL PROPERTY LINE  
 PLAS PLASTER  
 PLYWD PLYWOOD  
 PR PAIR  
 PSF POUNDS PER SQUARE FOOT  
 PT POINT  
 PTD PAPER TOWEL DISPENSER  
 PTDF PRESSURE TREATED DOUGLAS  
 FIR  
 PTN PARTITION  
 PVC POLYVINYL CHLORIDE

R THERMAL RESISTANCE  
 RAD RADIUS  
 RA RETURN AIR  
 RD ROOF DRAIN  
 REF REFRIGERATOR  
 REFL REFLECTED  
 REINF REINFORCED  
 REM REMOVE  
 REQD REQUIRED  
 RESIL RESILIENT  
 RH RIGHT HAND  
 RHWS ROUND HEAD WOOD SCREW  
 RM ROOM  
 RO ROUGH OPENING  
 ROW RIGHT OF WAY  
 RWD REDWOOD  
 RWL RAINWATER LEADER

ABBREVIATIONS (CONTD)

(T) TEMPERED  
 TEMP TEMPORARY  
 T&G TONGUE & GROOVE  
 THD THREAD  
 THK THICK  
 TI TENANT IMPROVEMENT  
 TOC TOP OF CONCRETE  
 TOG TOP OF GRADE  
 TOP TOP OF PAVEMENT  
 TOS TOP OF STEEL  
 TS TUBE STEEL  
 TEL TELEPHONE  
 TV TELEVISION  
 TYP TYPICAL

UG UNDERGROUND  
 UNO UNLESS OTHERWISE NOTED  
 UR URINAL

VA VALVE  
 VCT VINYL COMPOSITION TILE  
 VERT VERTICAL  
 VIF VERIFY IN FIELD  
 VTR VENT TO ROOF  
 VWC VINYL WALL COVERING

W WEST  
 W/ WITH  
 WC WATER CLOSET  
 WCH WHEELCHAIR  
 WD WOOD  
 WDW WINDOW  
 WE WELD  
 WF WIDE FLANGE  
 WH WATER HEATER  
 W/O WITHOUT  
 WP WATER PROOF  
 WS WOOD SCREW  
 WT WEIGHT

X CROSS

YR YEAR  
 YRLY YEARLY

Z ZINC

Designer/Contact Information:

Drawn By:

Revision Date:

NOTES:

Project:  
**House Skifam**

Producer:  
 Purpose:  
**abbreviations**

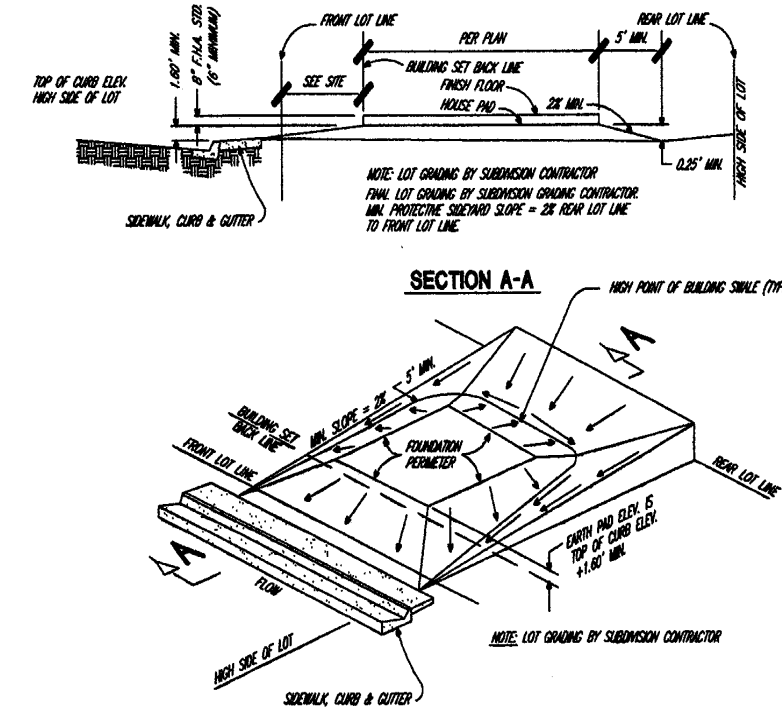
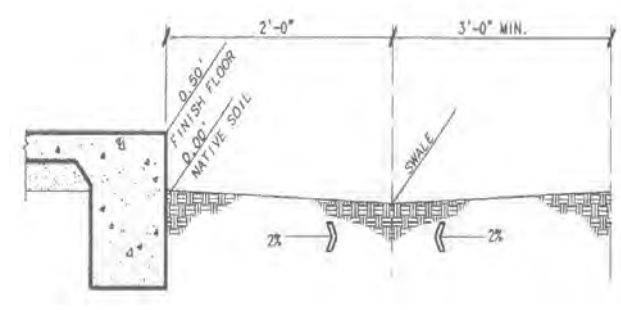
Date:

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**g02**  
 OF  
**17**

site-plan details

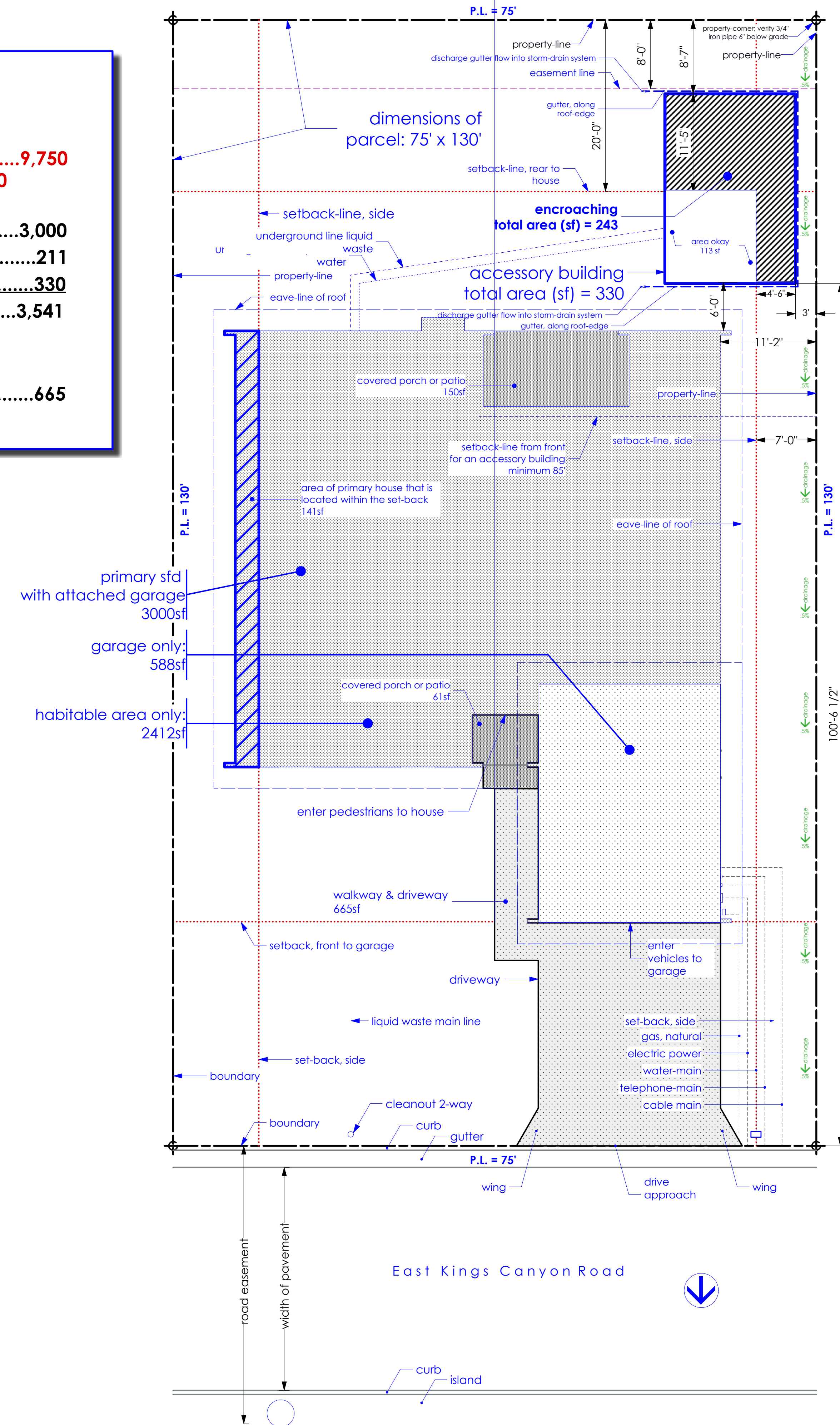


# "AS BUILT" - no changes

**parcel statistics (sf):**  
 dimensions 75' x 130'  
 area, lot.....9,750  
 R-1-AH minimum lot size = 20,000

area, primary house & garage.....3,000  
 area, covered porch & patio.....211  
 area, accessory building.....330  
 total.....3,541  
 coverage: 3330/9750 = 35%

area walkway & driveway.....665



- general notes site plan
- work shown on these plans shall be verified for dimension grade, extent, and compatibility to the existing site; any discrepancies and unexpected conditions that affect or change the work described herein shall be brought to the owner's attention immediately; do not proceed with the work in the area until such discrepancies are resolved; if the contractor chooses to proceed, he shall do so at his own expense
  - walkways shall have a maximum slope of 5% unless ramps are provided. maximum cross slope of sidewalks shall be 2%. maximum slope of landings shall be 1%. call for inspection prior to installing site concrete flatwork.
  - survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the state of California
  - surface water shall be drained away from the buildings for the first 5' by minimum 2% grade; the overall pad drainage must be minimum 0.5%
  - street address shall be posted on the building and near the property line adjacent to the street (which may be included in the monument sign) in locations satisfactory with the fire marshal. with numbers 10" high on a soil cuts or fill-differentials in excess of 12" between adjacent properties all shall be supported by an approved retaining wall; wooden retaining walls shall not be used to retain more than 24" of soil.
  - retaining walls that are 4' in height measured from the bottom of the footings, posts, keys, or structure, to the top of wall and which retains 12' or more of soil, require permits and inspections and an engineered design must be
  - industrial safety regulations, as applicable, shall be followed by the contractor; the designer and the owner shall not be held responsible for enforcing safety regulations
  - improvements shall be started and installed per the latest version of the standards, specifications and ordinances of the local building department and the latest edition of the state building code; the decision of the local building department official shall be final regarding specific standards that apply and all work shall be subject to the approval of the local building department official
  - ignition-resistant materials shall be determined in accordance with the test procedures set forth in SFM Standard
  - construction work all shall comply with the most recent adapted ordinances and policies of all governing agencies including Community-specific plans Covenants, Conditions, and Restrictions
  - construction waste management plan and proposed documentation shall be provided prior to work being performed at site; refer to page a10
  - construction shall not be started without plans approved by the local building department

## History

- The accessory building at this subject parcel was existing during prior ownership of this parcel and recently the parcel was sold "as-is" to its current owner
- The current owner of the subject parcel discovered and purchased it primarily because he required the space of the accessory building in addition to the space of the primary building as a combined residence for the needs of his family
- The accessory building had been constructed partially within the required side-yard and rear-yard setbacks
- The current owner was not informed of these setback conditions prior to his purchase of the parcel and he has not been able to realize the benefits of his intended purchase
- The current owner (applicant) seeks grant of a Variance in order to allow accessory living quarters within the setbacks

Designer/Contact Information:  
 Drawn By:  
 Revision Date:

NOTES:

Project: House Skifam  
 Producer:  
 Purpose: site

Date: revised 04/09/2019

Scale:

Sheet: ff01.1 OF 17



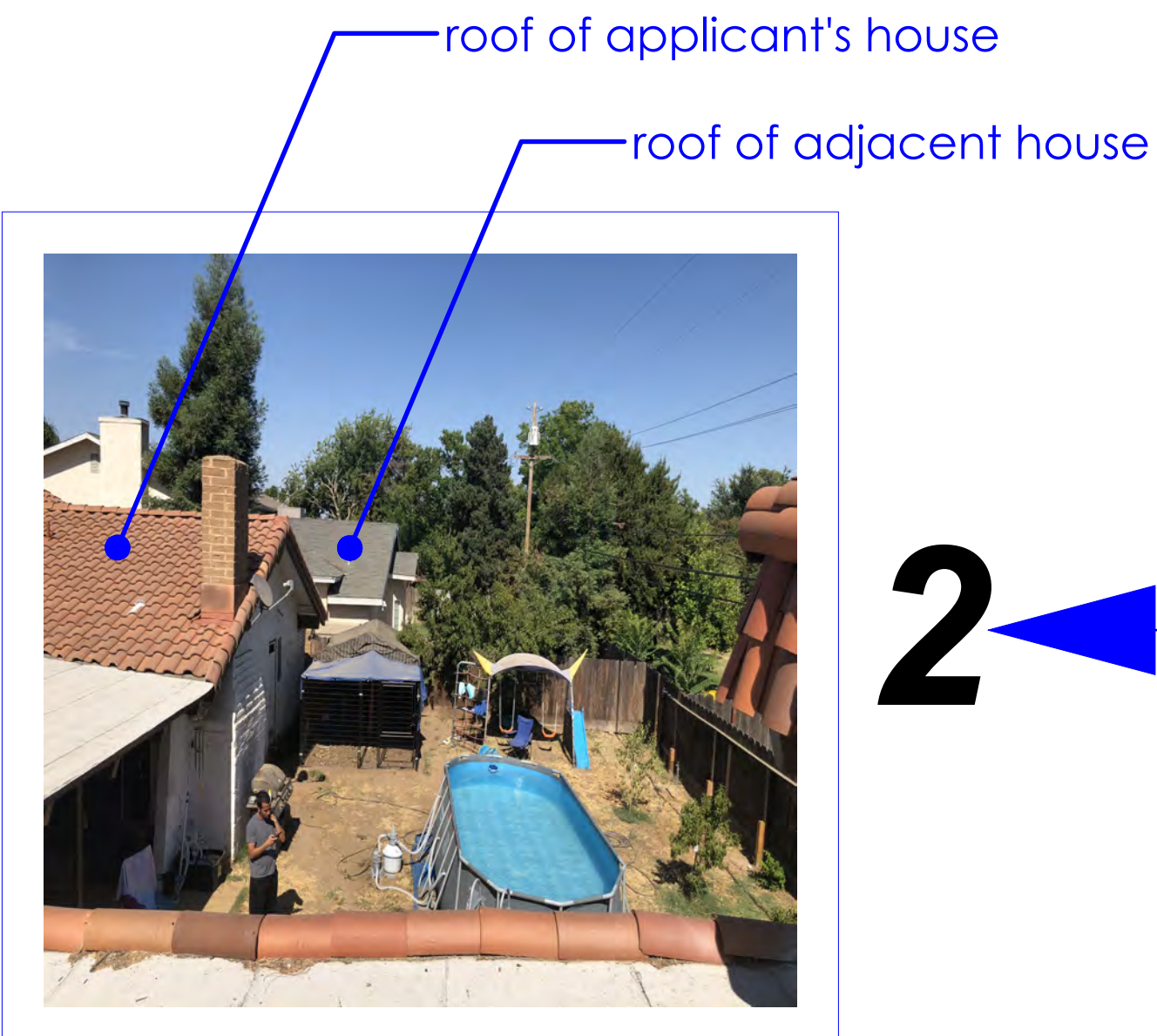
VIEW FROM ROOF OF ACCESSORY **TOWARD SOUTHEAST:** landscapes of adjacent parcels and beyond



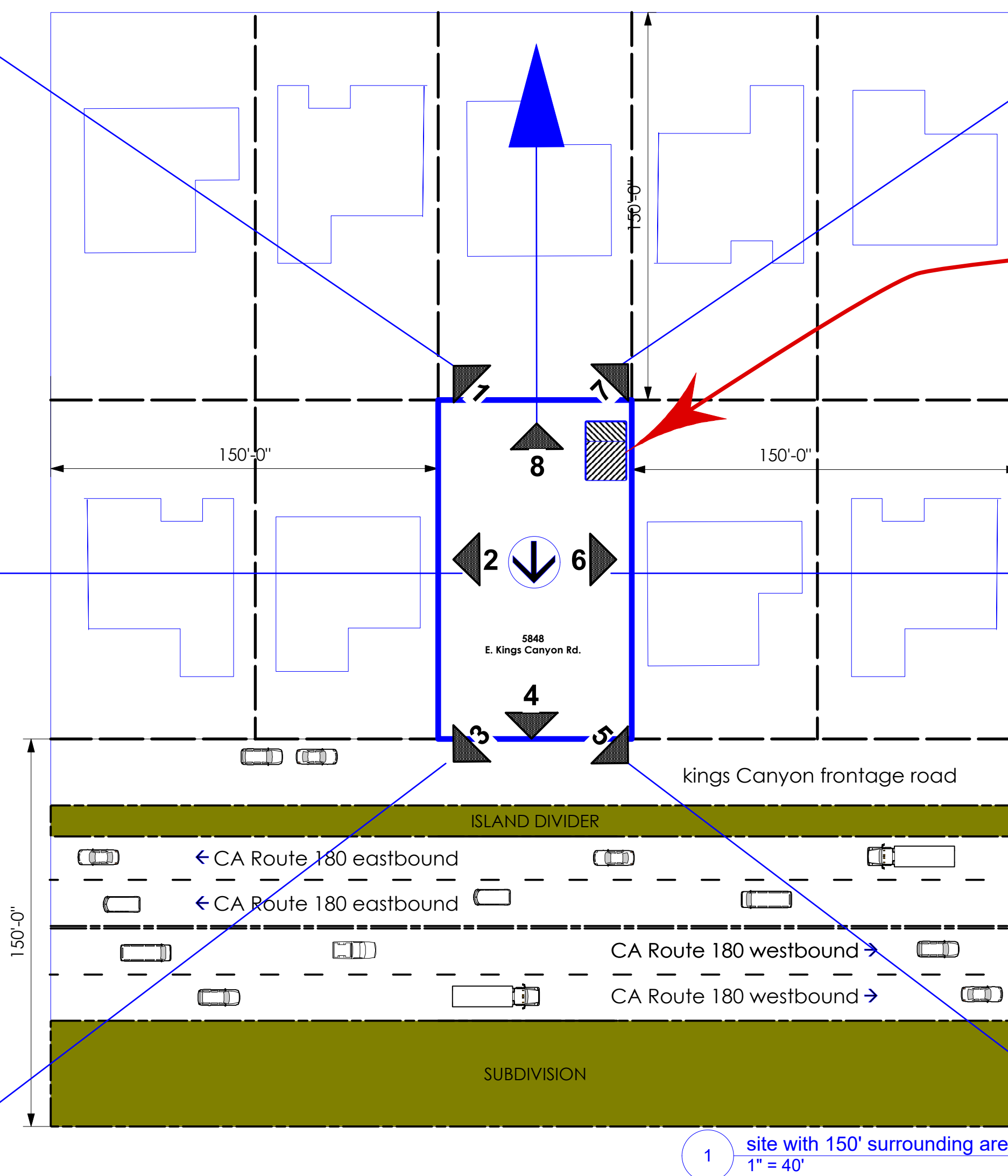
VIEW FROM ROOF OF ACCESSORY **TOWARD SOUTH** landscapes of adjacent parcels beyond



VIEW FROM ROOF OF ACCESSORY **TOWARD SOUTHWEST:** landscapes of adjacent parcels and beyond



VIEW FROM ROOF OF ACCESSORY **TOWARD EAST:** applicant's rear landscape and neighbor rear yard beyond



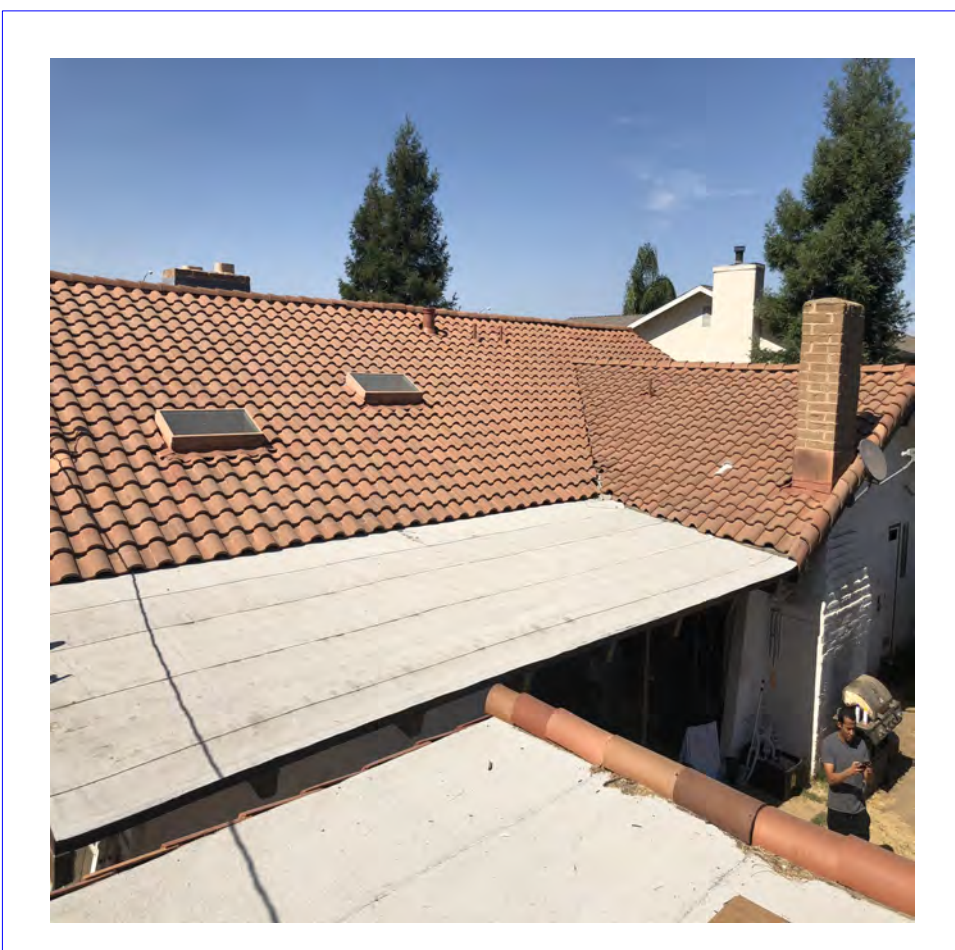
**location of accessory**

storage shed of adjacent house

roof of adjacent house



VIEW FROM ROOF OF ACCESSORY **TOWARD WEST:** landscape of neighbor rear yard



VIEW FROM ROOF OF ACCESSORY **TOWARD NORTHEAST:** applicant's house



VIEW FROM ROOF OF ACCESSORY **TOWARD NORTH** applicant and adjacent roofs



VIEW FROM ROOF OF ACCESSORY **TOWARD NORTHWEST:** house and landscape of neighbor rear yard

Designer/Contact Information:

Drawn By:  
Revision Date:

NOTES:

House Skifam

Views of adjacent parcels

Project:

Date:

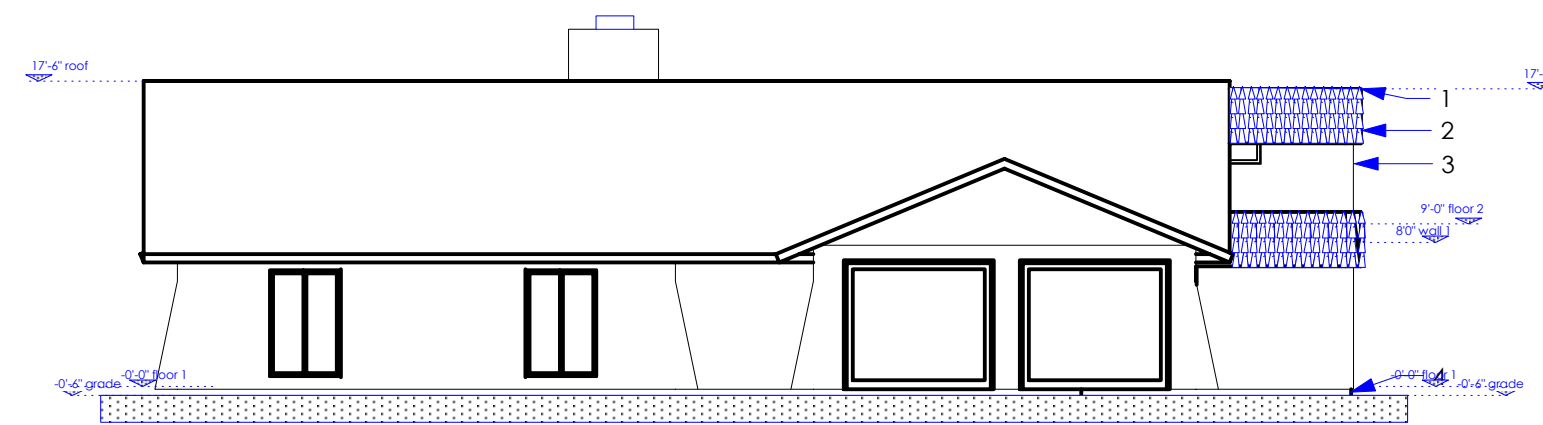
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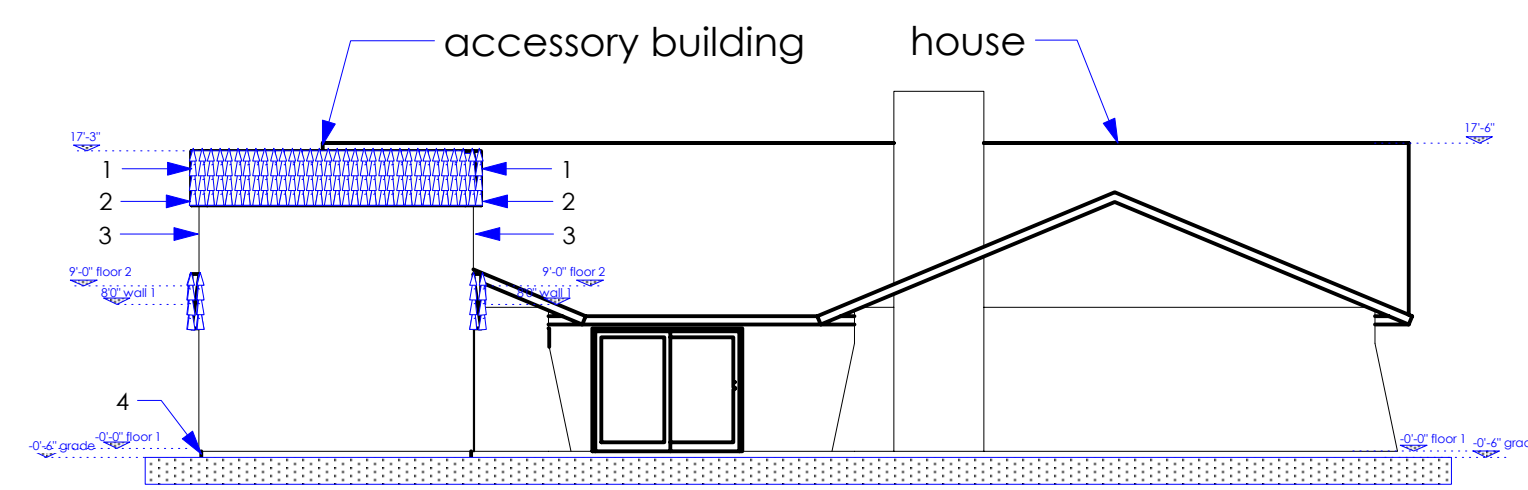
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17



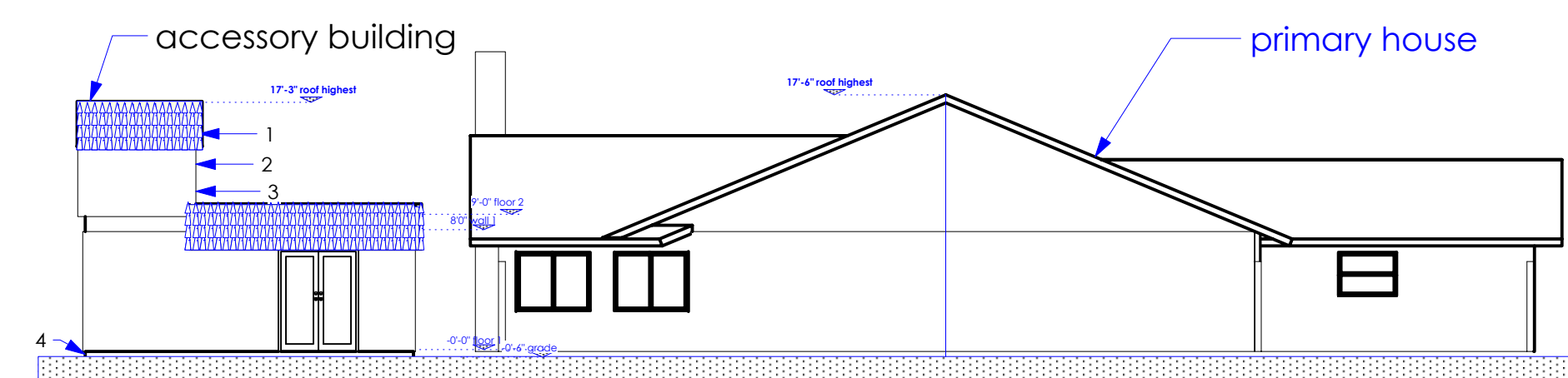
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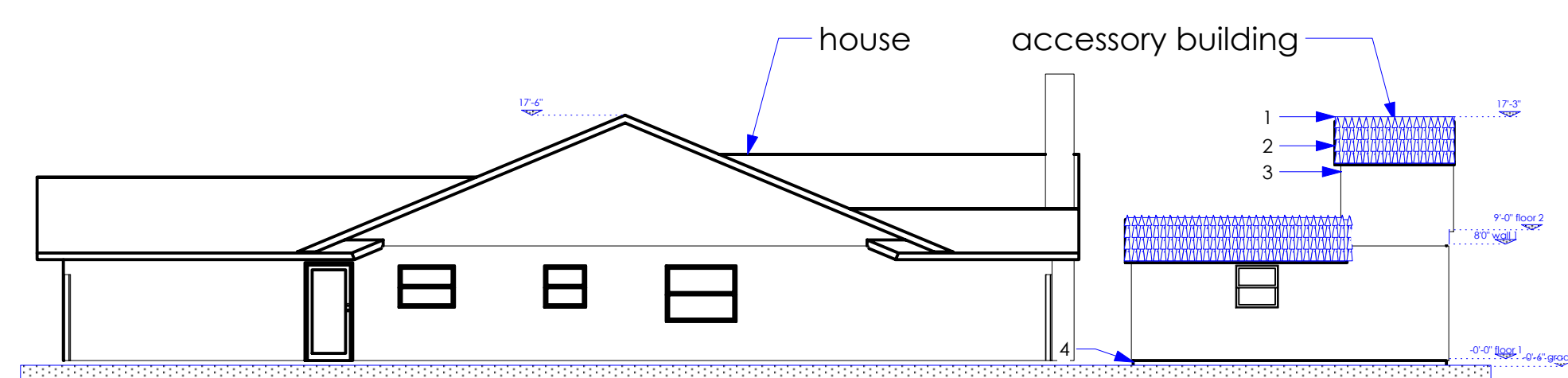
1 COMPOSITE - front  
3/32" = 1'



2 COMPOSITE - rear  
3/32" = 1'



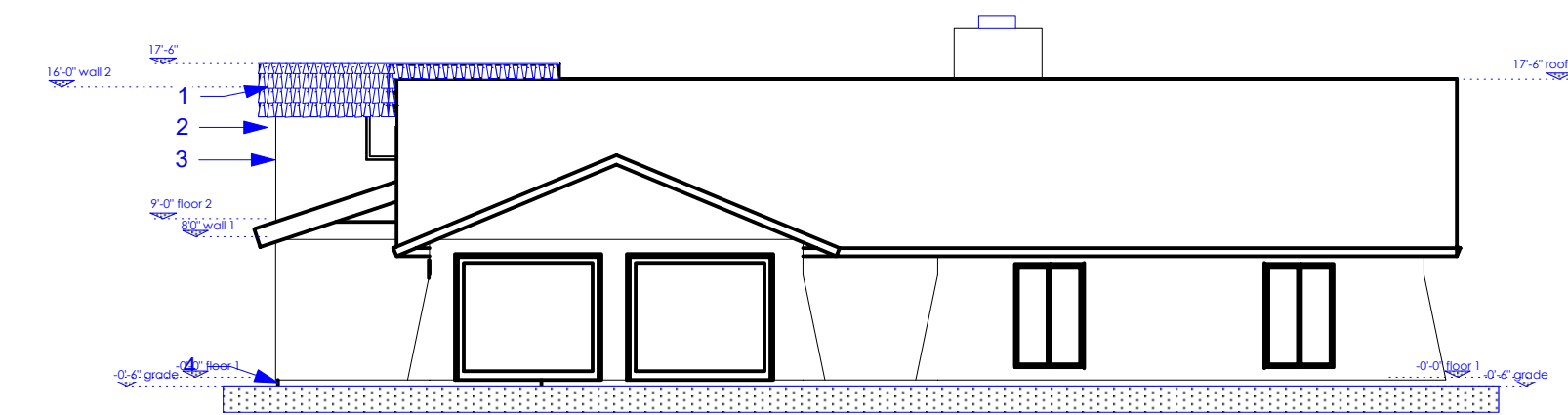
3 COMPOSITE  
3/32" = 1'



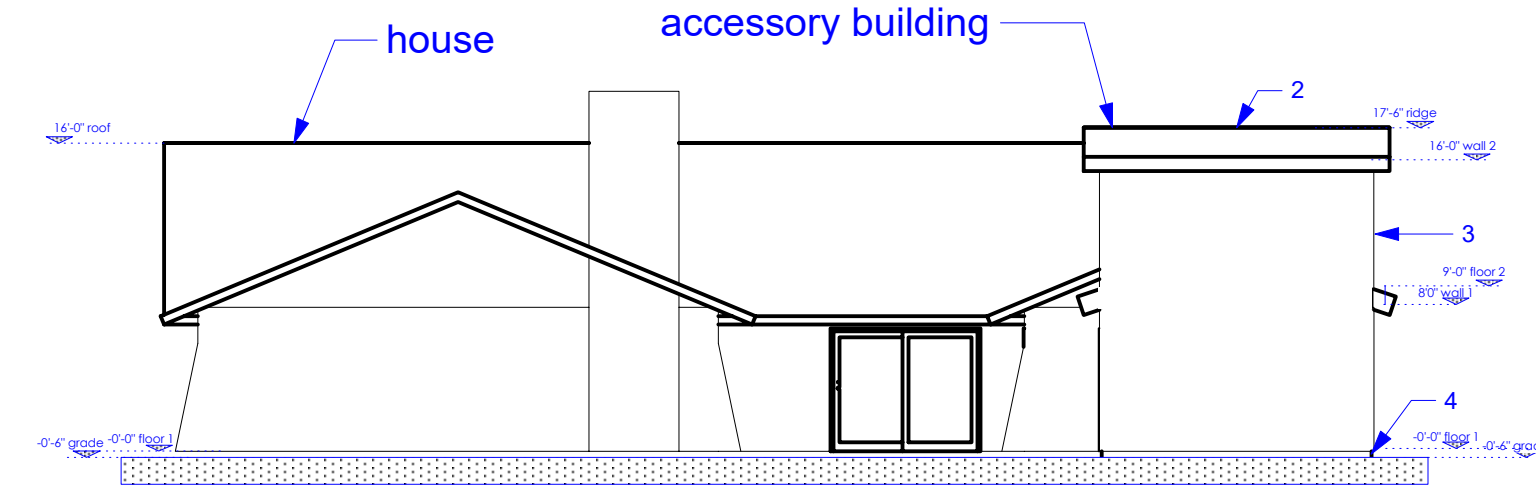
4 COMPOSITE  
3/32" = 1'

keyed notes

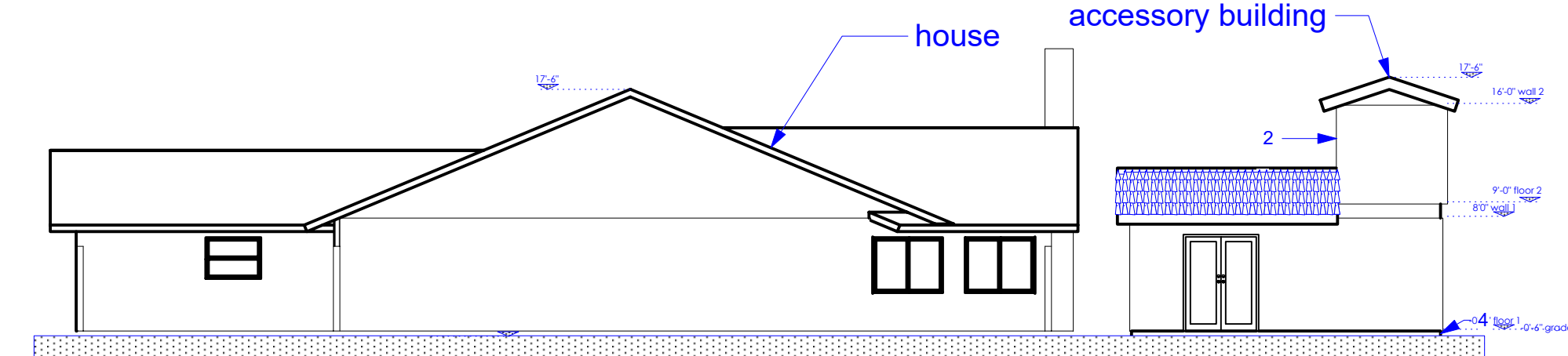
# PROPOSED



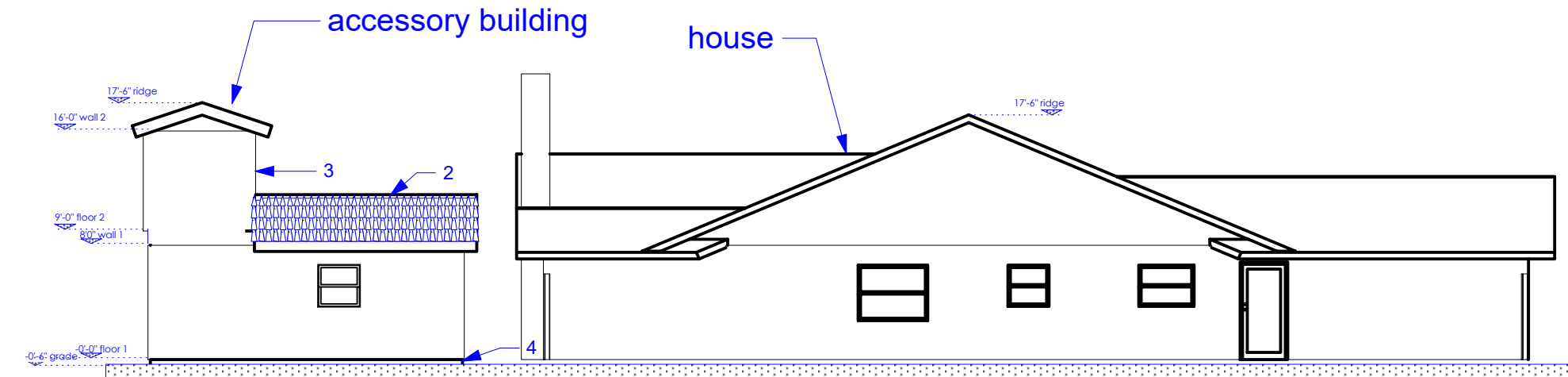
5 COMPOSITE - front  
3/32" = 1'



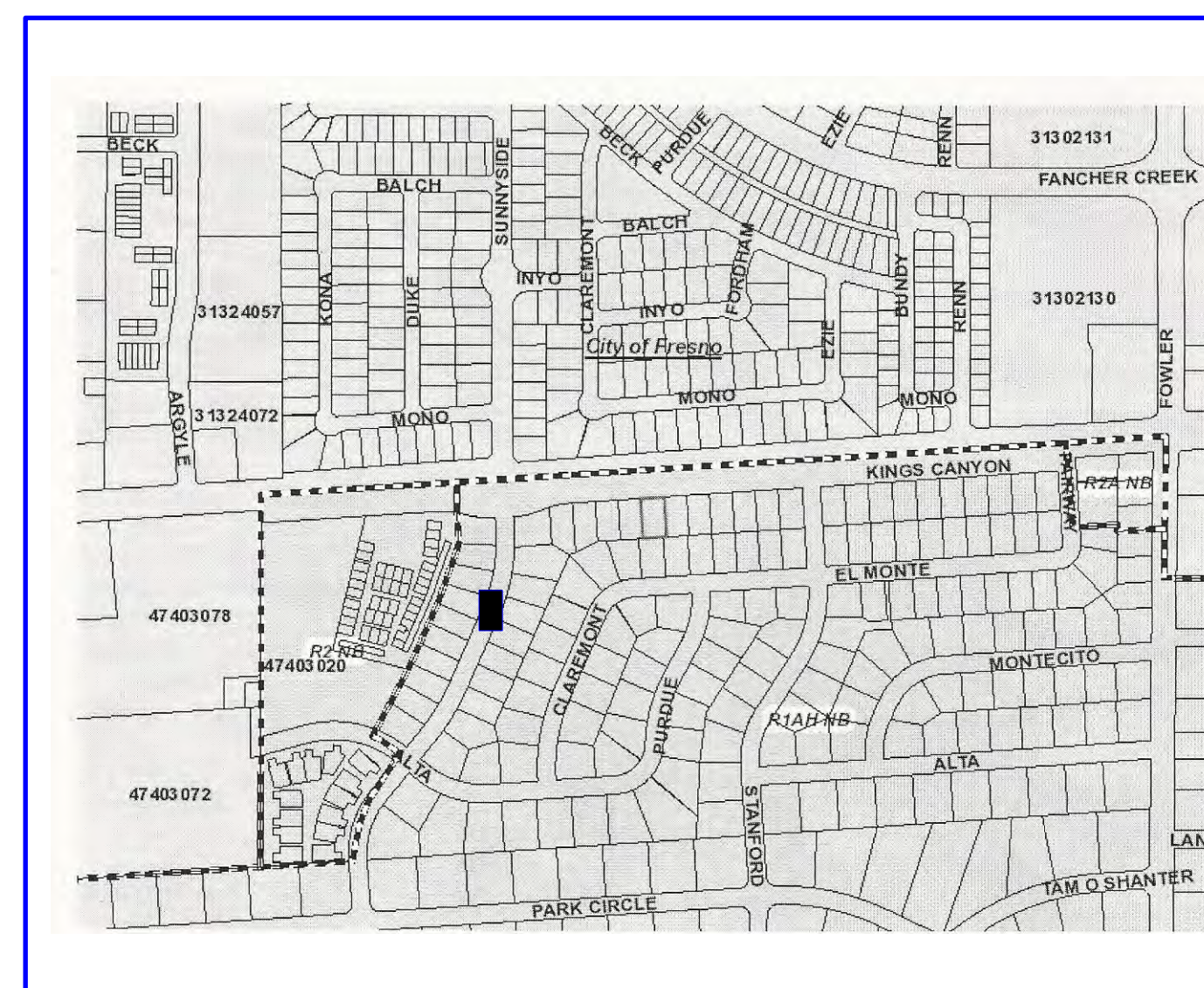
6 COMPOSITE - rear  
3/32" = 1'



7 COMPOSITE  
3/32" = 1'



8 COMPOSITE  
3/32" = 1'



Designer/Contact Information:

Drawn By:  
Revision Date:

NOTES:

House Skifam

Project:

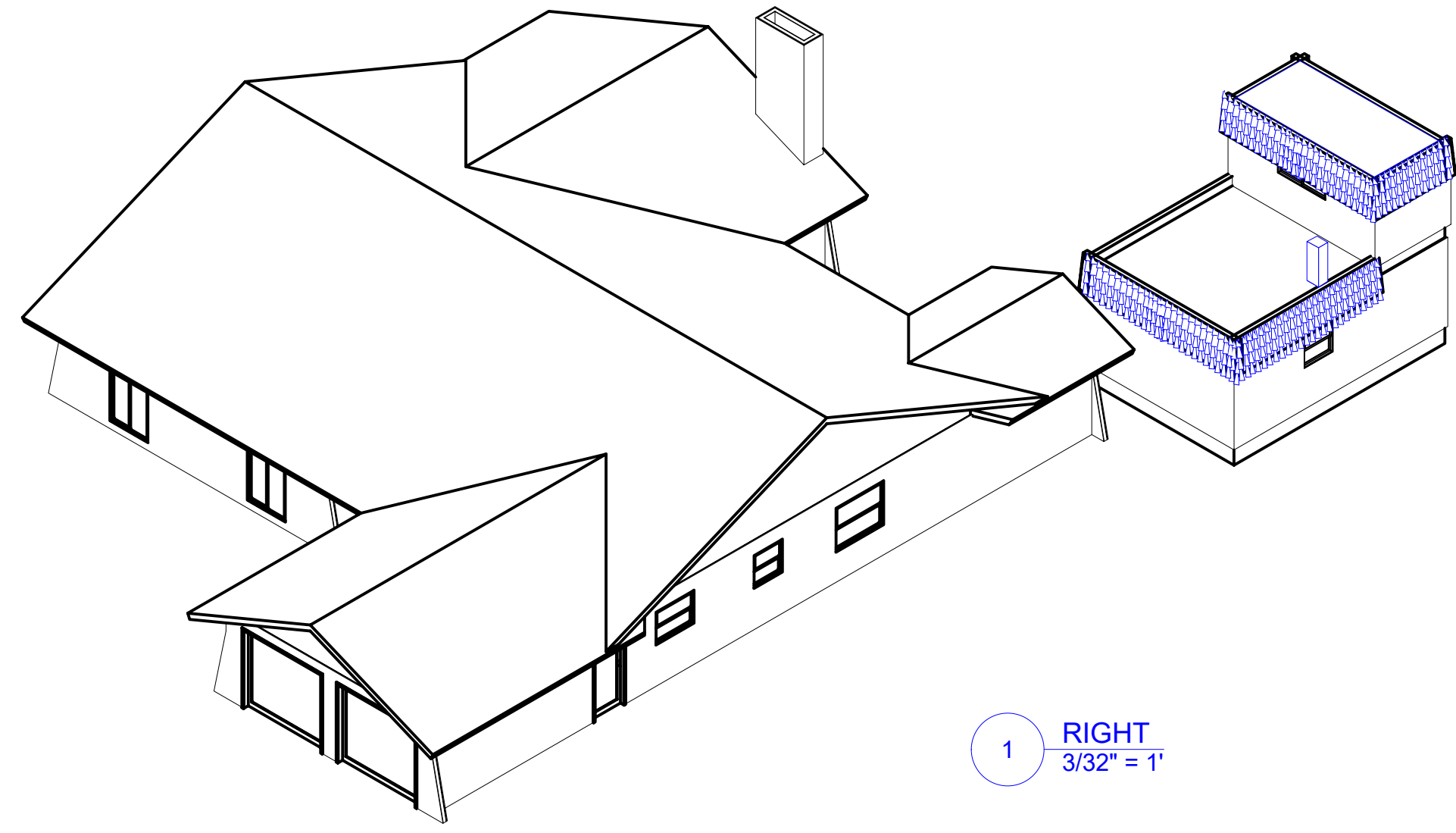
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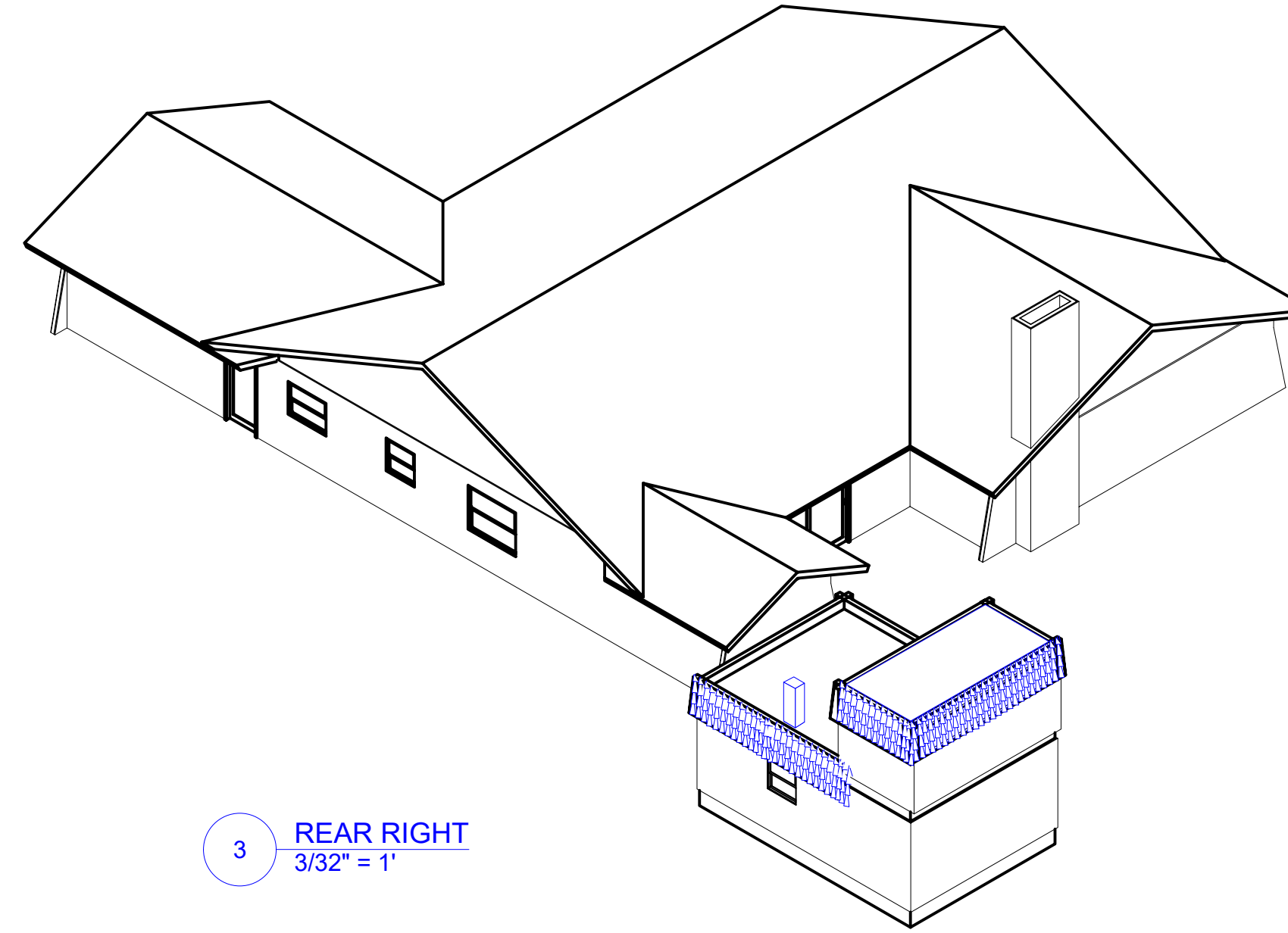
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OF  
17

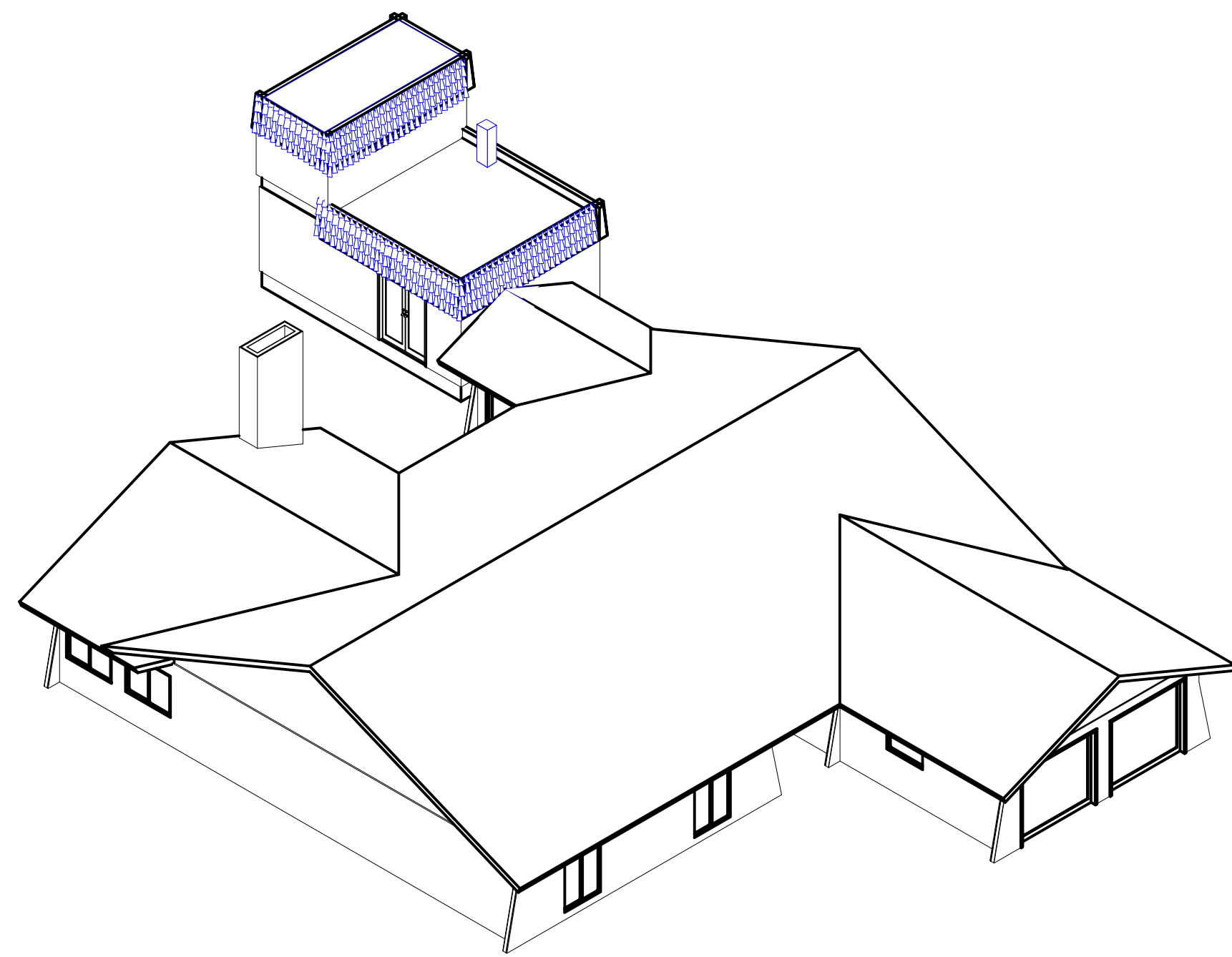
COMPOSITE elevation views E & P



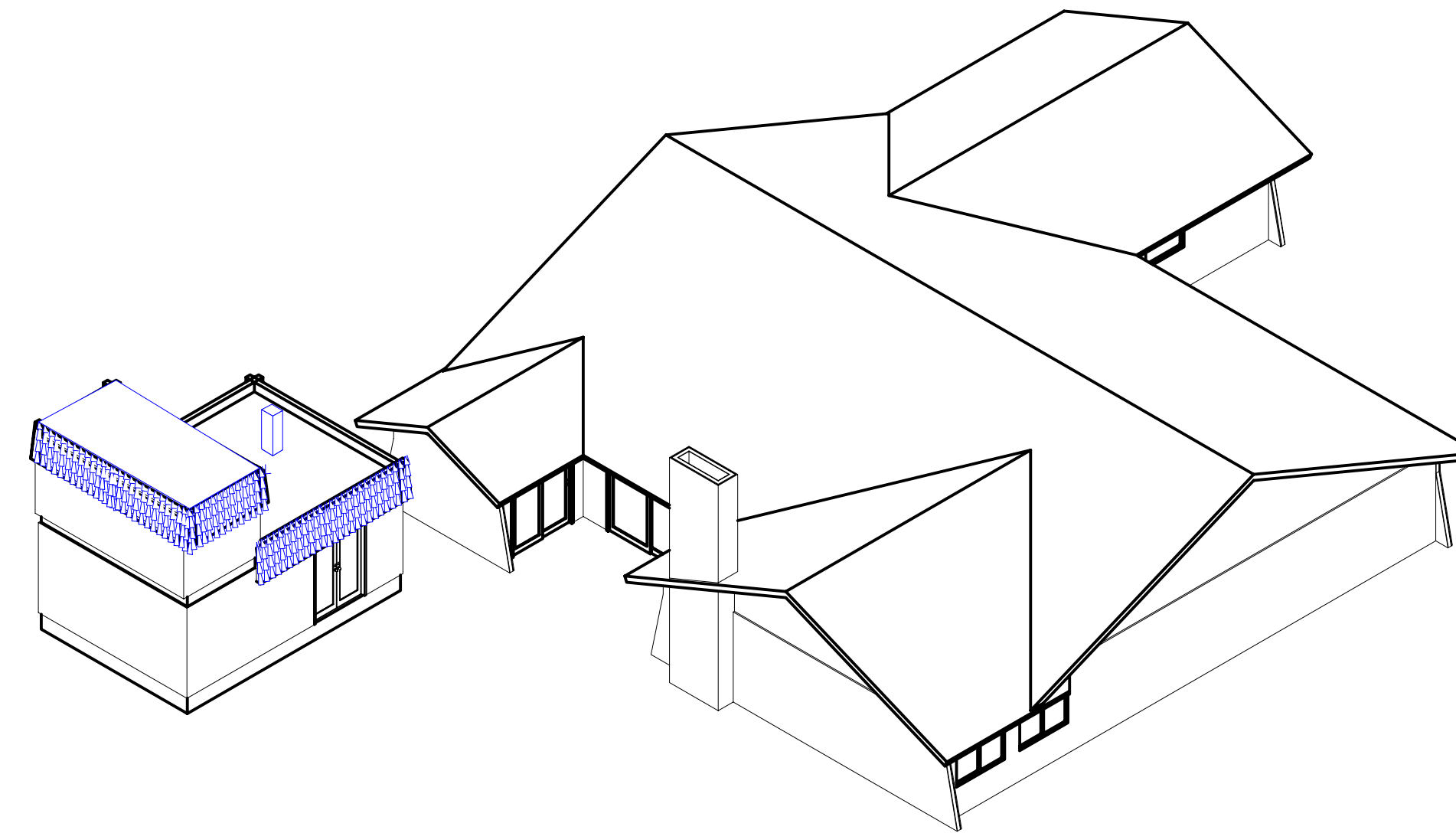
1 RIGHT  
3/32" = 1"



3 REAR RIGHT  
3/32" = 1"



2 LEFT  
3/32" = 1"



4 REAR LEFT  
3/32" = 1"

Designer/Contact Information:

Drawn By:  
Revision Date:

NOTES:

Project:  
**House Skifam**

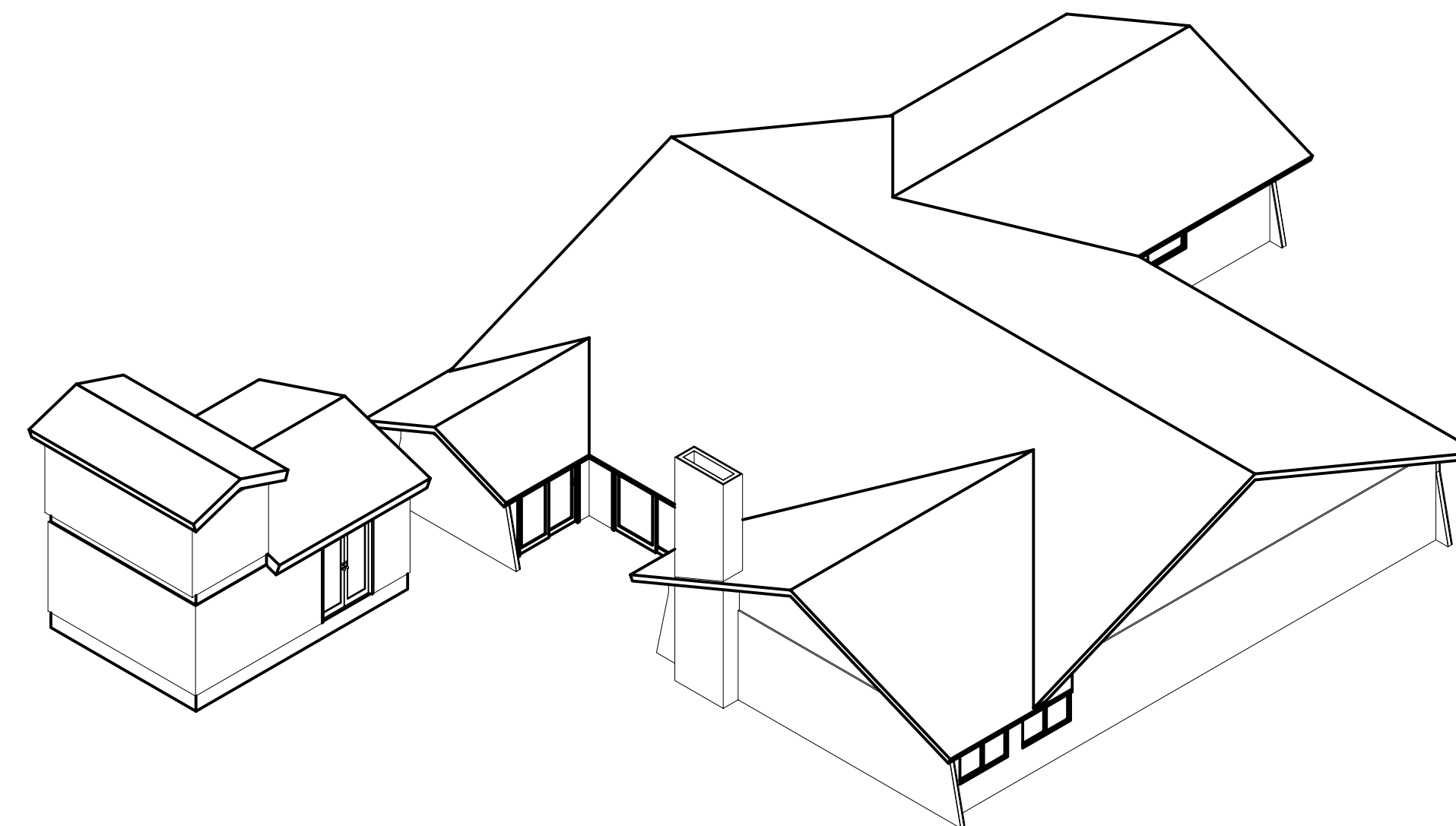
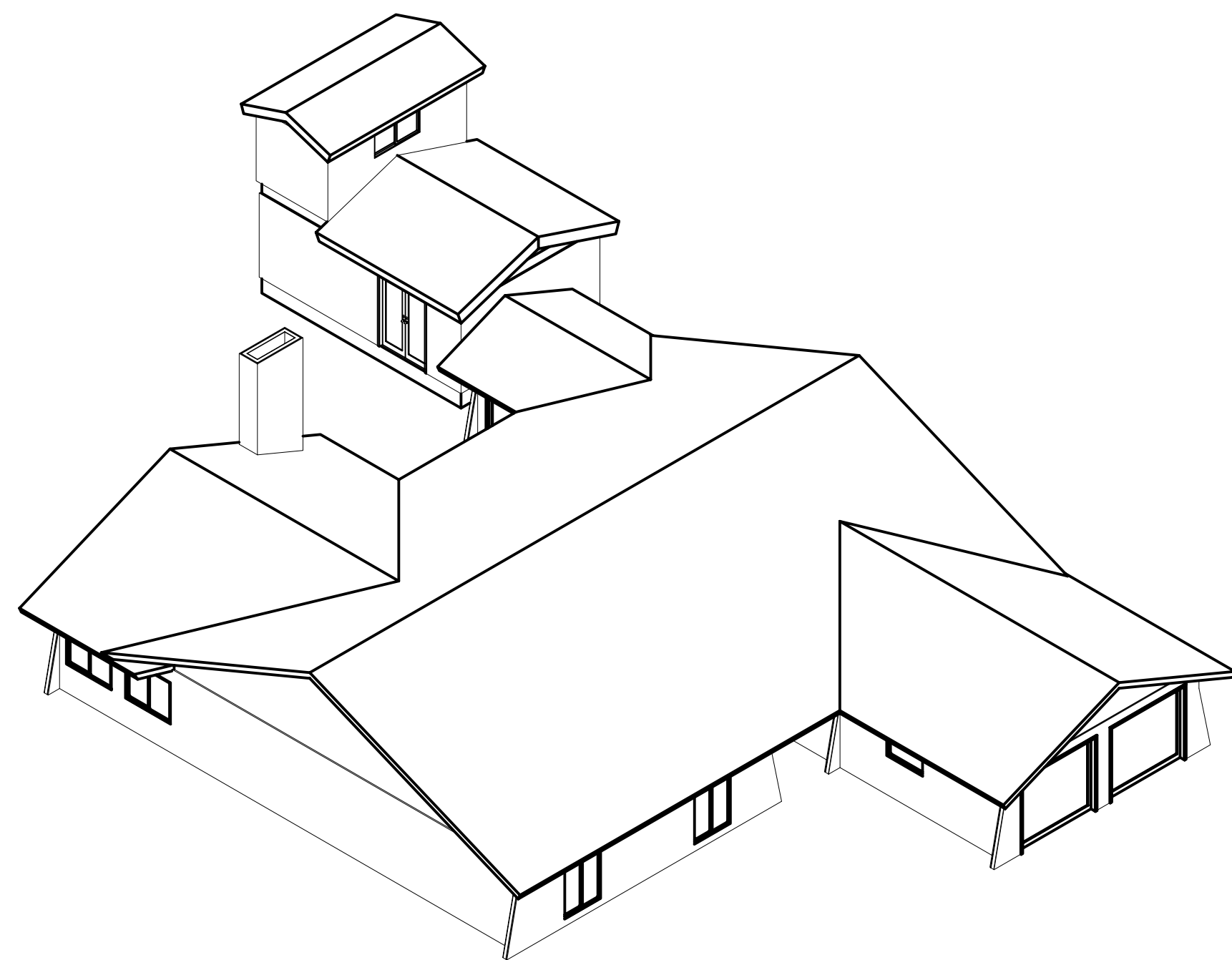
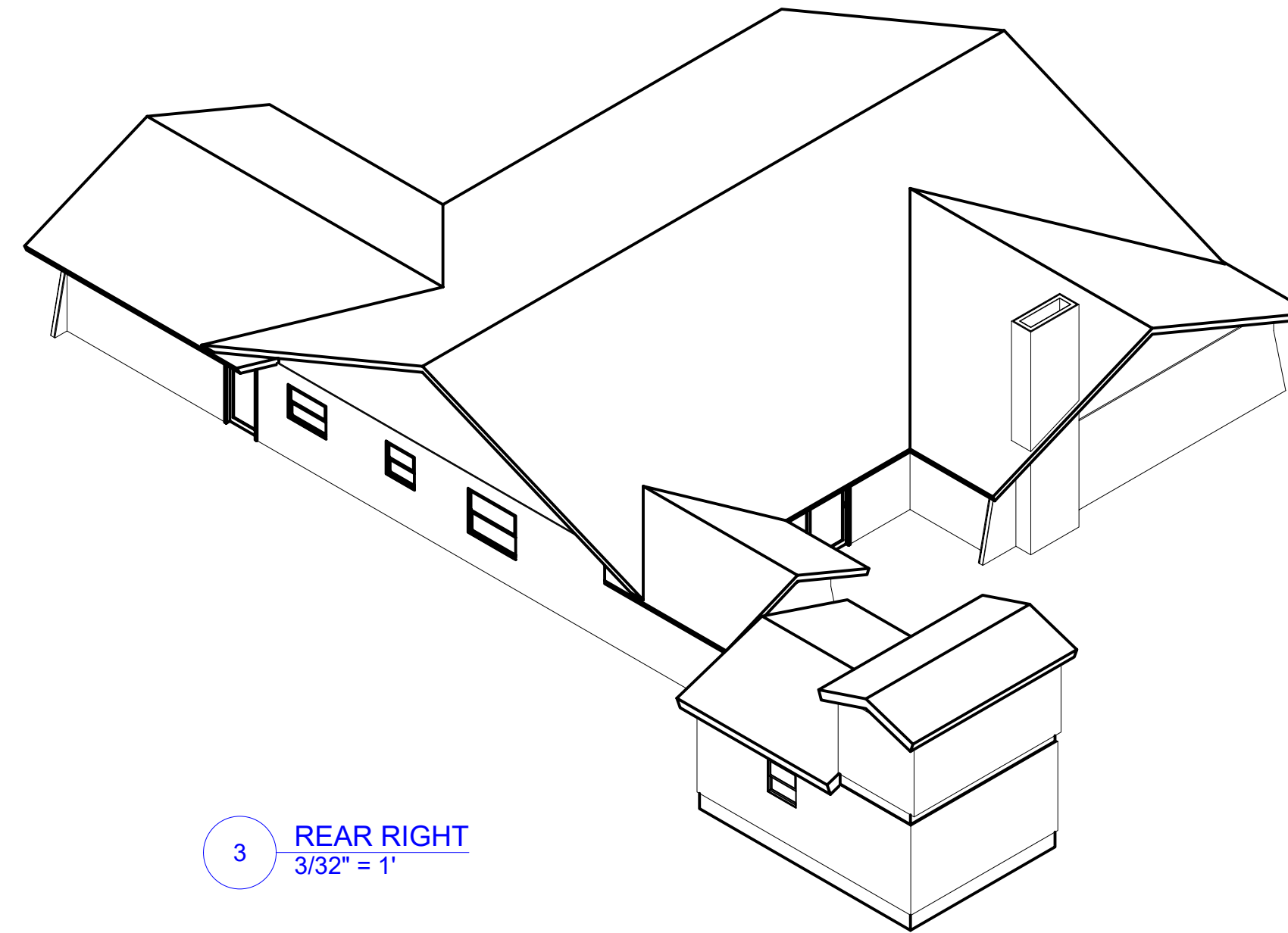
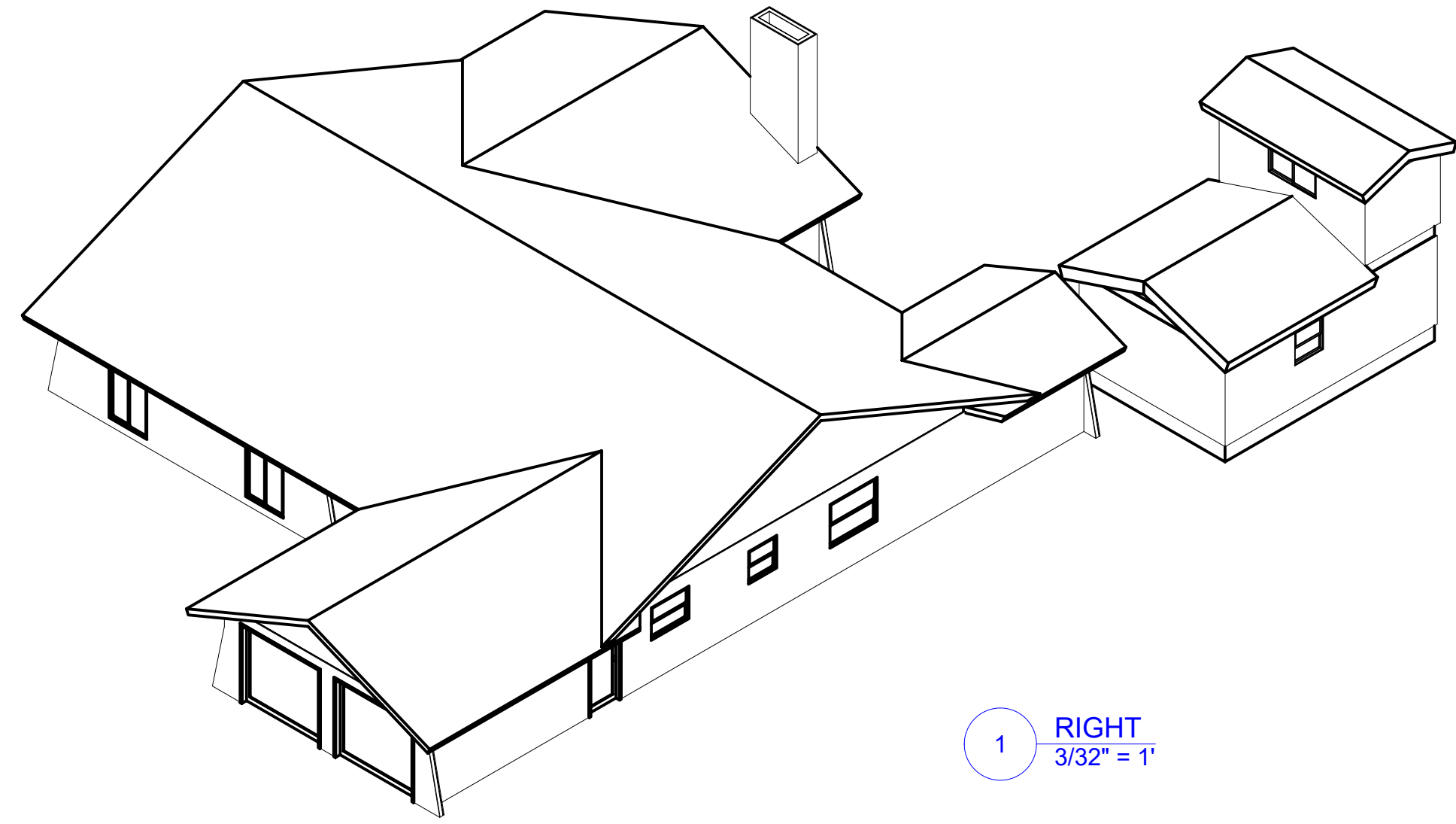
Producer:  
Purpose:  
**Isometric views EXISTING**

Date:

Scale:

Sheet:

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OF  
**17**



Designer/Contact Information:

Drawn By:  
Revision Date:

NOTES:

Project:

Date:

Scale:

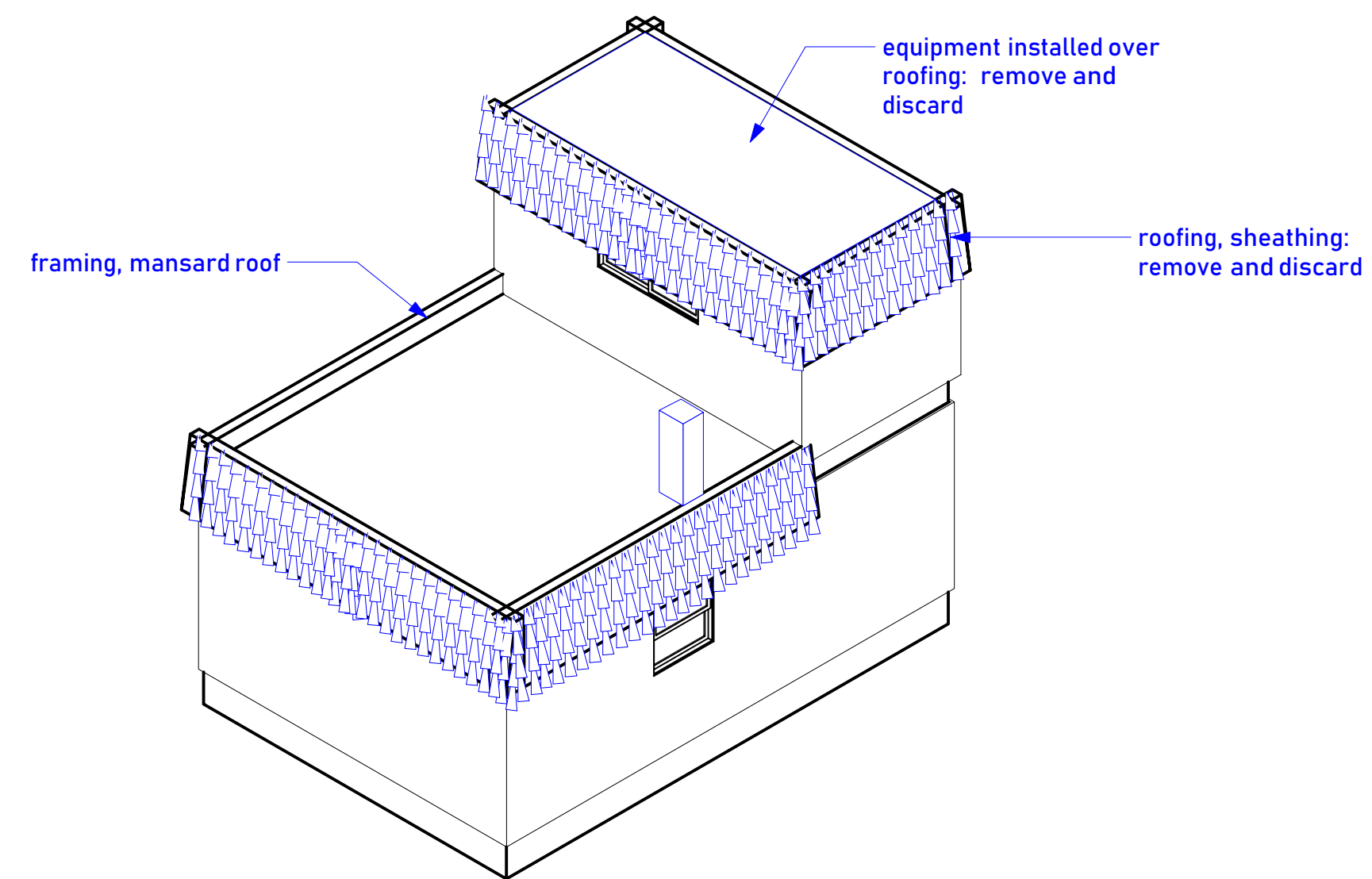
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House Skifam

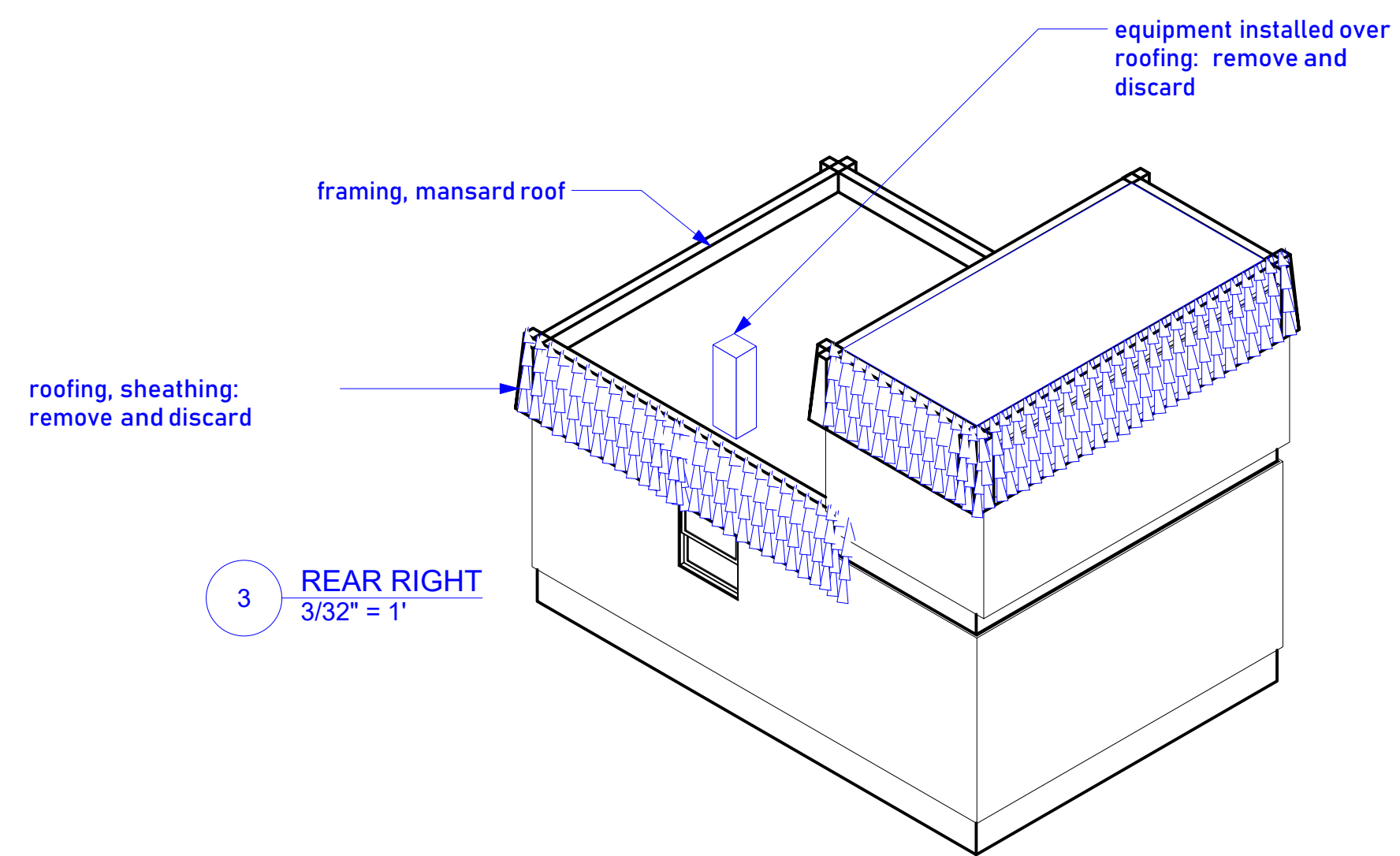
Producer:

Purpose:  
ISOMETRIC views PROPOSED

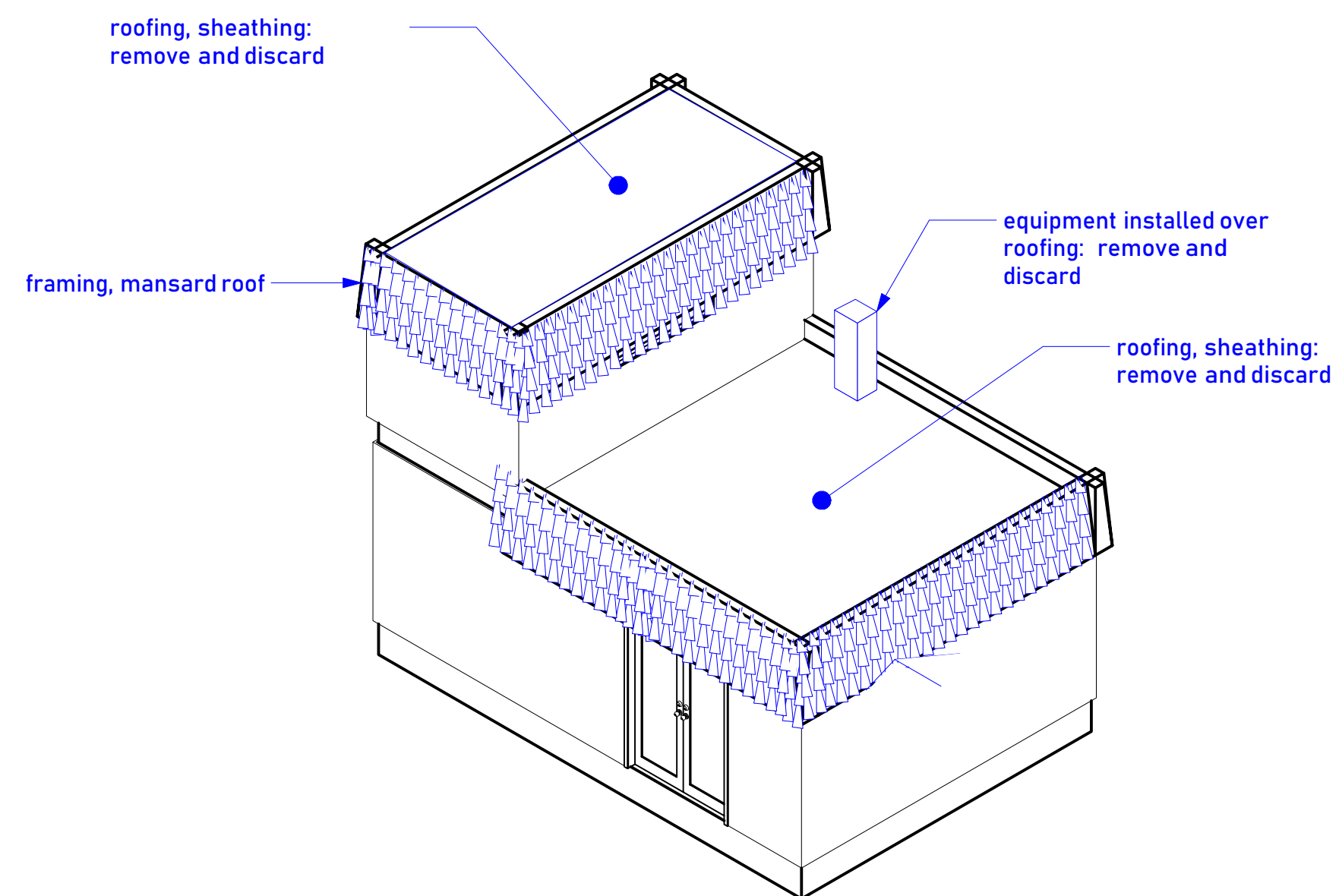
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OF  
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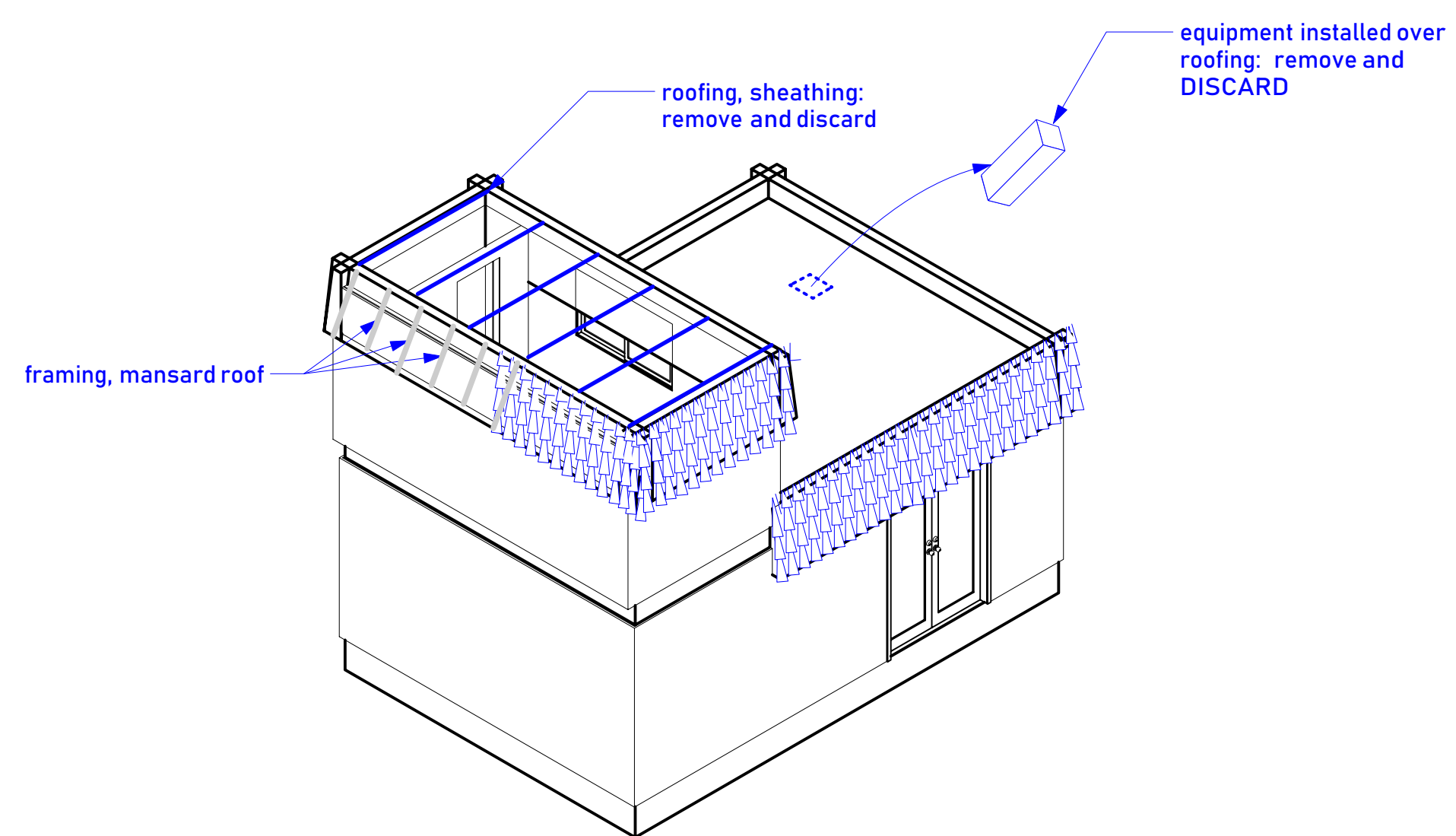
1 RIGHT  
3/32" = 1"



3 REAR RIGHT  
3/32" = 1"



2 LEFT  
3/32" = 1"



4 REAR LEFT  
3/32" = 1"

Designer/Contact Information:

Drawn By:  
Revision Date:

NOTES:

Project:  
**House Skifam**

Producer:  
Purpose:  
**demolition plan**

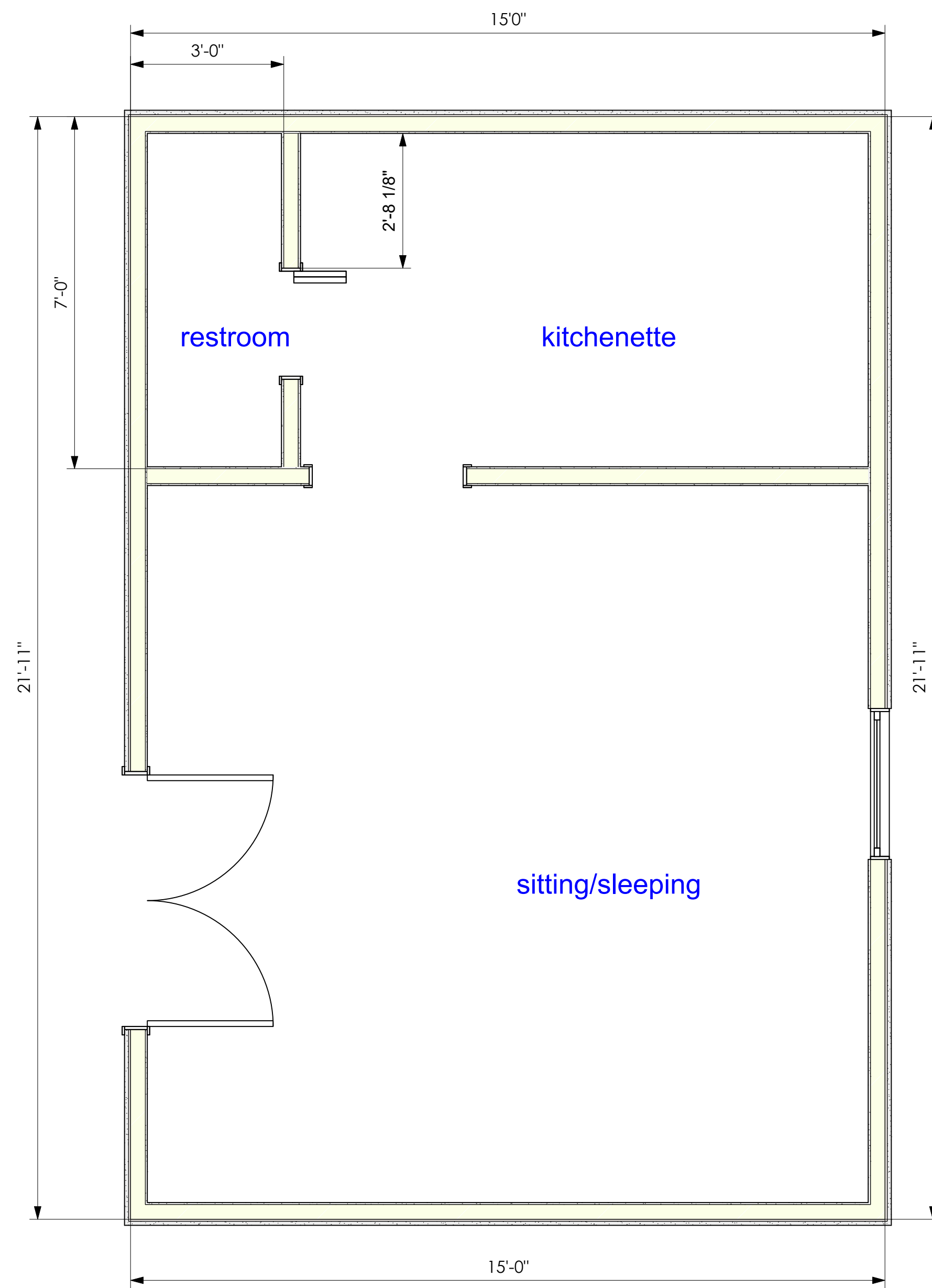
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Scale:

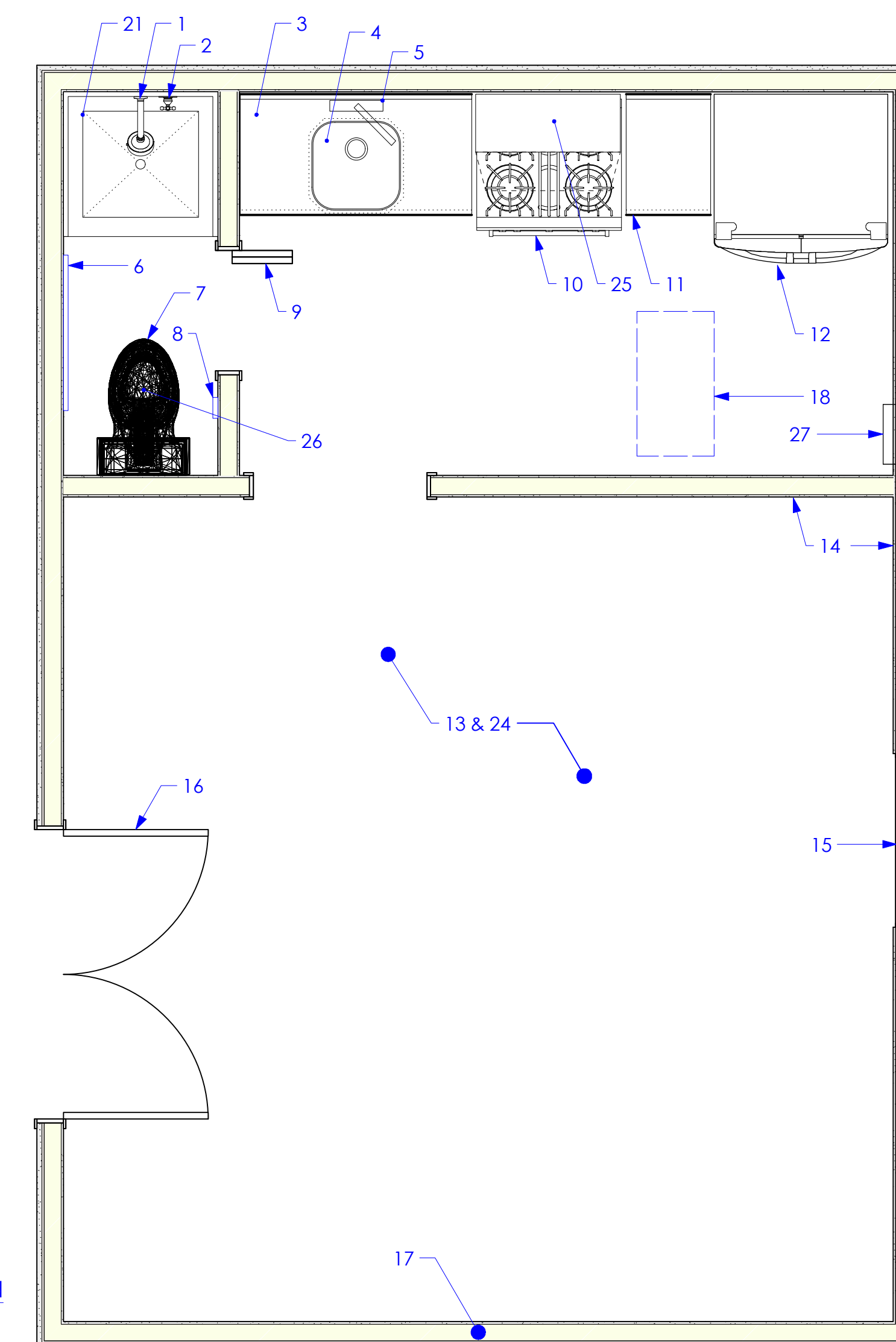
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OF  
**17**

# "AS BUILT" - no changes



1 area plan dimensioned  
1/2" = 1'



2 area plan annotated  
1/2" = 1'

**general notes space plans**

1. caulking around all exterior openings, ceilings, and floors is required per CEC section 2-5304, table 2-535
2. dead-bolts and thumb latches shall not be allowed on any door unless operated by a single action with a lever (CBC 2007 1003)
3. dead-bolts shall be provided at all exterior doors; striker shall be installed with steel plate, solid-shim 6" above and below, and 2 #8 screws; provide peep-hole
4. door operating devices on doors required to be universally accessible shall not require tight grasping, pinching, or twisting of the wrist to operate 2007 CBC 1008.1.8.1
5. door or leaf at all locations shall allow unlatching with not more than one operation; CBC 1008.1.8
6. faucets and shower heads all shall be CEC certified and listed
7. gas-fueled appliances shall be equipped with pilotless ignition
8. glass windows and doors that are within 24" arc of either vertical edge of a door in the closed position; or subject to human impact and are closer than 60" above an exterior walking surface, or within 18" of an interior floor, must be of tempered glass or be covered with a protective grille
9. green vinyl sinker nails do not meet the nailing requirements of most common and box nails
10. insulation of loose-filled type, where used, must be provided with depth-markers properly installed
11. interior wall surfaces shall be sheathed with minimum 1/2" gypsum wallboard (flame-spread class III or better unless specified otherwise)
12. lath shall comply with CBC 2007 table 2507.2
13. manufacturer literature for installed equipment shall be provided by the builder to the owner
14. mechanical ventilation notes are provided on sheet "m"
15. plumbing work all should comply with 2016 UPC
16. range-top and cabinet above must have between them a distance of minimum 30" if surface is unprotected, 24" if protected, and in no case less than the distance specified by the range manufacturer; for horizontal distance provide 6" minimum if none is specified by range manufacturer
17. screens (insect) are to be installed prior to final inspection
18. smoke detector with carbon monoxide capability shall be provided in the vicinity outside of the sleeping rooms [CRC Section R315.1.1 & R315.1.2
19. carbon monoxide sensor/alarm shall be provided in the hallway outside the bedrooms in each separate sleeping area of the home. CO alarms may be installed into a plug-in receptacle or high on the wall. Hard wired or plug-in CO alarms should have battery backup. Avoid locations that are near heating vents or that can be covered by furniture or draperies. CPSC does not recommend installing CO alarms in kitchens or above fuel-burning appliances [CRC315.1, 2, & 3
20. thresholds and any change of flooring material all shall have a maximum offset of no greater than 1/4" and require a maximum beveled slope of 1 vertical unit to 2 horizontal units except that level changes not exceeding 1/4" may be vertical
21. underlayment at tubs, showers, and other surfaces affected by moisture must be sheathed with waterproof gypsum wallboard
22. valves for tubs and showers all must be of single-control with pressure-balancing or anti-scald type
23. vents to the outside all must be provided with backdraft dampers
24. wall finishes shall meet the standards CBC 2007 table 803.5 appropriate for occupancy type B
25. water heater hot-water pipes shall be insulated with min R-4 for pipe diameters of 3/4" or greater
26. water-hammer arrestors shall be installed at the water-supply for all quick-acting appliances such as laundry-washer, dish-washer, and ice-maker
27. weep screeds must be provided minimum 6.5" above earth and minimum 4.5" above paved surface

**keyed notes area plan**

1. nozzle, wall-mounted; refer to finish schedule
2. control, mixing for shower or tub wall-mounted; refer to finish schedule
3. cabinet kitchen base 34.5h x 24" d w/counter-top & splash
4. sink, kitchen
5. faucet-set, kitchen sink w/pull-down nozzle and lotion dispenser
6. bar, bath-towel; refer to finish schedule
7. toilet, low-flow floor-mount; refer to finish schedule
8. dispenser, rolled tissue; refer to finish schedule
9. door, bi-folding
10. range, gas appliance; refer to equipment schedule; refer to mechanical sheets for calculations
11. cabinet laundry base 34.5h x 34" d w/counter-top
12. refrigerator/freezer 30"
13. floor surface material: laminate planks
14. wall surface material: plaster, primer, paint over GWB
15. window: 36" x 36" double-hung
16. doors entry bi-parting 60" x 80"
17. wall, exterior 2x framing, insulation R-15, 1/2" GWB interior, stucco exterior
18. access to attic (with mechanical equipment): 22" x 30" represented by this rectangle; w/min 30" headroom; additional access points to be provided if attic is larger than 25' from this point; provide weatherstripping and insulation
19. N/A
20. panel electric power sub-main
21. shower-receptor, precast plastic; wall finish to 70" above the shower drain
22. fan, ceiling w/light
23. stub, main line underground connection; refer to site plan
24. sheath interior of habit: all interior walls, ceiling, beams, soffits, and wooden columns with gypsum wallboard standard type thickness 1/2"; tape all joints, spot all fasteners; float to 16"
25. extractor integral with under-cabinet exhaust-hood
26. extractor circular w/light 100 CFM 100 CFM, 3.5 Sones, 100W Incandescent 4" duct
27. heater, water "tankless" shall be wall-mounted per manufacturer's instructions; vent to exterior per manufacturer's printed instructions; refer to notes regarding proximity to doors, openable windows, attic vents, and crawl-space vents, air-intake devices; refer to mechanical plan

Designer/Contact Information:

Drawn By:

Revision Date:

NOTES:

House Skifam

Project:

Date:

Scale:

Sheet:

Producer:

Purpose:

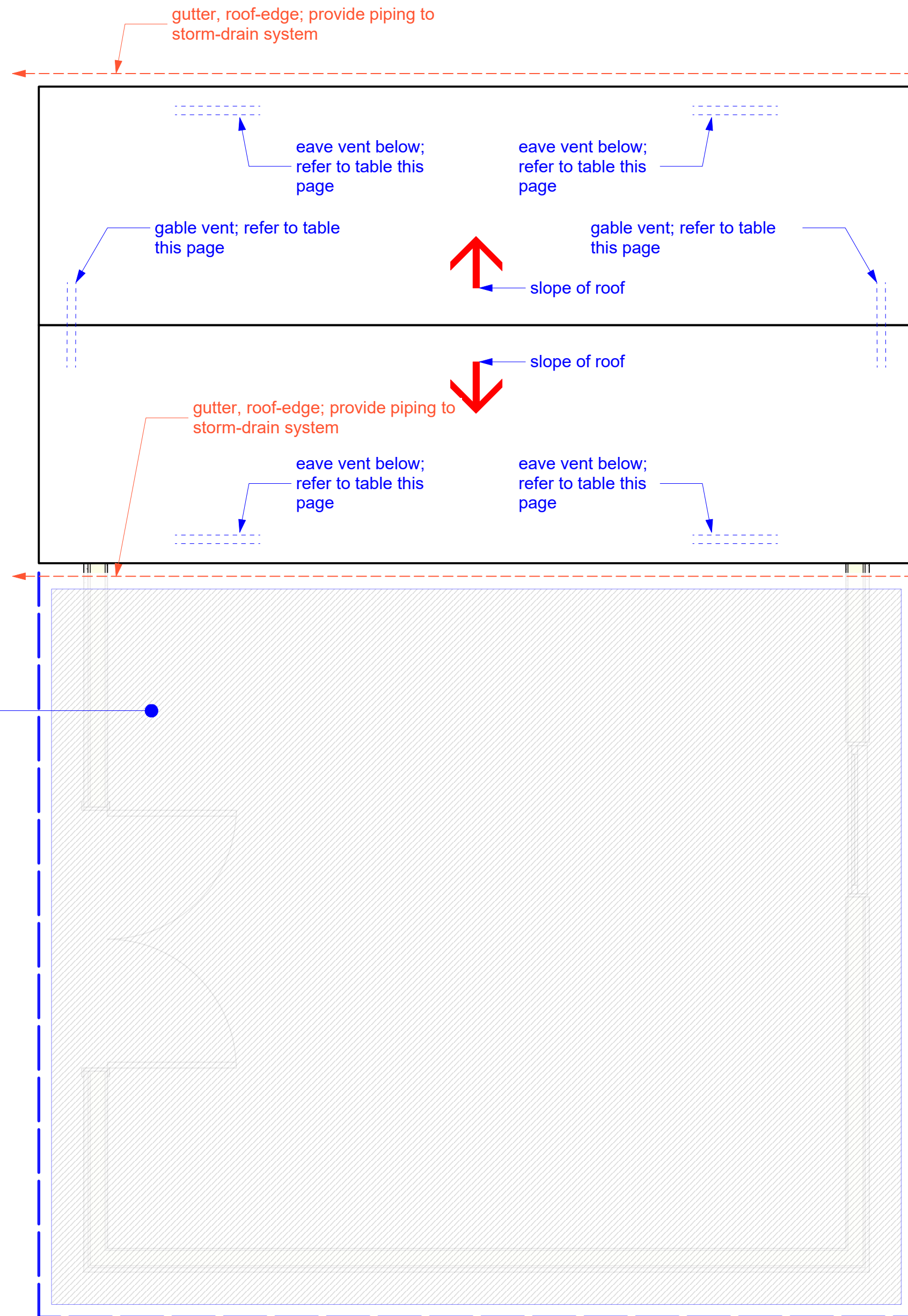
area plans

a02  
OF  
17

# REMODEL ROOF ONLY

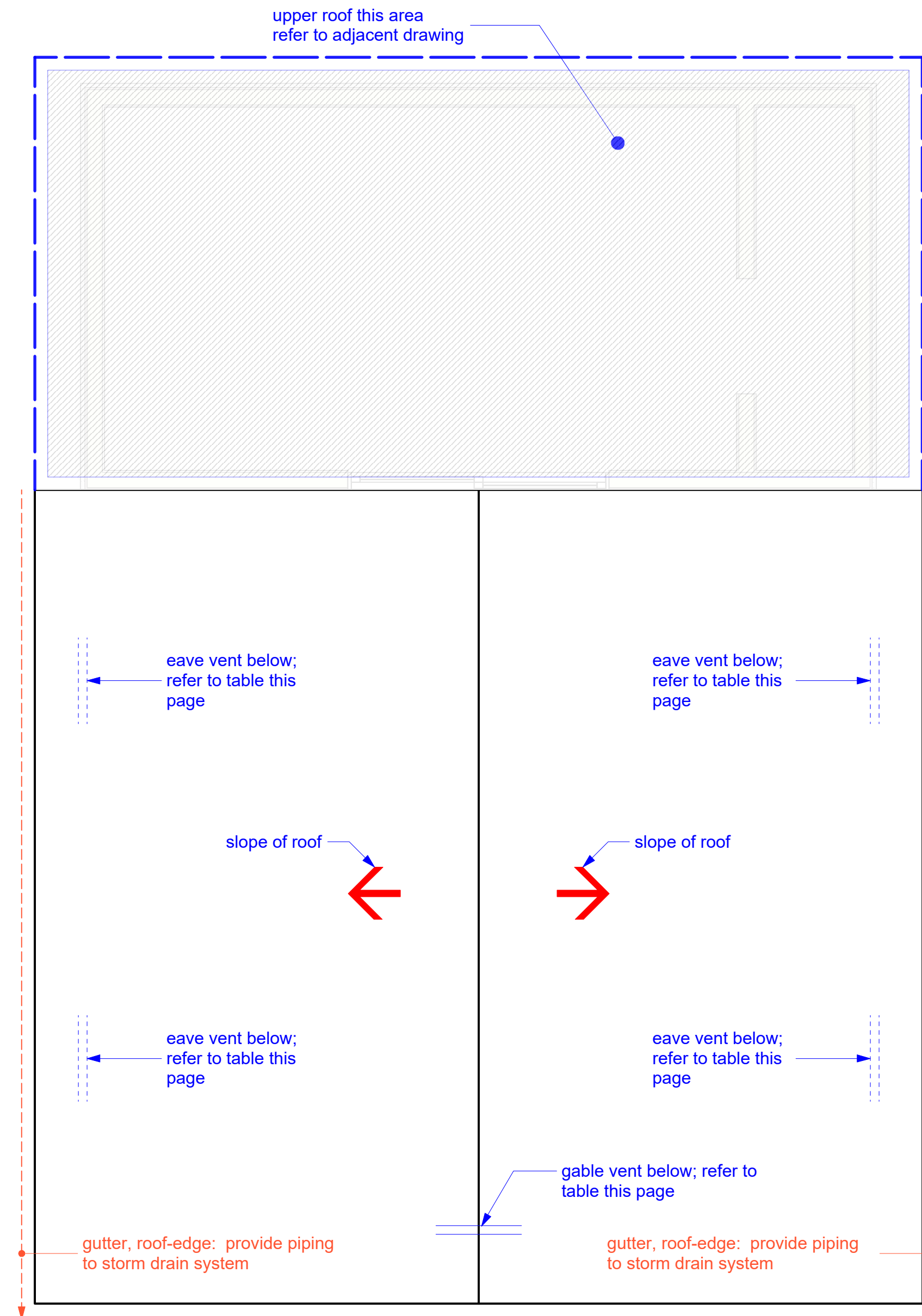
## general notes roof plan

- all new cricket and tapered insulation shall be installed with a finish 1/4" per foot minimum slope; Cricket the upslope side of all square curbs and projections over 30" in width
- all piping, conduits, etc., shall be minimum 10' above roof surface; provide portable pipe hangers with protection pads; MEP contractors shall provide supports for new lines
- contractor shall review and coordinate with architectural, MEP, and structural plans to ascertain that exact conditions and related components to the work described by these documents. All work shall be in compliance with accepted manufacturer's printed instructions and NRCA standards
- dimensions, equipment, size and location of equipment shown on this roof plan and details are for reference and information only. Exact size, location, and type of material and type of construction are the responsibility of the subcontractor to confirm and general contractor to coordinate.
- general contractor to coordinate location and orientation on roof hatch and access ladder where applicable
- general contractor shall ensure all roof-top penetrations, equipment, soil stacks, etc., minimum 20" from other deck penetrations, rise walls, and roof edge
- isolate all heat pipes, flues as recommended and outlined in the NRCA manual for isolated stack flashing
- provide walkway protection pads around all roof hatches, AC units, and all roof-top equipment
- refer to nomenclature for the type of roof system areas where marked with designated letter; refer to roof plan and nomenclature.
- upon substantial completion the general contractor shall examine and ensure that drainlines, gutters, and downspouts are free of debris and blockage; flush with water to ensure that drains flow freely where applicable



## keyed notes roof-plan

- vapor-barrier: 6 mil (0.006 inch; 152 μm) polyethylene or approved vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists. R506.2.3
- plate, sill shall be of foundation-grade redwood or pressure-treated; refer to structural wall page for thickness
- sheath habitable interior with gypsum board standard type all walls, ceiling, beams, soffits, and wooden columns; tape all joints, spot all fasteners; float to 16"
- fascia smooth decay-resistant to match existing roof
- roofing system; refer to roof plan
- rafter tails trim to straight line and vertical cut for fascia to match existing roof faces
- blocking, shaped; 2x solid along eave except at vents; refer to structural roof page
- cladding exterior walls stucco; refer to stucco notes
- plate, double-top; refer to structural wall
- N/A
- separation wood to earth: wood supported by exterior foundation walls, wood framing members, including wood sheathing, that rest on exterior foundation walls and are less than 8 inches (203 mm) from exposed earth
- sand fill
- grade 2% away; refer to detail on site-plan page
- footing; refer to structural foundation page & details
- soil, native undisturbed or compacted
- insulation walls; batt-type R13 x 15" batts per energy analysis



## concrete and clay tile roofing general notes

- refer to tile manufacturer's concrete and clay tile installation manual proper installation practices, industry standards, and code requirements
- sheathing must be adequate to support the loads involved, but not less than nominal 1-inch-thick lumber or nominal 15/32-inch-thick plywood or other decking material recognized in a code evaluation report or by the local building official
- battens shall be nominal 1" x 2" complying with IBC Chapter 23, section 2302 (nominal size).
- eaves treatments shall include bird stop/eave riser
- valley flashing shall extend each way 11" from center and have a splash diverter rib 1" high; refer to table for more details.
- wall trays (Pans) shall be minimum 6" trough; refer to table for more details.
- pipe flashing; deck & tile flashing is required, profile tile flashing to be malleable metal flashings. refer to table for more details.
- In-wall counter flashing Z-bar is recommended or surface mount reglet (pin) flashing for re-roof. refer to table for details
- Fasteners: refer to table for requirements.
- Ventilation: Per local building code requirements in this section of construction plans
- Nails and Fastening Devices Corrosion resistant meeting ASTM A641 Class 1 or approved corrosion resistance, of No. 11 gauge diameter and of sufficient length to properly penetrate 3/4" into or through the thickness of the deck or batten, whichever is less. The head of the nail used for tile fastening shall not be less than 5/16" (.3125") and complying with ASTM F 1667 for dimensional tolerances (+0%, -10%).
- Screws - Corrosion resistant meeting code approval equal of sufficient length to properly penetrate 3/4" into or through the thickness of the deck or batten, whichever is less. Screw diameter and head size should be selected to meet good roofing practices and the screw manufacturer's recommendations
- Flashing - Flashing shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings. Where flashing is of metal, it shall be of; 0.019" Galvanized (G90) 0.019" Aluminum 16 Oz Copper 3 lb Soft Lead.
- Single layer underlayments shall meet the minimum requirements of ASTM D226 Type II (No. 30 Felt) (ASTM D4869 Type IV), or approved equal.

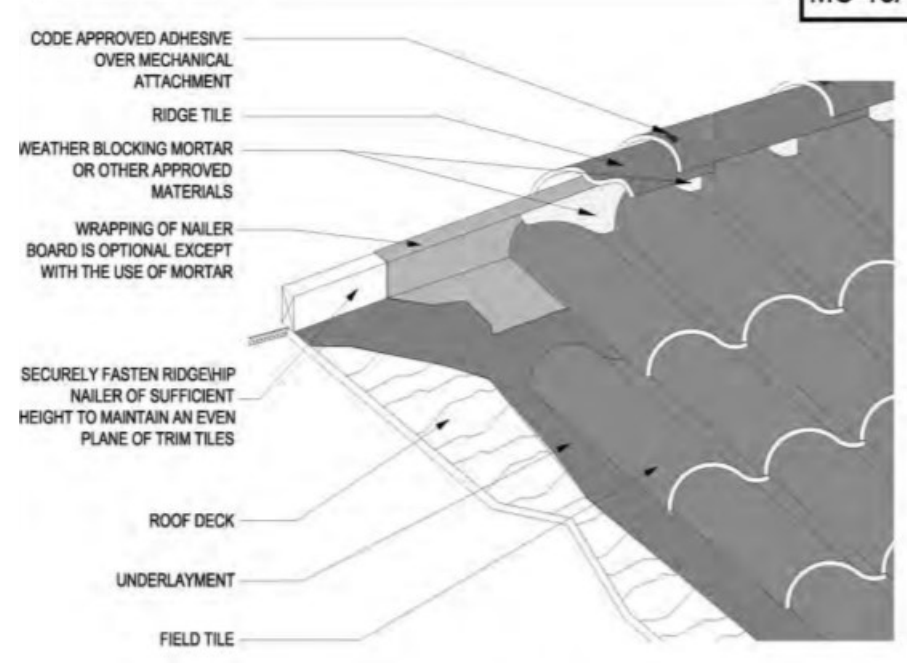
1 upper 1/2" = 1'

2 lower 1/2" = 1'

## attic ventilation calculations

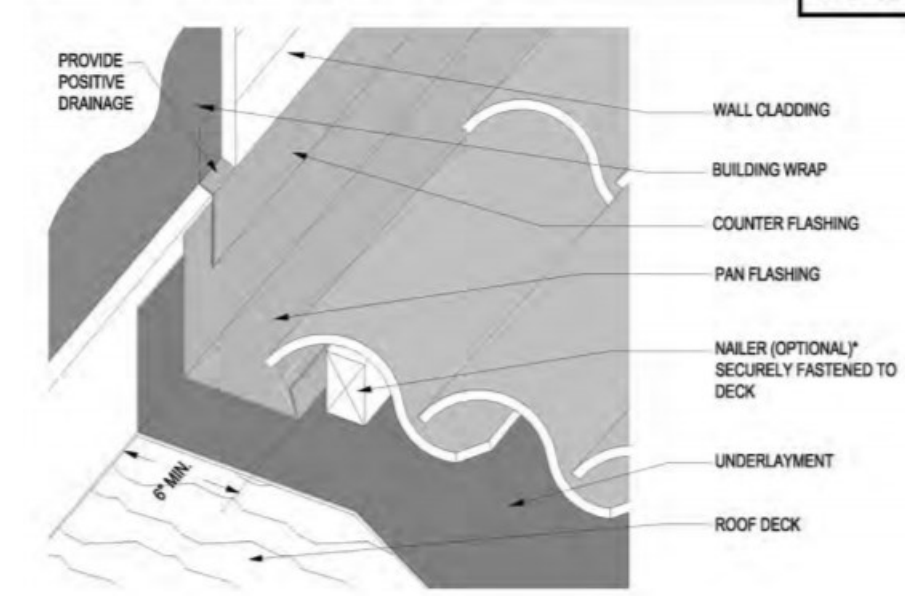
#	description	area (sqft)	required		provided										
			convert to nftva	total zone nftva	upper				lower						
					nftva required in upper and in lower	gable-end Plyco #2230ST	domer Gibraltar LPDG19	eyebrow Plyco #2000	total nftva	eave Construction metals #EV223					
A	lower	400	/150	x144	384	192	1	660	0	0	0	0	660	14	546
B	upper	100	/150	x144	96	48	2	1320	0	0	0	0	1320	14	546

## HIP AND RIDGE MC-18A



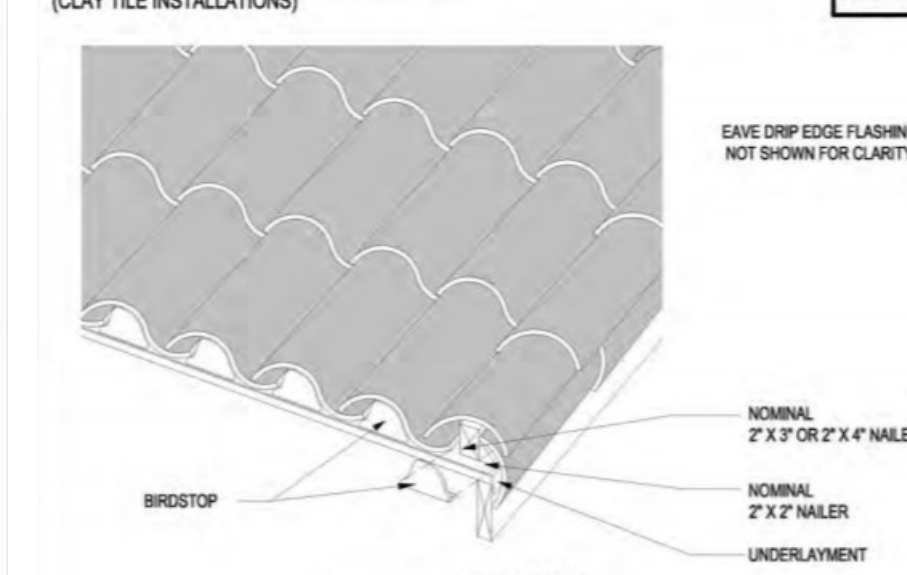
Notes:  
 1. For recommended underlayment and fastening requirement, see Table 1A and 1B.  
 2. All hip and ridge tile are required to have a code approved adhesive or special clip between laps of tile to cover nail hole and create a bond between ridge tiles.  
 3. Battens for tiles with protruding anchor legs are optional for slopes between 3:12 and 7:12. Direct deck attachment of tile as approved by local building official will be allowed.  
 4. Dimension shown are minimum and are intended to be approximate to allow for reasonable tolerance due to field conditions, and are practice.

## SIDEWALL DETAILS - CLAY S' TILE MC-13



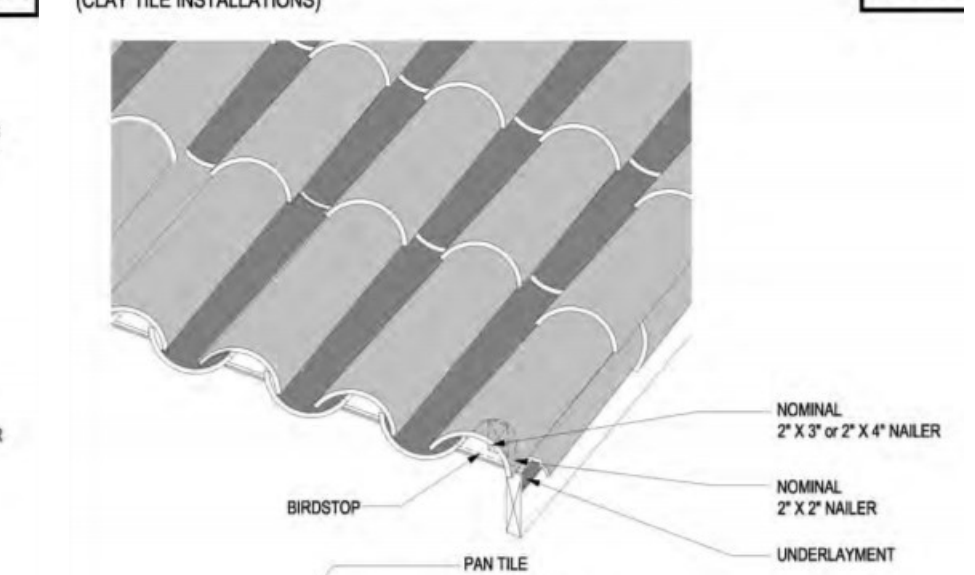
\*Note: Tiles to be installed in such a fashion as to prevent water diversion or blockage. For recommended underlayment and fastening requirement, see Table 1A and 1B.  
 Notes:  
 1. Underlayment should extend a minimum of 4" up vertical wood blocking or wall.  
 2. See MC-12B for additional flashing details.

## GABLE \ EAVE INSTALLATION (CLAY TILE INSTALLATIONS) MC-20A



Notes:  
 1. Dimensions shown are minimum and are intended to be approximate to allow for reasonable tolerance due to field conditions.

## GABLE \ EAVE INSTALLATION - BARREL TILE MC-20



Notes:  
 1. Dimensions shown are minimum and are intended to be approximate to allow for reasonable tolerance due to field conditions, and are practice.  
 2. See Table 1A for additional fastening requirements.

Designer/Contact Information:

Drawn By:

Revision/Date:

NOTES:

House Skifam

Project:

Date:

Scale:

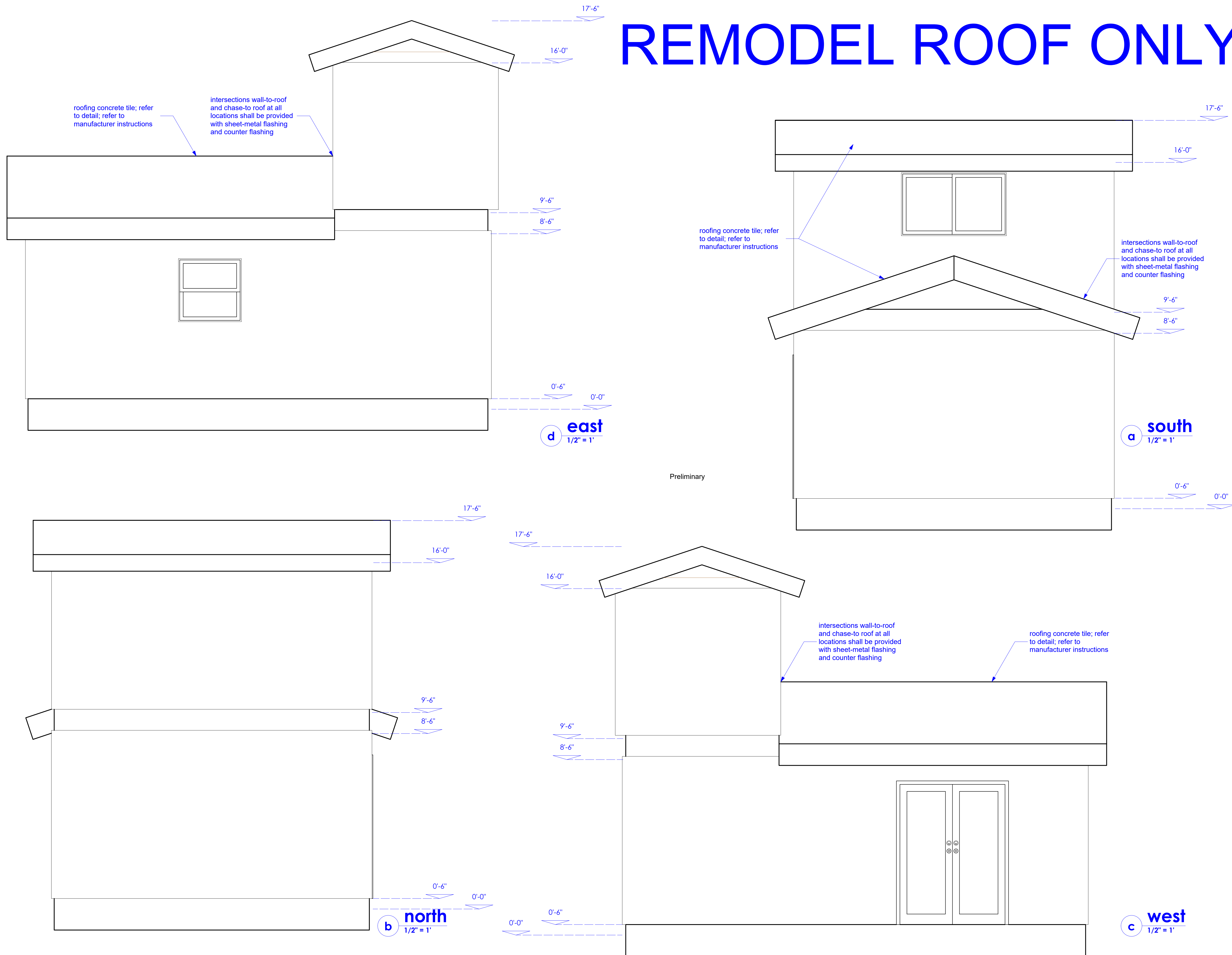
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Producer:

roof lower & upper

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# REMODEL ROOF ONLY



Designer/Contact Information:

Drawn By:

Revision Date:

NOTES:

House Skifam

Project:

Date:

Scale:

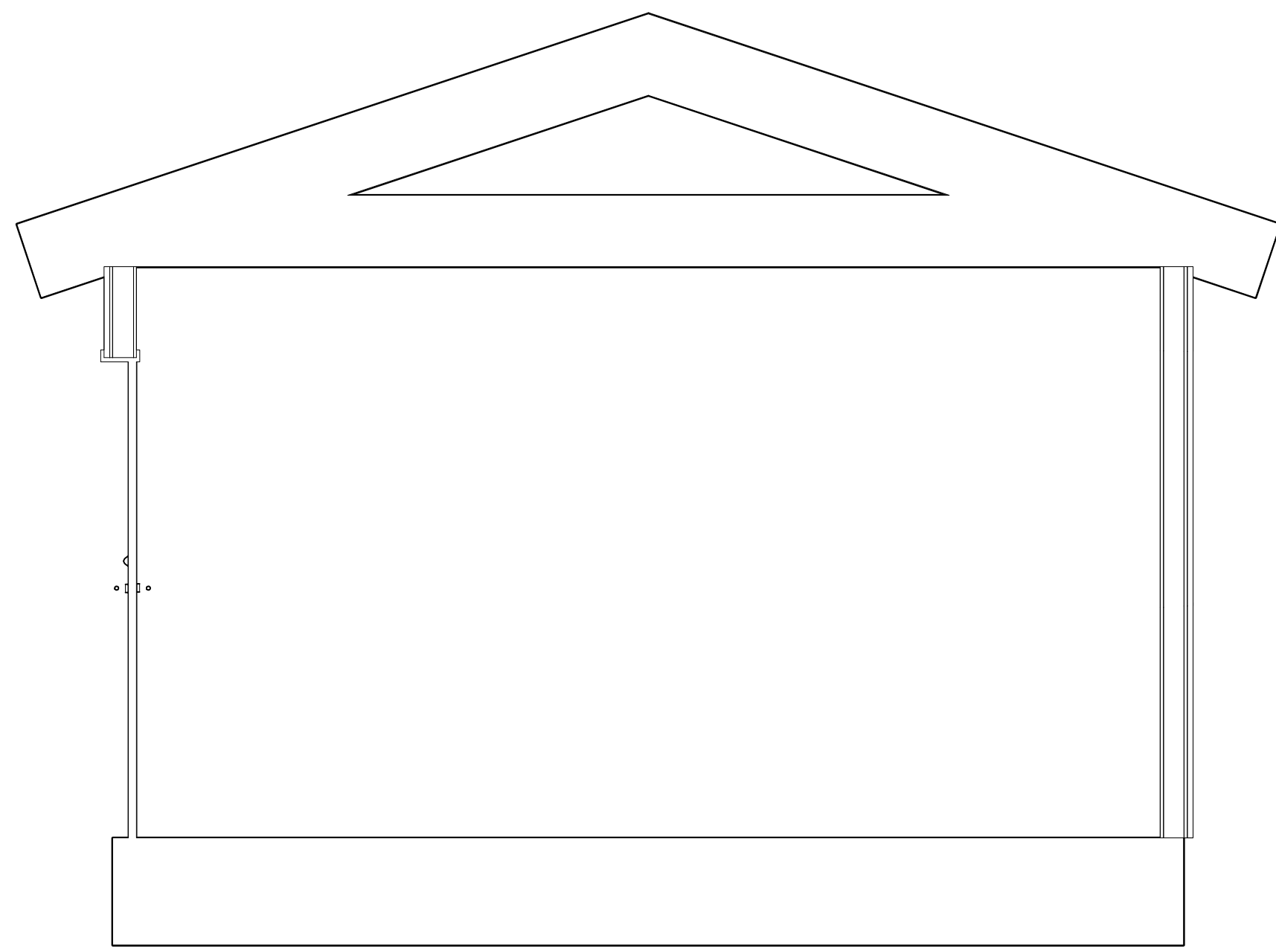
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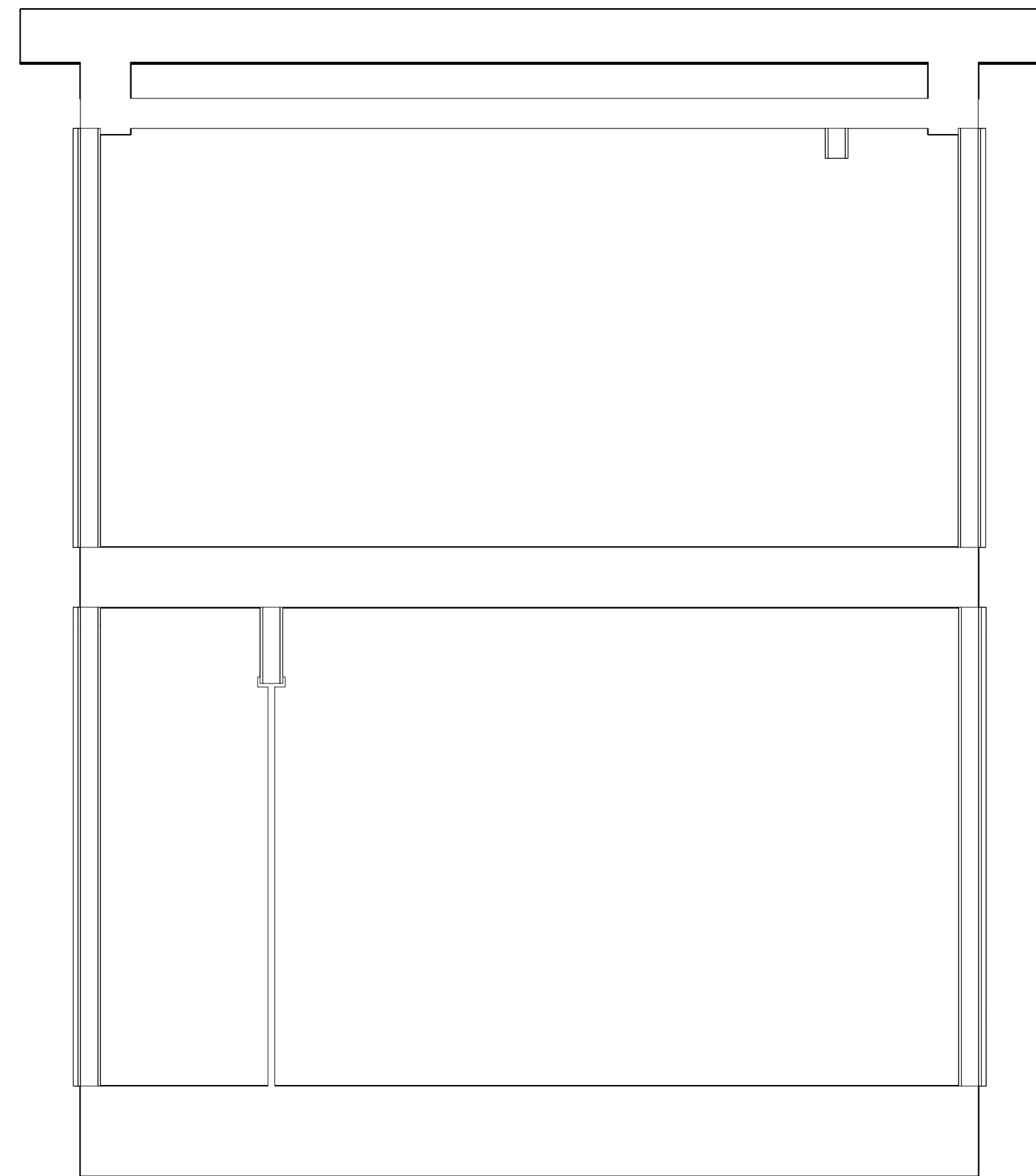
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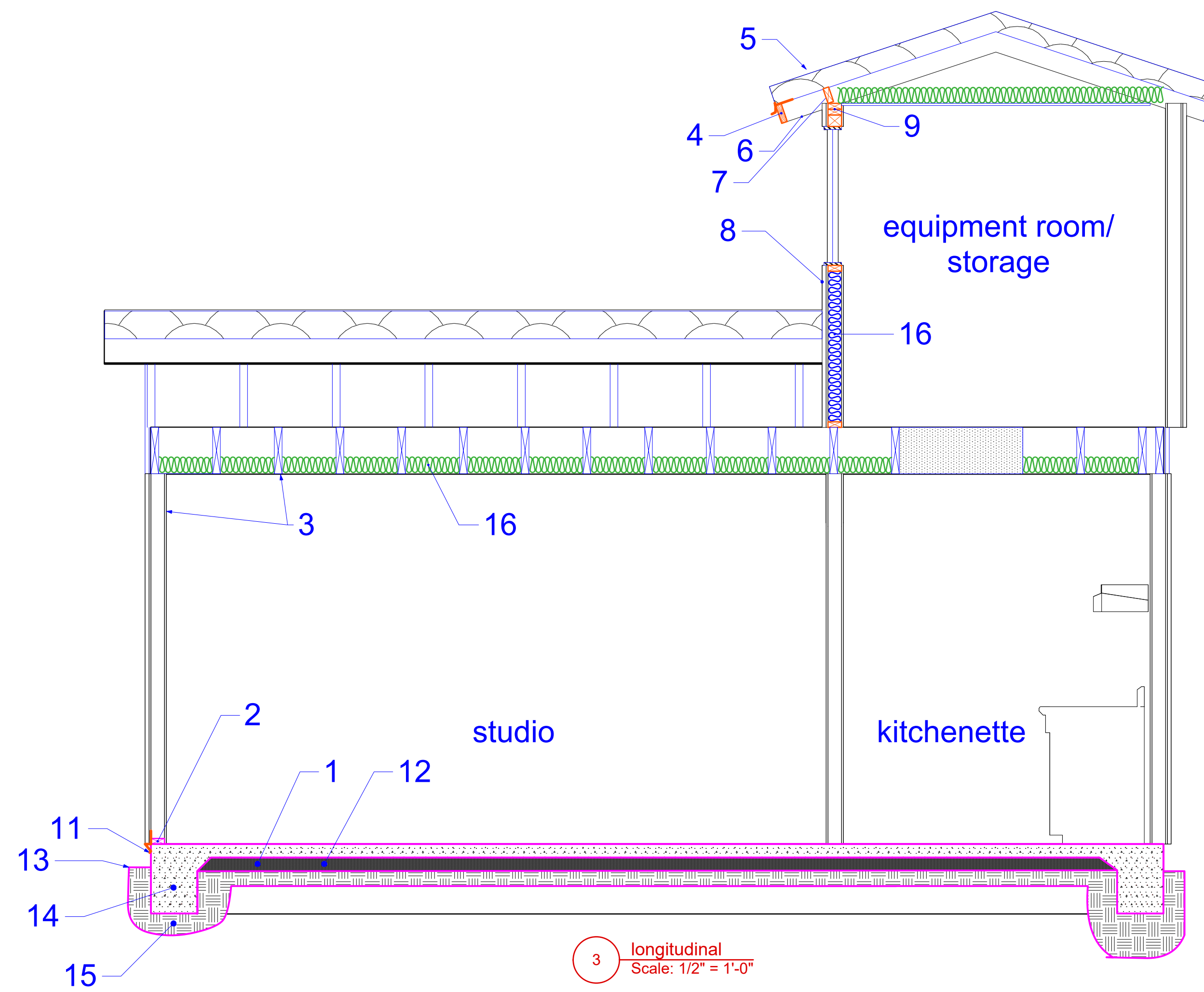
elevation exterior



2 lateral tier 1  
Scale: 1/2" = 1'-0"



1 lateral tiers 1 & 2  
Scale: 1/2" = 1'-0"



3 longitudinal  
Scale: 1/2" = 1'-0"

Designer/Contact Information:

Drawn By:

Revision Date:

NOTES:

Project:

Date:

Scale:

Sheet:

House Skifam

section views

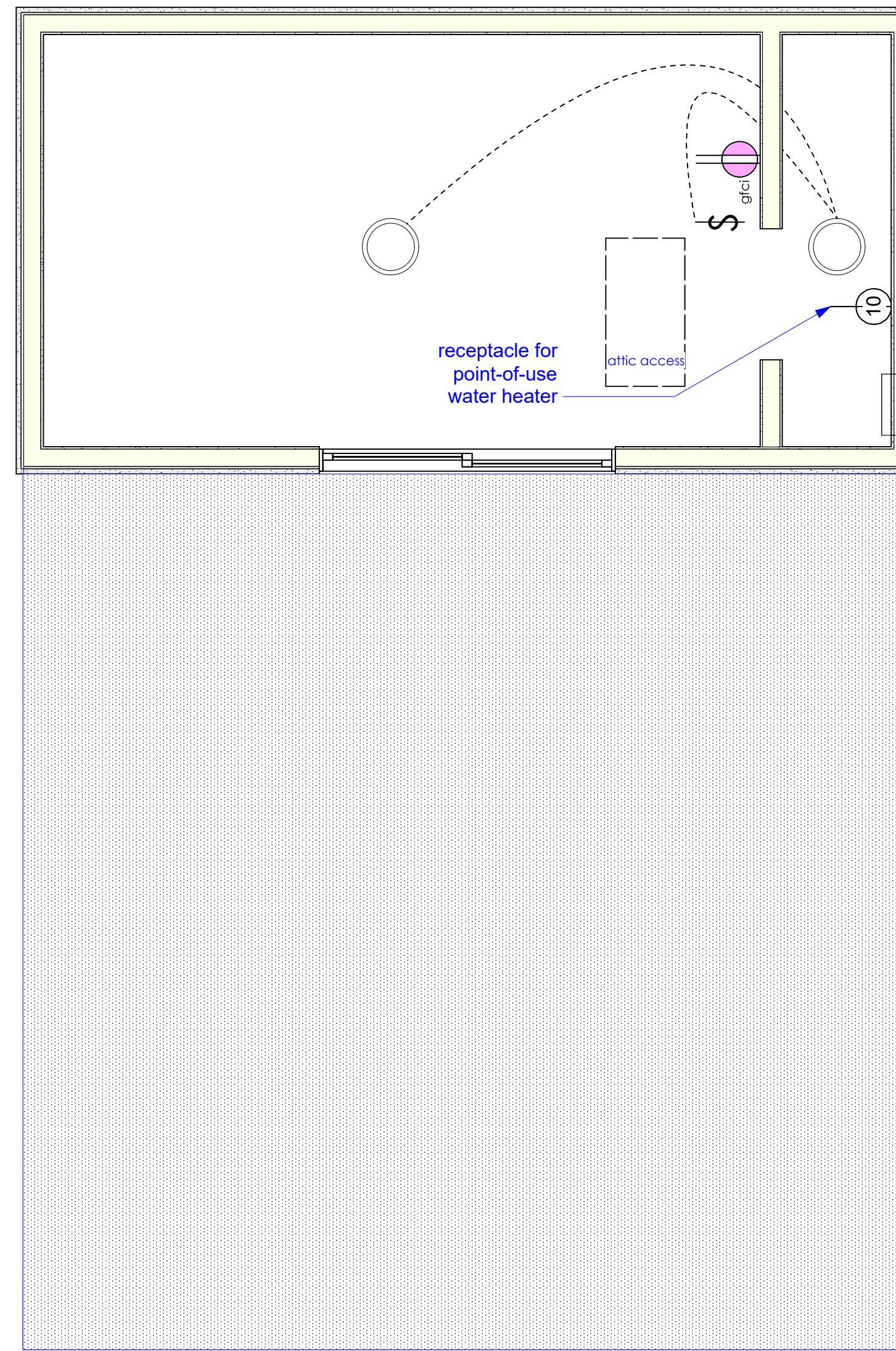
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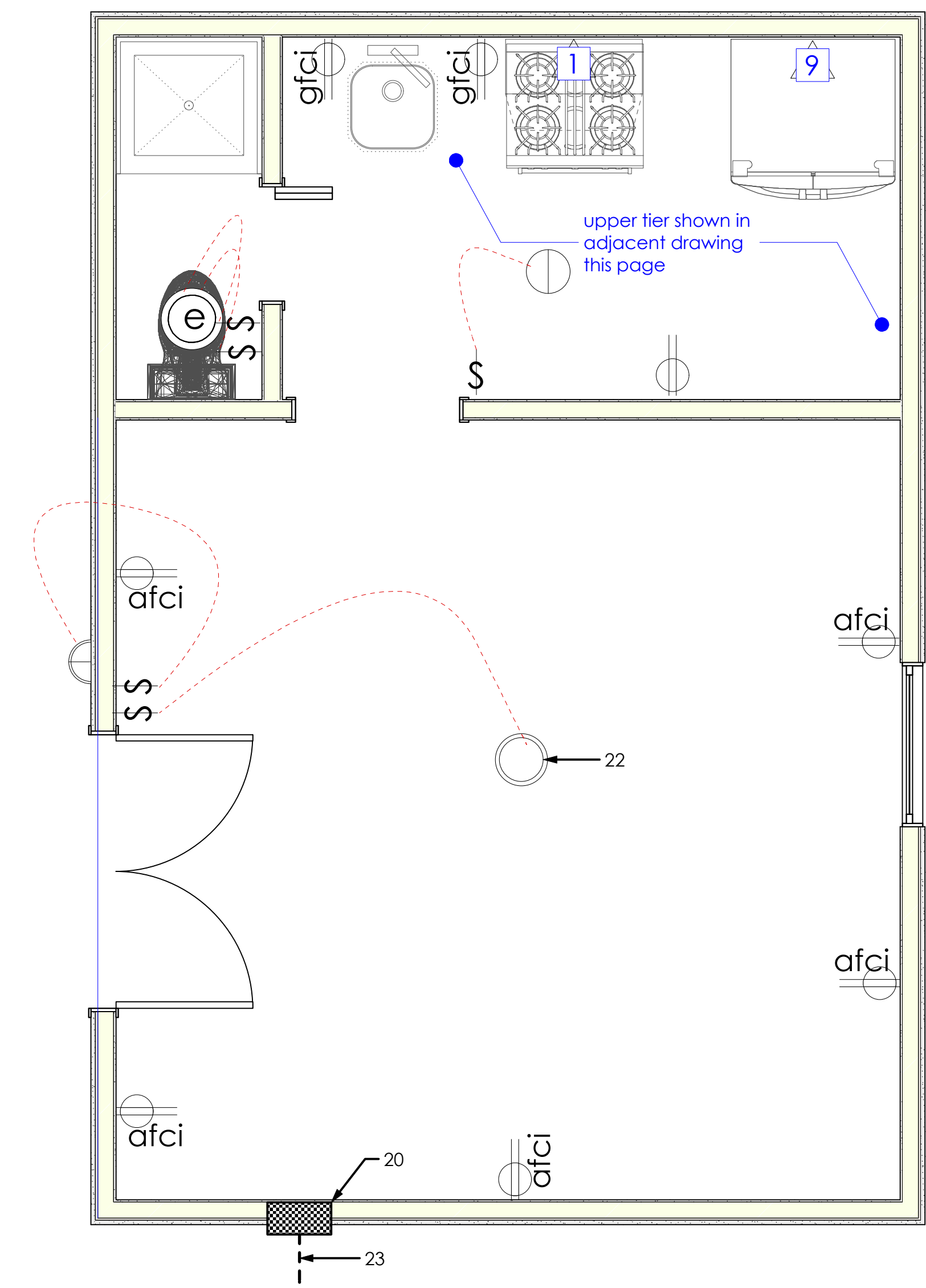
# "AS BUILT" - no changes

## general notes space plans

- attic access and shall be provided with a permanent electric outlet, and light fixture, and smoke detector
- bathrooms shall have no parts of cord-connected fixtures, hanging fixtures, track lighting, pendants, or ceiling fans located directly above and within 36" horizontally and 96" vertically from its rim [NEC 410-4(d)]
- carbon monoxide device approved by state fire marshal shall be installed in dwelling unit intended for human occupancy having a fossil fuel burning heater or appliance, fireplace, or an attached garage.
- circuits that supply sleeping rooms in dwelling units shall be protected by arc-fault interrupter (AFCI) circuits listed to provide protection for entire circuit; all 125-volt, single-phase, 15- and 20-amp circuits (receptacles, luminaires, and smoke detectors) shall meet this standard per CEC 210-12(B)
- clearance shall be provided for servicing of all panels, disconnects, and service equipment shall be maintained per NEC 110-26
- conductors shall be copper type THHN/THWN for sizes AWG6 and smaller, and type THWN for sizes larger than AWG6 per UL standard 83
- dryers, ovens, ranges, cook-tops, air compressors, and welders require 4-conductor wiring and 4-pole receptacles; the neutral conductor may no longer be used to ground the frame or "J" box of the range, oven, or dryer
- equipment requiring electricity all shall have labels confirming testing by UL, CSA, etc per NEC 110-2
- equipment requiring electricity, newly-installed, shall be suitable for available short-circuit current per NEC 110-9
- extractor (exhaust fan) capable of providing minimum 50cfm shall be installed in each bathroom [CBC 1204.3.1 and CMC Table 4-4]
- incandescent and fluorescent luminaires shall not be controlled by the same switch
- incandescent luminaires recessed into insulated ceilings must be approved for zero-clearance insulation cover (I.C.) by U.L. or other testing lab recognized by I.C.B.O., shall be labeled "Certified Airtight Construction," and must have a sealing gasket or caulking between the housing and ceiling. [CEES section 150(k)(5)]
- lighting and controls shall comply with the 2016 edition of the California electrical code and 2016 Building Energy Efficiency Standards
- luminaires fluorescent are required to be a minimum of 50 lumens per watt.
- luminaires for general lighting in kitchen shall have an efficacy of 50 lumens per watt or greater, shall provide sufficient light intensity for basic kitchen tasks, shall provide a uniform pattern of light, and shall be controlled by the first switch upon entering the room [ CEC 150(k)-1]
- luminaires for general lighting in room with shower or bathtub shall have an efficacy of 50 lumens per watt or greater; where more than one luminaire is located in the room, the one with high-efficacy shall be controlled by the first switch upon entering the room [ CEC 150(k)-3]
- luminaires in closets less than 70 sqft shall not be required to be high-efficacy
- luminaires installed on the exterior of the building or located within tub and/or shower enclosures must be listed for installation in damp areas [NEC 410-4(a)]
- luminaires permanently-installed in exterior locations where high-efficacy fixtures cannot be provided shall be controlled by an motion-sensor with integral photo-control; REFER TO PLAN
- luminaires permanently-installed in useable spaces other than bathrooms where high-efficacy fixtures cannot be provided shall be controlled by a dimmer switch or shall be controlled by occupant-sensing device(s); such motion sensors shall not have a control that allows lighting to be turned on and off automatically or an override switch that could allow the lighting be always on (REFER TO PLAN) [CEES section 150(k)(4)]
- luminaires used to meet requirements of fluorescent fixtures shall not contain sockets for medium-base incandescent lamps
- raceway (listed) shall be installed to accommodate a dedicated branch circuit for EV charging system; raceway shall not be less than 1" trade size and shall be securely fastened at the main service panel or subpanel and shall terminate in close proximity to the proposed charging system into a listed cabinet, box, or enclosure CGBSC 4.106.8.1.1
- receptacle for built-in microwave oven shall be separate circuit
- receptacle shall be provided within 25' of mechanical equipment, weatherproof, and shall be on the same level
- receptacles above countertops all shall be located not more than, 20" above the countertop [NEC210-2(c)(s)exception]
- receptacles and luminaires in kitchens and bathrooms shall have exact location and height verified for compatibility with cabinets and countertops prior to installation
- receptacles at exterior are to be weatherproof GFCI protected including those installed in overhangs for decorative lighting per 2016 NEC 210-8(A)(3)
- receptacles below countertops all shall be permitted to be mounted not more than 12" below the countertop provided the countertop does not extend more than 6" beyond its support base (section 210-52(c)(5)exception)
- receptacles for general purpose shall be mounted at height min 15" and max 48" to centerline per Federal, State, and Local codes
- receptacles for kitchens countertops including at the end of a peninsula countertop; bathrooms; all outdoor receptacles shall be gfci [NEC 210-8 ]
- receptacles for small appliances in kitchens shall be supplied by minimum two separate 20-amp circuits
- receptacles in bathrooms of dwelling units shall be minimum 20 amp separate circuit; no other lighting fixtures or outlets are permitted to be placed on the bathroom receptacle circuit; the 20 amp circuit may be shared by more than one bathroom. [NEC 2001 250-60]
- receptacles integrated within countertops shall not be installed in a "face-up" position in work surfaces; receptacle located above counter-tops shall be no more than 20" above the work surface [CEC section 210-52 (C)(5)]
- receptacles located at kitchen, laundry, and bathroom countertops all shall be GFCI-protected per 2001 NEC 210-8(A)(6)
- separate 20-amp circuit is required bathroom receptacles and no luminaires or other receptacles are allowable on this circuit; this 20-amp circuit may be shared by more than one bathroom
- sign for address shall be illuminated and shall be installed so as to be seen from the street prior to final inspection (as req.d)
- smoke detector manufacturer: "First Alert", model number: "SA304" or equivalent and approved by the State Fire Marshall (CBC 310.9.1.3)
- smoke detector provided for the protection of the sleeping rooms is required to be placed min 36" from a.c. vent and min 36" from return air grille and on the kitchen side of return air grille, and must be of the 110-volt direct-wired type with battery backup and interconnect
- support for lighting fixtures shall be per NEC 410-16
- switches are not allowed within 3' of a tub or shower
- switches for general purpose shall be mounted at height min 36" and max 48" to centerline per Federal, State, and Local codes
- wiring exposed from building shell at interior shall be in rigid metallic conduit, EMT, MC,cable, or flexible metallic conduit on last 72" for receptacles and luminaires; or least 18" for motors; at exterior wiring underground shall be in rigid metallic conduit or if semi-rigid non-metallic conduit, underground shall be schedule 40 and above ground minimum schedule 80 [NES article 347]



2 electrical plan upper tier  
1/2" = 1'



1 electrical plan lower tier  
1/2" = 1'

- LEGEND  
electrical symbols
- receptacle simplex
  - switch, single-pole
  - receptacle GFCI
  - receptacle duplex
  - receptacle dedicated for refrigerator
  - receptacle dedicated for range
  - luminaire, wall exterior porch
  - attic receptacle and switched light

space information		
key	name	area (sq ft)

total interior area 438

Designer/Contact Information:

Drawn By:  
Revision Date:

NOTES:

Project:  
**House Skifam**

Producer:  
**electrical system**

Date:

Scale:

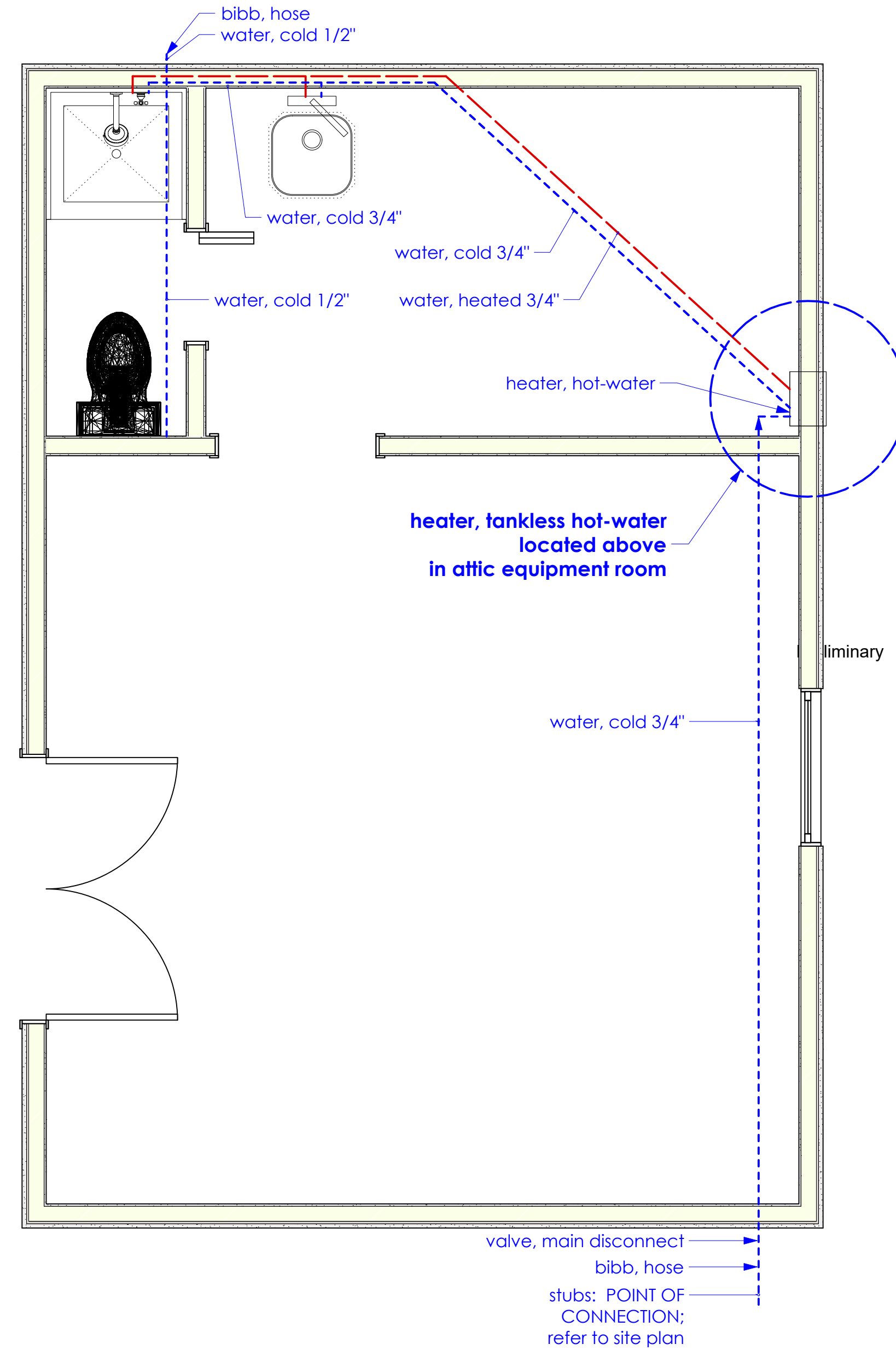
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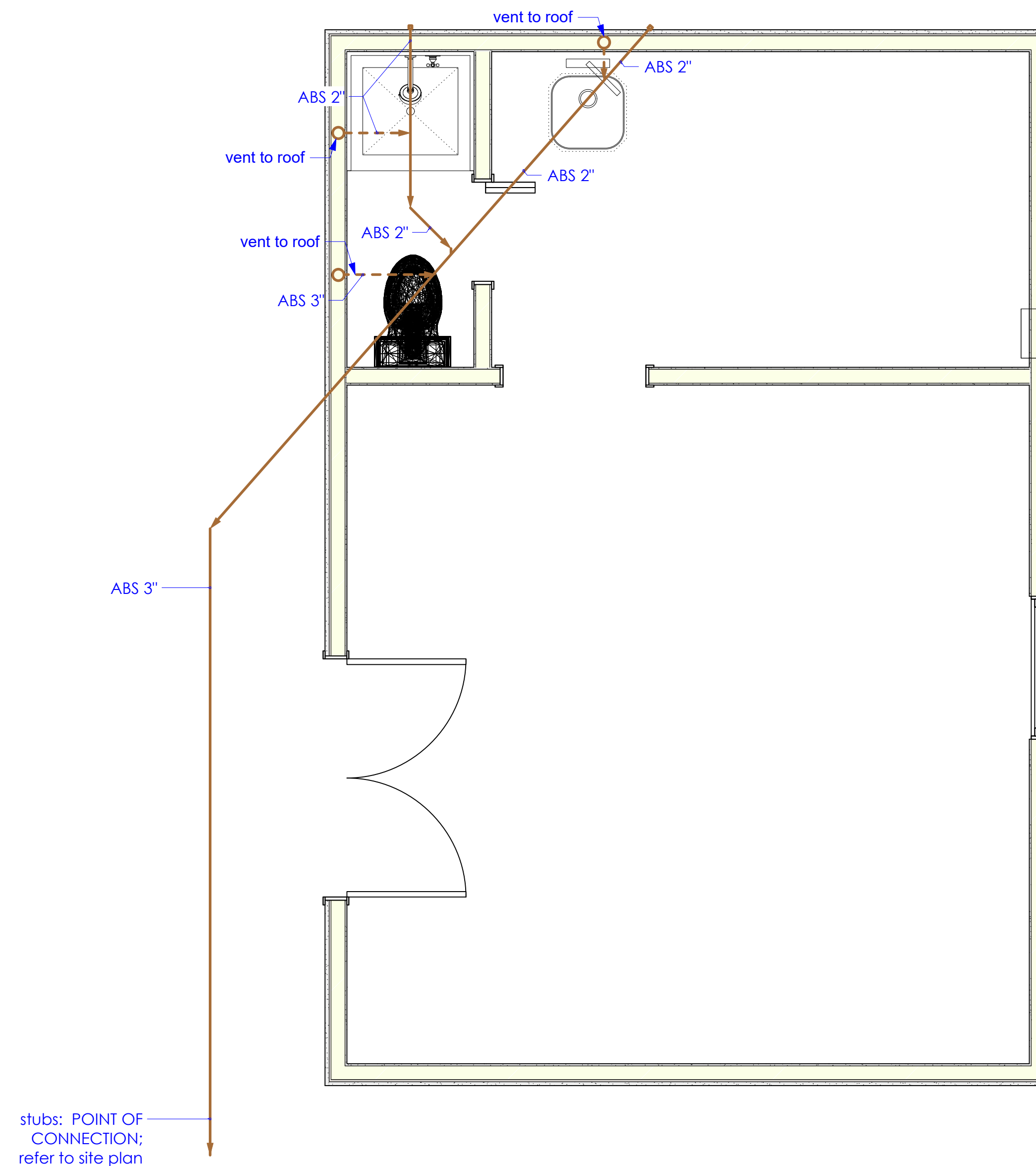
# "AS BUILT" - no changes

## plumbing plan general notes

- circulating tub installations require manufacturer's installation specifications at job-site for purposes of inspection
- completion of installation for the HVAC equipment and water heating systems shall be immediately followed by the installer posting in a conspicuous location at building site, an "installation certificate (CF-6R)" signed by the installer, listing the equipment installed (manufacturer, model, and efficiencies) and that it meets or exceeds the requirements of the engineering documentation.
- compliance with latest U. P. C. is required for all plumbing work
- condensate drain of full size shall be provided with 3" deepwell trap for all a/c units. route condensate drain as shown on plans.
- controls for tub and shower shall be single-handle pressure-balancing or thermostatic (anti-scald) type
- framed structures for tub or shower shall be rodent-proof with 1" cement mortar covering any openings allowed for roughing-in
- hose bibbs shall be fitted with non-removable backflow device (CPC 603.4.6)
- hvac equipment designed to be in a fixed position shall be securely fastened to the structure
- manufacturer's installation instructions shall be provided at time of inspection
- material and equipment installed under this contract shall be guaranteed free from all mechanical, electrical and workmanship defects for a period of one year from date of final acceptance; the contractor shall be responsible for all damages to the premises cause by leak and/or breaks in pipes and fixture installed under this contract
- pipes in trenches shall be provided with cover of minimum 18"
- piping for below grade gas, shall be schedule 40 black steel, ASTM A53, pipe shall have protective coating of polyethylene or be of approved PVC.
- piping for drain, waste, and vent shall be cast iron, with no hub connections or schedule 40 ABS- DWV or schedule 40 PVC- DWV Piping
- piping for gas shall not be installed in or on the ground under any building or structure; all exposed gas piping shall be maintained 6" above the grade of structure; gas piping installed under concrete is not permitted unless installed in accordance with the standard of the building official; the term "building or structure; the term "building or structure" shall include porches and steps (whether covered or uncovered), breezeways, roofs, porte-cocheres, roofed patios, carports, covered walkways, covered driveways
- piping for gas within building shell shall be schedule 40 black steel, ASTM A53, or shall comply with [ANSI LC 1b] "fuel gas piping systems using corrugated stainless steel tubing (CSST)"; pipe shall have protective coating of polyethylene or be of approved PVC.
- piping for hot water supply shall be insulated with 1" or R-4 insulation for pipes less than 2" and 1-1/2" or R-4 for pipes 2" and larger, maximum flame spread of 25, maximum fuel contribution of 50, maximum smoke development of 50 [California T-24 2-5312]
- piping located in the occupancy separation area or in any other required fire-resistive wall shall be installed with approved sealant
- piping for water within the building shell shall be galvanized steel, copper, or approved polypropylene such as Wirsbo PEX or Vanguard PEX CPC 101.3
- plumbing vents shall terminate not less than 10' from any outside air intake
- pressure and temperature relief valve, 3/4" in size, shall be provided with a downward-facing threadless end within 6" and 24" of finish grade
- quick-acting valve locations shall be provided with accessible pressure-absorbing device; either air chamber or mechanical device may be selected; typical locations of quick-acting valves (solenooid-operated): i. laundry washer ii. dish washer iii. ice maker iv. re-fill lines concealed within walls or attic v. sprinkler outlets front and rear
- tankless water-heater shall be installed per manufacturer's installation instructions; contractor shall verify clearances from openable windows and eave vents
- work and materials all shall be performed and installed in compliance with the 2007 CPC and all other applicable codes as adopted by the inspection authority; nothing in these plans is to be construed to permit work not conforming to these codes or others applicable to this project
- work shall be done in a neat and workmanlike manner according to the best trade practice by those skilled in the particular trade; pipes, fixtures, equipment, etc., to be installed level, square, or centered, etc., to give a neat and pleasing appearance; all equipment is to be installed strictly per manufacturers' recommendations; coordinate all work with other trades
- piping passing under or through walls shall be protected from breakage; no piping shall be directly embedded in concrete or masonry; voids around piping passing through concrete floors on the ground shall be sealed CPC 412
- at the time of fill, each fixture shall have a removable tag applied stating:  
+This new plumbing system was first filled and flushed on \_\_\_\_\_ (date) by \_\_\_\_\_ (name); the State of California requires that the system be flushed after standing at least one week after the fill date specified above. If this system is used earlier than one week after the fill date, the water must be allowed to run for at least two minutes prior to its use for human consumption; this tag must not be removed prior to the completion of the required second flushing, except by the building owner or occupant CPC 604.1.2(1)



1 water-distribution plan LOWER and UPPER TIER  
1/2" = 1'



4 liquid waste-distribution plan lower tier only  
1/2" = 1'

Designer/Contact Information:

Drawn By:

Revision Date:

NOTES:

Project:  
**House Skifam**

Producer:  
**plumbing systems**

Date:

Scale:

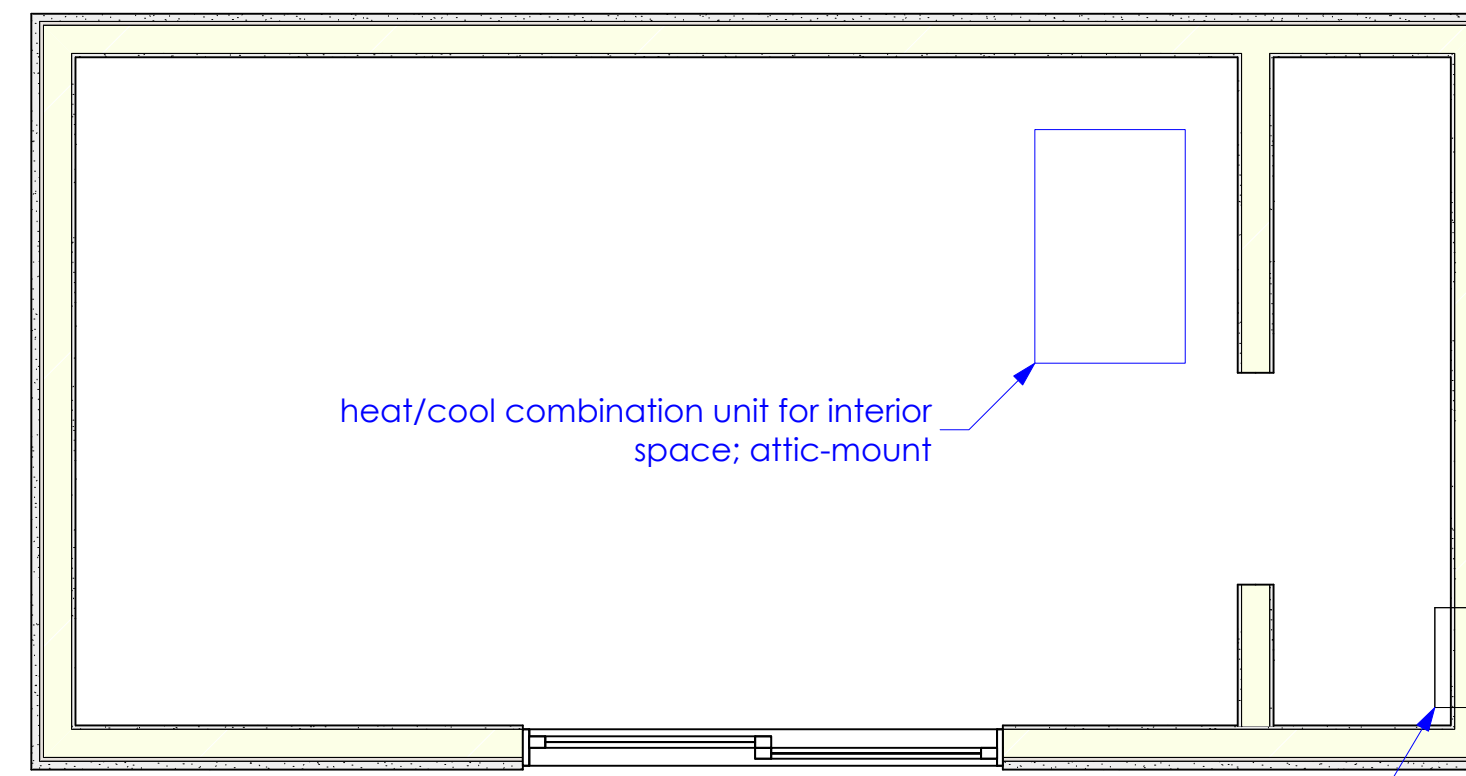
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# "AS BUILT" - no changes

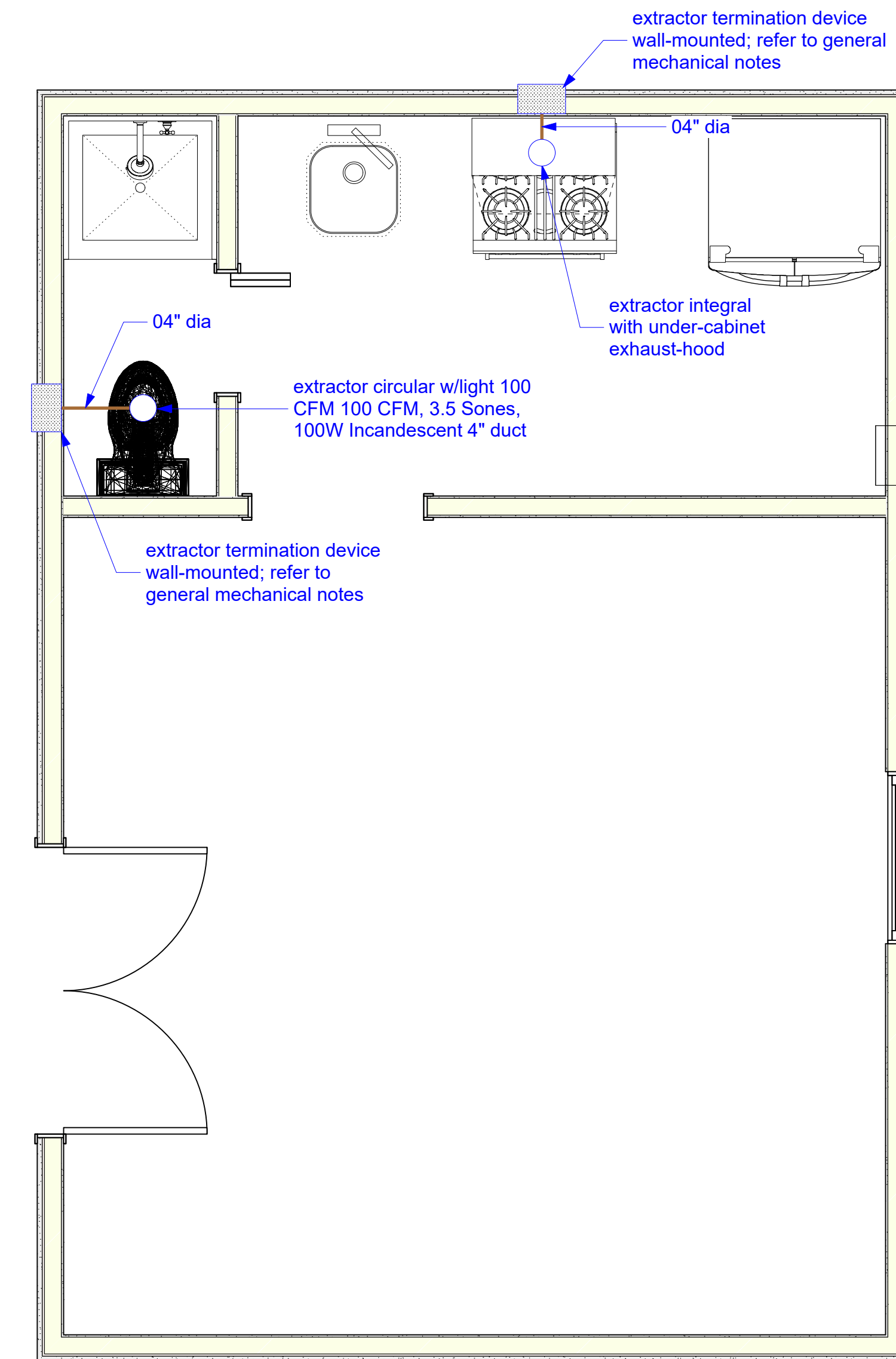
## mechanical plan general notes

1. 18" cover minimum shall be provided for all pipes in trenches
2. air extraction fans used in bathrooms shall provide a min. of 8 air changes per hour, vented directly to the exterior, point of discharge of exhaust air at least 5 feet from any mechanical ventilating air intake and 3 feet min from the property.
3. air extractors all shall be rated for continuous duty
4. appliances designed to be fixed in position shall be securely fastened in place to resist seismic forces
5. attics with mechanical equipment installed shall be provided with a portal large enough to allow the largest piece of equipment to be removed; with a minimum of 30"x30"
6. automatic space temperature control device shall be provided minimum one per zone and each separate system shall have the capability of terminating all cooling at a temperature no less than 78°F
7. backdraft dampers shall be incorporated at all exhaust extractors
8. below-grade piping for gas shall be schedule 40 black steel, ASTM A53 pipe shall have protective coating of polyethylene or be of approved PVC.
9. certificate of installation, CF-2R shall be signed and submitted by respective installer of water-heating system, fenestration, and space-conditioning systems; listed will be the equipment, C values, and that these meet or exceed the requirements of energy documentation; registered copies shall be provided when HERS verification is required
10. HVAC equipment completion of installation for the and water heating systems shall be immediately followed by the installer posting in a conspicuous location at building site, an "installation certificate (CF-6R)" signed by the installer, listing the equipment installed (manufacturer, model, and efficiencies) and that it meets or exceeds the requirements of the engineering documentation.
11. defect-free material and equipment installed under this contract shall be guaranteed free for all mechanical, electrical and workmanship for a period of one year from date of final acceptance; the contractor shall be responsible for all damages to the premises cause by leak and/or breaks in pipes and fixture installed under this contract
12. ducts in the attic all shall be insulated per title 34 calcs
13. ductwork all shall be constructed, erected, and tested in accordance with the most restrictive of local regulations and procedures as detailed in the ASHRAE handbook of fundamentals - or - the applicable standards adapted by the Sheetmetal and Air-conditioning Contractors National Association
14. electrical wiring in plenum shall be protected in conduit per NEC
15. exhaust hood shall be provided over the cook stove and shall be vented to the exterior [UMC 504.1]
16. fuel-fired equipment shall be equipped with intermittent ignition devices per § 2-5314c of CEC T24
17. gravity vent from fuel-burning appliance shall terminate not less than 5' above the vent collar of the furnace
18. inlets to air systems shall be located minimum 10' from known sources of contaminated air such as stacks, vents, exhaust hood, vehicle exhaust
19. instructions for installation of fuel-burning appliance shall be provided at job site for inspection
20. kitchen exhaust outlets shall terminate min. 24" above the roof and shall extend min. 10' above the adjoining grade level [CBC 507.1.1]
21. mechanical equipment all shall be listed for the specific use proposed and shall be registered with an approved testing agency
22. mechanical equipment mounted in attic shall be provided with a level working platform min. 30" in depth and min. 48" in height, and shall be provided along the entire firebox side of the equipment
23. passageway to attic-mounted mechanical equipment not exceed 20', shall be unobstructed, and shall have continuous flooring not less than 24" wide from entrance portal to the furnace
24. proper venting and back-draft prevention shall be provided for combustion appliances and air systems
25. sequential control device shall be provided in each space-conditioning zone per §2-5315-A. Temperature control shall meet §2-5313i and to operate heating and cooling sequentially per §2-5315B2
26. space conditioning and water heating equipment all shall be certified by the California Energy Commission and shall comply with §2-5314B of Title 24
27. space conditioning equipment all shall be started and stopped by a daytime time clock; a 6-hour bypass switch shall be provided to allow operation of any unit from normally-scheduled program; a self-contained programmable thermostat may be provided in lieu of the time-clock per owner approval
28. space conditioning equipment all shall have disconnect devices adjacent to and in sight of equipment being served
29. space-conditioning shall provide no less than 2 changes per hour; outside air shall be provided at a minimum of 20% total flow-rate per hour
30. special inspection for field verification shall be provided by a third-party HERS rater for whole-building ventilation air-flow performance.
31. thermostats all shall be of the automatic changeover type to sequence heating and cooling; set-point range shall be up to 10°F
32. thermostats all shall control from 65°F to 85°F



1 water-distribution plan  
1/2" = 1'

heater, water "tankless" shall be wall-mounted per manufacturer's instructions; vent to exterior per manufacturer's printed instructions; refer to notes regarding proximity to doors, openable windows, attic vents, and crawl-space vents, air-intake devices; refer to mechanical plan



4 liquid waste-distribution plan  
1/2" = 1'

Designer/Contact Information:

Drawn By:

Revision Date:

NOTES:

Project:  
**House Skifam**

Producer:  
Purpose:  
**mechanical systems**

Date:

Scale:

Sheet:

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OF  
**17**



# *Pacific Design Studio*

*exterior, interior, and landscape design, historic rejuvenation, construction consultation  
serving the Eastern Foothills, Central Valley Floor, and the Central Coast since 1980*

March 23, 2019

Jeremy Shaw, planner  
Development Service  
County of Fresno  
2220 Tulare Street, Sixth Floor

Re: Pre-Application Review No. 39414, Assessor's Parcel No. 474-042-11, Violation No. 18-101524

Dear Mr. Shaw:

## **FINDINGS OF FACT FOR APPLICATION OF VARIANCE**

Our firm has been retained by the property owners, Owen J. Werzinski and Julie S. Werzinski. This matter involves an accessory dwelling unit now in use at the subject parcel and that functions adequately for their needs. During 2017 the applicant decided to sell his home and transfer to a larger domicile where he could transfer his growing family. On this basis, he purchased the subject parcel. He chose this parcel because he believed that the primary dwelling unit in conjunction with the secondary dwelling unit together would provide the living interior space that he needed. After the purchase, the applicant received a letter from Fresno County Code Enforcement. The letter informed the owners that the accessory dwelling unit (ADU) must be razed because of

- Improper building permit for the ADU at a time approximately fifty years prior
- Incomplete building inspections during the construction period 1967-1990
- Erroneous placement of the ADU so that a portion of its structure is located within minimum setback area.

The Applicant, unaware of land-use policies, first contacted Fresno County Code Enforcement for a briefing by their informative staff. Next, the applicant contacted our firm to develop a remedy for their situation. It is our intention to seek relief for the Applicant by obtaining allowance for the ADU. The subject parcel is located within the Fresno City Sphere of Influence and this matter is under consideration through appropriate channels within the City Government.

### **1) Exceptional or extraordinary circumstances:**

- a. The lot size is substandard according to provisions of "R-1-AH (nb)" Single-Family Residential, 20,000 square-foot minimum parcel size, Neighborhood Beautification Overlay, zone district.

- b. The left (east) side of the primary dwelling is located within the minimum side-yard setback of ten feet. Measurements at adjacent parcels show that the primary dwellings at those parcels are sited correctly relative to setback lines.
- c. The applicant has not received a letter from Fresno County Code Enforcement regarding the primary dwelling and its portion located within the side-yard minimum setback area
- d. Applicant purchased subject parcel because, within socio-economic feasibility, the area of the primary dwelling unit in conjunction with the area of the secondary dwelling unit together would provide the interior living space that he needed. A home of a lesser size would not meet the needs for a family consisting of eight members.
- e. The subject primary dwelling unit contains an area of 2,412 square feet containing 4 bedrooms 2 restrooms.
- f. A pertinent U. S. Census Bureau report demonstrates that the average square-foot area of western single-family dwelling is 2,386 square feet. The area of the primary dwelling is merely 10% larger than this norm.
- g. Another equally pertinent U. S. Census Bureau report shows average household size to be 2.58 members
- h. Fresno County records show a that, in several ways the early development of the subject parcel was aberrant and confusing. For some yet unknown reason or reasons, a peculiar conflict between the early ownership of this parcel and agents of Fresno County has persisted throughout a period exceeding fifty years. It appears as though a struggle or discord has plagued the County staff and owners of the parcel.**

## 2) Variance would open a pathway to normalized state of life

- a. The applicant and his family have had no involvement in imagining, planning, constructing, or perpetuating the subject secondary dwelling.
- b. The applicant acquired the subject parcel because the capacity of its two dwellings would:
  - i. be proportionately larger than their out-growing prior home
  - ii. provide efficient access to their schools and institutions
  - iii. be attainable within their financial parameters
- c. Improvements to the ADU would afford the applicant an opportunity to cure the worrisome ongoing hardship of conflict with Fresno County Code Enforcement.
- d. Through the sacrifice and goodwill of remediating the ADU, the applicant and family could engage in a positive endeavor, could honor their investment in their domicile, and could enjoy their right to resume life according to their optimal plan
- e. The ADU "as is" provides a suitable environment for habitation that is enjoyed by families at neighboring residential parcels. Its present physical state can be accurately characterized by the following facts:
  - i. Electrical systems perform adequately
  - ii. Water-supply systems perform adequately
  - iii. Liquid-waste systems perform adequately
  - iv. There is no evidence of wood-destroying pests
  - v. There is no evidence of mold or dry-rot
  - vi. There is no evidence of failure in the concrete foundation
  - vii. Sanitary fixtures are operable and appear in good condition

- viii. Doors and their jambs appear in good condition and operate conveniently
  - ix. Interior lath, plaster, and paint appear to be in good condition
  - x. There is no evidence of failure in the conventionally wood-framed building shell – the i.e. walls and the ceiling/roof structures are intact and stable.
  - xi. There is no evidence of rain-water penetration or any water penetration from landscape irrigation
  - xii. There is no evidence of flood-water infiltration at any bearing walls or at the single doorway
- f. The above conditions are accessible to the applicant and his family because the subject parcel was listed on the real-estate market, just as adjacent parcels were listed prior to acquisition by their current owners.
  - g. The applicant purchased the subject parcel for practical and aesthetic reasons as did the owners of adjacent parcels. The applicant seeks a basic home life as do the owners and families of adjacent parcels.

**3) Material detriment to public welfare and injury to properties and improvements in the vicinity are not apparent**

- a. During normal, day-to-day circumstances, the ADU was not and will not be a workshop where activity could involve automobiles, construction materials, furniture, or other large apparatus. The activity in and around this ADU would not be dynamic such as a those which are intuitively associated with a cottage enterprise. Day-to-day activities associated with this ADU will be very similar to and logical extensions of the activities that have been transpiring during present and prior time. They are domestic activities that are consistent with the activities at surrounding dwellings in the vicinity of subject parcel. Family members who currently reside in the ADU are the eldest of the six children and are attending local colleges. As they advance toward increasing levels of independence from the family home, successor eldest children naturally would transfer to reside in the ADU.
- b. The ADU is designed and utilized as a simple domestic shelter where most sound is created by ordinary human discussion, housekeeping and gardening routines and entertainment media such as television, radio, or computer.
- c. The ADU was not designed or constructed as a rehearsal or recording studio where levels of sound could occasionally surpass those of ordinary family life. Day-to-day sound levels arising from the ADU will be very similar to levels of sound that have been arising during present and prior time. And these levels of sound are similar to those arising at neighboring domiciles.
- d. Based upon the simple activities of a nuclear family where all six children are students, no objects or structures will broaden or otherwise increase the appearance of the ADU to neighboring residents or their guests. Recreational equipment such as an above-ground pool, a swing-set, a basketball set, or a trampoline are activated seasonally in the rear yard however such items are noticeable in back-yards of other parcels in the surrounding neighborhood
- e. The subject ADU is not an office or salon where exterior features or furnishings such as signs, statues, or customer parking accommodations, could visually or materially expand the appearance of the ADU to persons in the public space.

- f. As a residential structure, the subject ADU possesses no condition in violation of egress requirements. The singular sitting/sleeping space is fitted with one set of bi-parting swing doors whose width and height are of common dimensions: 5'-0" wide x 6'-8." This installation exceeds minimum egress or rescue
- g. Records show that the subject ADU was constructed approximately 50 years ago.
- h. This ADU is a dwelling unit for the security and activities of ordinary family life. Residents at other dwellings in the vicinity are already acquainted with and accustomed to the lifestyle of the applicant and members of his family.

## PROPOSAL FOR ADU

- **MITIGATE** deficiencies of ADU by means consistent with conventional real-estate transactions
  - Order a CERTIFIABLE home Inspection with Report **and** RECTIFY in accordance with the Report
  - Establish a remodeling program
    - Pacific Design Studio has prepared a set of construction plans for remodeling the ADU involving various improvements to the structure
      - Alteration of roof structure to harmonize those appearing on the primary dwelling unit
      - Roof gutters and piping will be installed in order to divert rainwater away from property lines
      - Fenestration will be upgraded to meet current energy standards
      - the existing through-wall air-conditioner at the west side of the ADU (also located in side-yard setback area) will be relocated to another less conspicuous perimeter wall in order to eliminate unnecessary sound which could create a disturbance to the neighbor across the west property line.
      - Exterior color coatings of both the primary and secondary dwellings will be revised in order to further unify the ADU with the primary dwelling unit
      - Implement repairs to existing fencing along all three shared property lines
      - Install and establish new landscape elements to provide screening, shade, fragrance, edibles, and visual amelioration to subject parcel and in consideration of adjacent parcels. These improvements will affect street elevation and rear yard alike.

### 4) Fresno County General Plan

- a. area of the ADU that is NOT located in the minimum setback area is (330-258 =) **87** square feet. Fresno County ordinance allows ADU structures up to 120 square feet without the need for building plan check, building permit, or inspections. If the costly and disturbing option of demolition was selected, a less substantial and useful structure could be created in its place
- b. Alternate razing of the ADU, an option that Fresno County agencies have sought, would involve the destruction of a substantial habitat
- c. Alternate razing of the ADU, an option that Fresno County agencies have sought, would involve placing currently-functional building materials into land-fill facilities

- d. Alternate razing of the ADU, an option that Fresno County agencies have sought, would involve the operation of noisy and/or heavy demolition equipment at the location of the subject parcel
- e. Alternate razing of the ADU, an option that Fresno County agencies have sought, would involve the transportation of tons of demolished building components on public roads which is costly and dangerous
- f. Alternate razing of the ADU, an option that Fresno County agencies have sought, would involve the need for dust control at the location of the subject parcel; and this would involve the spraying of water. Contemporary ecological thought is to discourage such unnatural uses of water resources.
- g. Alternate razing of the ADU, an option that Fresno County agencies have sought, could involve disturbance of hazardous building materials which would necessitate the need for costly abatement, monitoring, testing, and clearance.

It is commonly known that a county general plan must include the vision, goals, and objectives of the County in terms of planning and development. After a careful examination of public record, a disinterested analysis would reveal that:

- The previous ownership of the subject parcel AS WELL AS
- The previous auspices of Fresno County

had somehow, or for some reason, lost their way in the proceedings of this matter. No act or omission on behalf of the current ownership amounts an enactment of malfeasance or ego. This matter could easily escalate and further encumber Fresno County with punitive and draconian activities and the attendant fiscal impacts to create, effectually, nothing. This matter could easily escalate and expose the ownership to fees and diminished quality of life that would exasperate the hardship underling this application. Instead, the option of variance, a useful instrument in governance, could be reasonably applied. The process of this application would create revenues through the fee for the Variance and additionally through fees for building permits and inspections. Vicinity property value would be enhanced, the neighborhood would be well-served, the applicant and his family could return to peace and dignity as members of Fresno community.





# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 4 November 14, 2019

**SUBJECT:** Variance Application No. 4071

Allow construction of a 35-foot 8-inch-tall single-family residence (35-foot maximum allowed) with an 18-foot 8-inch front-yard setback (20-foot minimum required), 8-foot 8-inch rear-yard setback (20-foot minimum required), and total lot coverage of 48% (35% maximum allowed) on a 0.21-acre parcel in the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional) Zone District.

**LOCATION:** The subject parcel is located on the west side of Sunset Rock Road, approximately 254 feet northwest of its nearest intersection with Weldon Corral, located within the unincorporated community of Shaver Lake (39492 Sunset Rock Road) (Sup. Dist. 5) (APN 136-390-09).

**OWNER:** Levon Zekian

**APPLICANT:** Tim Hall

**STAFF CONTACT:** Thomas Kobayashi, Planner  
(559) 600-4224

Marianne Mollring, Senior Planner  
(559) 600-4569

### RECOMMENDATION:

- Deny Variance No. 4071; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans, Floor Plans, and Elevations
6. Applicant's Variance Findings
7. Mitigation Measures, Conditions of Approval, and Project Notes for Tract Map No. 5990 and Conditional Use Permit Application No. 3325

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	County-Adopted Shaver Lake Community Plan: Mountain Residential	No change
Zoning	R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional)	No change
Parcel Size	0.21 acres	No change
Project Site	N/A	N/A
Structural Improvements	None	Single-family residence
Nearest Residence	N/A	N/A
Surrounding Development	Residential and Vacant	No change
Operational Features	N/A	N/A
Employees	N/A	N/A
Customers	N/A	N/A
Traffic Trips	Residential	No change
Lighting	Residential	No change
Hours of Operation	N/A	N/A

**EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N**

**ENVIRONMENTAL ANALYSIS:**

It has been determined pursuant to Section 15305 of the California Environmental Quality Act (CEQA) guidelines, that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

**PUBLIC NOTICE:**

Notices were sent to 157 property owners within 1320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

A Variance (VA) may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 877-A are made by the Planning Commission.

The decision of the Planning Commission on a VA Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

**BACKGROUND INFORMATION:**

The project proposes to construct a single-family residence with an attached garage that will exceed the maximum building height and lot coverage, and encroach into the front-yard and rear-yard setbacks on a 0.21-acre parcel in the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional) Zone District. Based on the provided site plans, floor plans, and elevations for the proposed single-family residence, the residence will have a maximum building height of 35 feet 8 inches (35-foot maximum allowed), an 18-foot 8-inch front-yard setback (20-foot minimum required), an 8-foot 8-inch rear-yard setback (20-foot minimum required), and will have a lot coverage of 48% (35% maximum allowed).

The subject parcel is recognized as a legal parcel through the approval of Tract Map No. 5990. Tract Map No. 5990 was approved by the Board of Supervisors on December 6, 2013 and later recorded on December 18, 2013, and the subject parcel is identified as Lot 9 of Tract Map No. 5990.

By approval of Tract Map (TT) No. 5990 and Conditional Use Permit (CUP) No. 3325, certain deviations from the development standards for the R-1-B(c) Zone District are in effect for the lots created from TT No. 5990 and CUP No. 3325 which include the subject property. Deviations from the development standards that are pertinent to the project location can be found in Exhibit 7 and are listed as Condition of Approval No. 44 of the Mitigation Measures, Conditions of Approval, and Project Notes of approved Tract Map No. 5990 and Conditional Use Permit No. 3325.

There have been 17 variance requests that have been applied for within a one half-mile radius of the project site. Of those 17 variance requests, 10 are related to the subject application and have been summarized below.

<b>Application/Request</b>	<b>Date of Action</b>	<b>Staff Recommendation</b>	<b>Final Action</b>
VA No. 3817: Allow an 11-foot front-yard setback (35-foot minimum required)	June 9, 2005	Denial	PC Approved
VA No. 3821: Allow a 40-foot-high residence (35-foot maximum allowed)	September 1, 2005	Approval	PC Approved
VA No. 3496: Allow a 20-foot rear-yard setback (30-foot minimum required)	August 10, 1995	Denial	PC Approved
VA No. 3559: Allow a 20-foot street side-yard setback (25 feet required) and a five-foot rear-yard setback (20 feet required) for a proposed residence	January 23, 1997	Denial	PC Approved
VA No. 3408: Allow a 28-foot front-yard setback (35 feet required)	March 25, 1993	Denial	PC Approved
VA No. 2740: Allow a building height maximum of 35 feet (25-foot maximum allowed) and waive requirement for off-street covered parking for 82 lots	November 18, 1982	Approval	PC Approved
VA No. 2976: Allow building height up to 35 feet and 2.5 stories (25-foot and 2-story maximum allowed) on three parcels	January 23, 1986	Approval	PC Approved
VA No. 2733: Reduce the required road frontage to 72 feet (80-foot minimum required) for two lots, reduce the front-yard setback to 10 feet for the garage and 30 feet for the rest of the residence for three lots, and reduce the front-yard setback for all other approved lots within the approved subdivision to 20 feet.	September 23, 1982	Partial Denial	PC Approved
VA No. 2958: Allow building heights up to 35 feet and two and a half stories (25 feet and 2 stories maximum allowed) on	October 24, 1985	Approval	PC Approved

Lots 1 through 15 of Tract 3703 and on approved lots of Tract 3080R-2.			
VA No. 3349: Allow a 5-foot side-yard setback (7-foot minimum required) and allow a three-story maximum building height (2.5-story maximum allowed)	September 26, 1991	Denial	PC Approved

Although there is a history of variance requests within proximity of the subject parcel, each variance request must be considered on its own merit, based on unique site conditions and circumstances.

*Finding 1: There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.*

*Finding 2: Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Setbacks	R-1-B(c)  Front: 20 feet (per Condition of Approval No. 44 of TT No. 5990 and CUP No. 3325)  Side: 5 feet (per Condition of Approval No. 44 of TT No. 5990 and CUP No. 3325)  Rear: 20 feet	Front:18 feet 8 inches  Side: 5 feet  Rear: 8 feet 8 inches	No
Parking	At least one covered parking space for every dwelling unit	2-car attached garage	Yes
Lot Coverage	35%	48%	No
Space Between Buildings	Accessory building must be 6 feet from main building.	No change	Yes
Wall Requirements	No requirement	No change	Yes

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n)</b>
Septic Replacement Area	Community System	N/A	Yes
Water Well Separation	Community System	N/A	Yes

**Reviewing Agency/Department Comments Regarding Site Adequacy:**

Zoning Section of the Fresno County Department of Public Works and Planning: If the Variance is approved, the proposed residence will be subject to building permits, and a will- serve letter/clearance from the Resources Division for sewer and water connection will be required. **This shall be included as a Condition of Approval.**

Mapping Section of the Fresno County Department of Public Works and Planning: Prior to site development, all survey monumentation – Property Corners, Centerline Monumentation, Section Corners, County Benchmarks, Federal Benchmarks and Triangulation Stations, etc. – within the subject area shall be preserved in accordance with Section 8771 of the Professional Land Surveyors Act of Section 6730.2 of the Professional Engineers Act. **This shall be included as a Project Note.**

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

**Analysis:**

In support of Finding 1, the Applicant states that the subject parcel is a premium lot due to the western-facing view. The western patio was extended out to provide shade and meet energy code requirements. This extension encroaches into the rear-yard setback and takes them over the maximum lot coverage allowed by the zone district. If the shading did not occur, then the single-family residence would fail energy efficiency requirements due to the heat factor. The Applicant also explains that the shed roof at the front of the garage is an architectural feature meant to provide character to the house. The height of the single-family residence exceeds the maximum by eight inches. This is due to the size of the floor joists, roof pitch, and extra height of the first floor.

In support of Finding 2, the Applicant states that the subject residence will be utilized as a primary residence. The Applicant also states that the proposed residence will be built on granite rock, which provides challenges and difficulties in the design and development of the home that other properties in the vicinity do not have to worry about. Additionally, the Applicant states that the subject parcel does not have trees that can shade the parcel and keep the heat to an acceptable level. Due to this, the proposed residence will depend on the shaded patio to reduce the heat.

A consideration in addressing variance applications is whether there are alternatives available that would avoid the need for the variance. Consideration should be given to redesign of the proposed residence to meet the development standards of the zone district. The reconfiguration of the proposed residence within established development standards will allow the project to avoid the Variance.

In regard to Finding 1, based on the proposed floor plans and elevations of the proposed single-

family residence, the residence will be subject to harsher sunlight on the western-facing elevation. There is no development proposed west of the subject parcel, and based on aerial images of the site, there are little to no trees present on the west side of the proposed residence to provide cover from the sun. Due to the lack of natural shade, the Applicant decided to extend the covered patio further to provide shade for the proposed residence. The Applicant also stated that the single-family residence will be built on top of a granite rock.

Based on aerial images of the project site and photos provided by the Applicant, natural shading that is provided by foliage cover is not observed on the western portion of the subject property. Additionally, evidence of an unconventional ground surface has been provided to staff that can be taken into consideration. Although the Applicant has described a physical circumstance, staff does not consider the circumstance unique because aerial images of the area surrounding the project site suggest other properties are affected by similar circumstances. Additionally, the Applicant failed to provide a unique or extraordinary circumstance for the encroachment into the front-yard setback and waiver of maximum building height, which is proposed for aesthetic purposes. Therefore, staff is unable to make Finding 1.

In regard to Finding 2, the Applicant intends for the proposed residence to be a single-family residence and will not be rented. The approval of the subject Variance will allow them to construct the residence while dealing with site-specific constraints related to underlying ground material and the orientation of the residence. The Applicant described a property right of being able to construct this residence with the underlying design constraints, while other property owners in the vicinity have been able to construct without these constraints.

The approval of this Variance will allow the Applicant to construct the residence while dealing with the unique aspects of the project site. Based on photos of the project site provided by the Applicant, staff can concur that the project site is located on unconventional ground. Staff also concurs that the subject residence will also be subject to more direct sun than other properties due to the western-facing portion of the residence. However, staff disagrees that construction of the single-family residence relies on the Variance. Staff believes that the design of the proposed single-family residence can be configured to manage the unique site conditions while also meeting development standards of the zone district. To further the point, the subject parcel is located in a conditional zone district that has already been approved for relaxed development standards. Therefore, staff is unable to make Finding 2.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 1 and 2 cannot be made.

*Finding 3:* *The granting of the Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.*

<b>Surrounding Parcels</b>				
	Size:	Use:	Zoning:	Nearest Residence:
North	0.2 acre	Vacant	R-1-B(c)	N/A

Surrounding Parcels				
South	0.95 acre	Vacant	R-1-B(c)	N/A
	0.2 acre	Vacant		
East	0.2 acre	Vacant	R-1-B(c)	N/A
West	N/A	Vacant	R-1-B(c)	N/A

**Reviewing Agency/Department Comments:**

Fresno County Fire Protection District: The project shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, the Applicant must submit construction plans to the Fresno County Department of Public Works and Planning for review. It is the Applicant’s responsibility to deliver a minimum of three sets of plans to FCFPD. **This shall be included as a Project Note.**

Project/Development including: Single-Family Residential (SFR) property of three or more lots, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property shall annex into Community Facilities District No. 2010-01 of FCFPD. **This shall be included as a Project Note.**

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. **This shall be included as a Project Note.**

The builder must meet the standard in the California Fire Code and California Building Code related to reduced setback, and the wall construction requirements must meet California Building Code Table 602 for fire wall requirements based off zero setback for exterior walls due to reduced minimum setbacks on the subject parcel. **This shall be included as a Project Note.**

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

**Analysis:**

In support of Finding 3 the Applicant states that the single-family residence will be built with materials and colors that tie into the natural surroundings, no trees will be removed, and there are no future lots behind the proposed house (west of subject property). The Applicant also states that the development will increase property values, which benefits other properties within the area.

In regard to Finding 3, if approved, the Variance will allow the Applicant to proceed with their building permit application to construct a new single-family residence. The single-family residence is planned to have stucco and stone siding along with composite shingle roofing. Based on the provided elevations of the proposed single-family residence, and the Applicant’s statement that the materials and colors of the residence will tie into the natural surroundings, staff believes that the proposed residence will not have an aesthetically detrimental impact on



surrounding properties. Photos of the project site provided by the Applicant show that a scenic view of the surrounding area facing west is present. The construction of the single-family residence may interrupt the view to other property owners, but is not considered a detrimental impact. Front-yard and rear-yard encroachments into the respective setbacks are not expected to adversely affect the surrounding neighborhood. Based on the above analysis, staff believes that the proposal will not have an adverse effect upon surrounding properties.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 3 can be made.

*Finding 4:* *The granting of such a Variance will not be contrary to the objectives of the General Plan.*

**Reviewing Agency Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated as Mountain Residential in the Shaver Lake Community Plan.

It has been determined that there are no General Plan and Williamson Act issues regarding the proposed project.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

**Analysis:**

In support of Finding 4, the Applicant states that there are no conflicts with the proposal and any objectives of the Fresno County General Plan. The Applicant also states that the building will be built on a solid granite rock and will not affect existing trees or agriculture. It will also not affect the County's environmental quality such as soils, water, air quality, minerals, and wildlife habitat. The project will not be a hazard or cause a nuisance. Aesthetics of the building will use materials and colors that tie into the natural surroundings and the house will add to population growth which will add to the economy in the area.

In regard to Finding 4, staff has reviewed the subject application and has determined that there are no General Plan or Shaver Lake Community Plan conflicts. Staff believes that the proposal is consistent with the County of Fresno General Plan and County-adopted Shaver Lake Community Plan.

**Recommended Conditions of Approval:**

*None.*

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

*None.*

**CONCLUSION:**

Based on the factors cited in the analysis, staff believes the required Findings 1 and 2 for granting the Variance cannot be made. Staff therefore recommends denial of Variance No. 4071.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Denial Action)

- Move to determine that the required Findings cannot be made and move to deny Variance No. 4071; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Alternative Motion** (Approval Action)

- Move to determine the required Findings can be made (state basis for making the Findings) and move to approve Variance No. 4071, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; 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.

TK:ksn

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**Variance Application No. 4071  
Conditions of Approval and Project Notes**

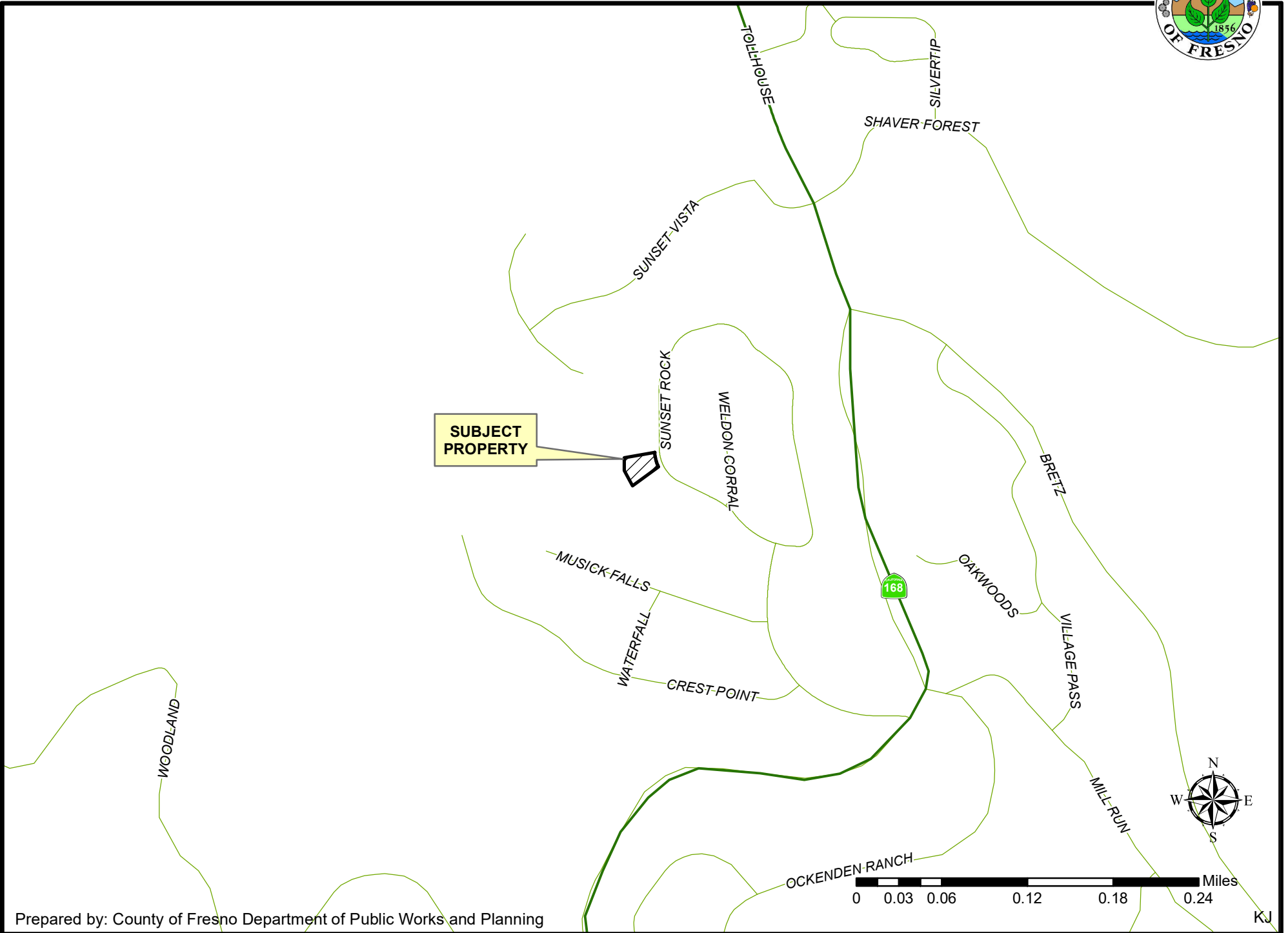
<b>Conditions of Approval</b>	
1.	Development of the property shall be in accordance with the Site Plan approved by the Planning Commission.

Conditions of Approval reference recommended Conditions for the project.

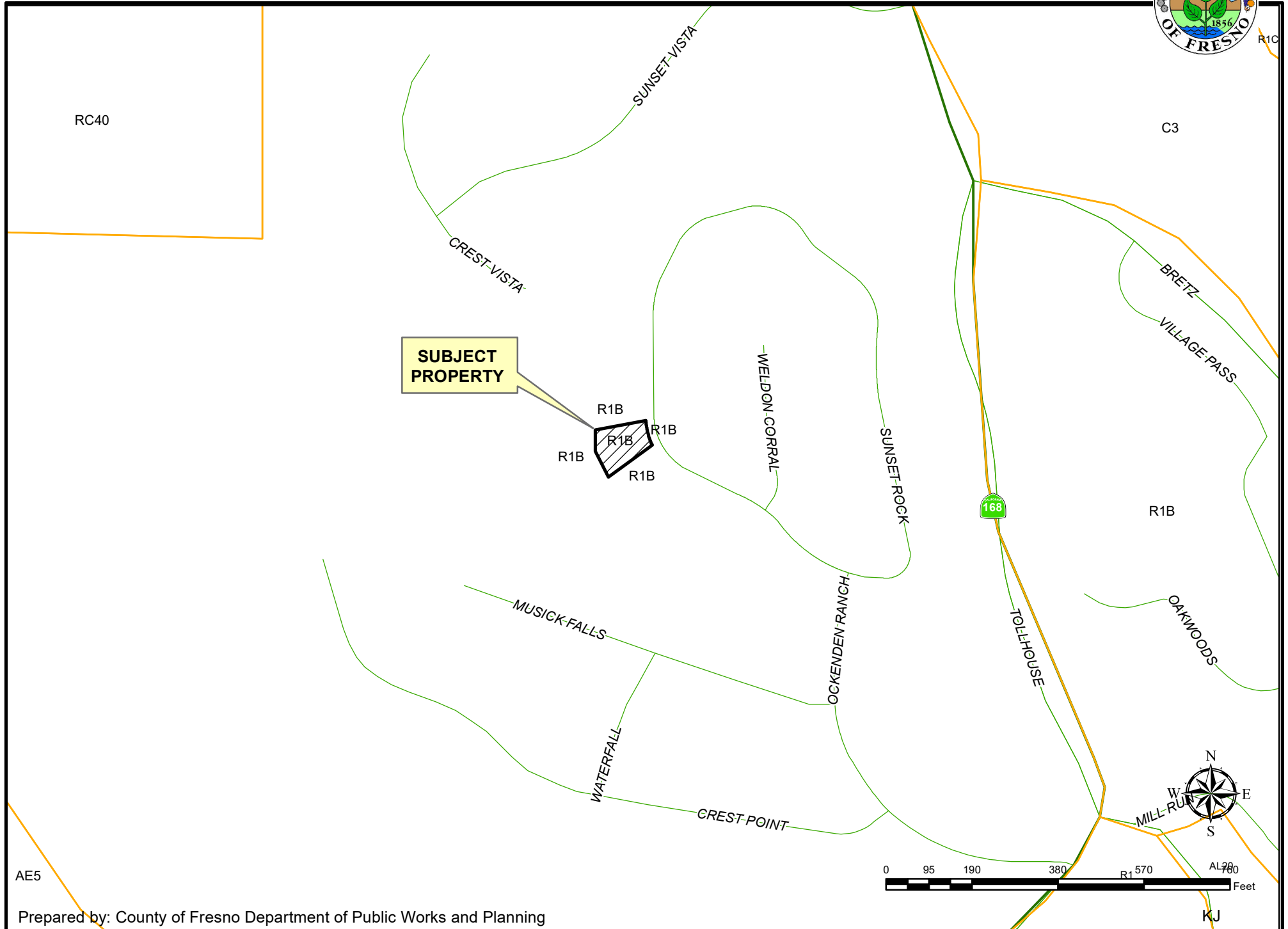
<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	If the Variance is approved, the proposed residence will be subject to building permits. A will-serve letter/clearance from the Public Works and Planning Department, Resources Division will be required for sewer and water service.
2.	Prior to site development, all survey monumentation – Property Corners, Centerline Monumentation, Section Corners, County Benchmarks, Federal Benchmarks, and Triangulation Stations, etc. – within the subject area shall be preserved in accordance with Section 8771 of the Professional Land Surveyors Act of Section 6730.2 of the Professional Engineers Act.
3.	<p>The project shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the project, the Applicant must submit construction plans to the Fresno County Department of Public Works and Planning for review. It is the Applicant’s responsibility to deliver a minimum of three sets of plans to FCFPD.</p> <ul style="list-style-type: none"> <li>• Project/Development including: Single-Family Residential (SFR) property of three or more lots, Multi-Family Residential (MFR) property, Commercial property, Industrial property, and/or Office property shall annex into Community Facilities District No. 2010-01 of FCFPD.</li> <li>• 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.</li> </ul>
4.	The builder must meet the standard in the California Fire Code and California Building Code related to reduced setback, and the wall construction requirements must meet California Building Code Table 602 for fire wall requirements based off zero setback for exterior walls due to reduced minimum setbacks on the subject parcel.

TK  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\VA\4000-4099\4071\SR\VA 4071 Conditions & PN (Ex 1).docx

# LOCATION MAP



# EXISTING ZONING MAP



AE5



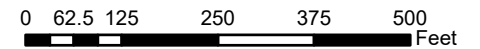
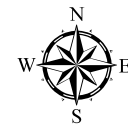
# EXISTING LAND USE MAP



LEGEND	
SF#-	SINGLE FAMILY RESIDENC
V -	VACANT

LEGEND:

 Subject Property



Department of Public Works and Planning  
Development Services Division

These plans are copyrighted and are subject to the provisions of the Copyright Act. The design is the property of the designer and no part of this design may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the designer.

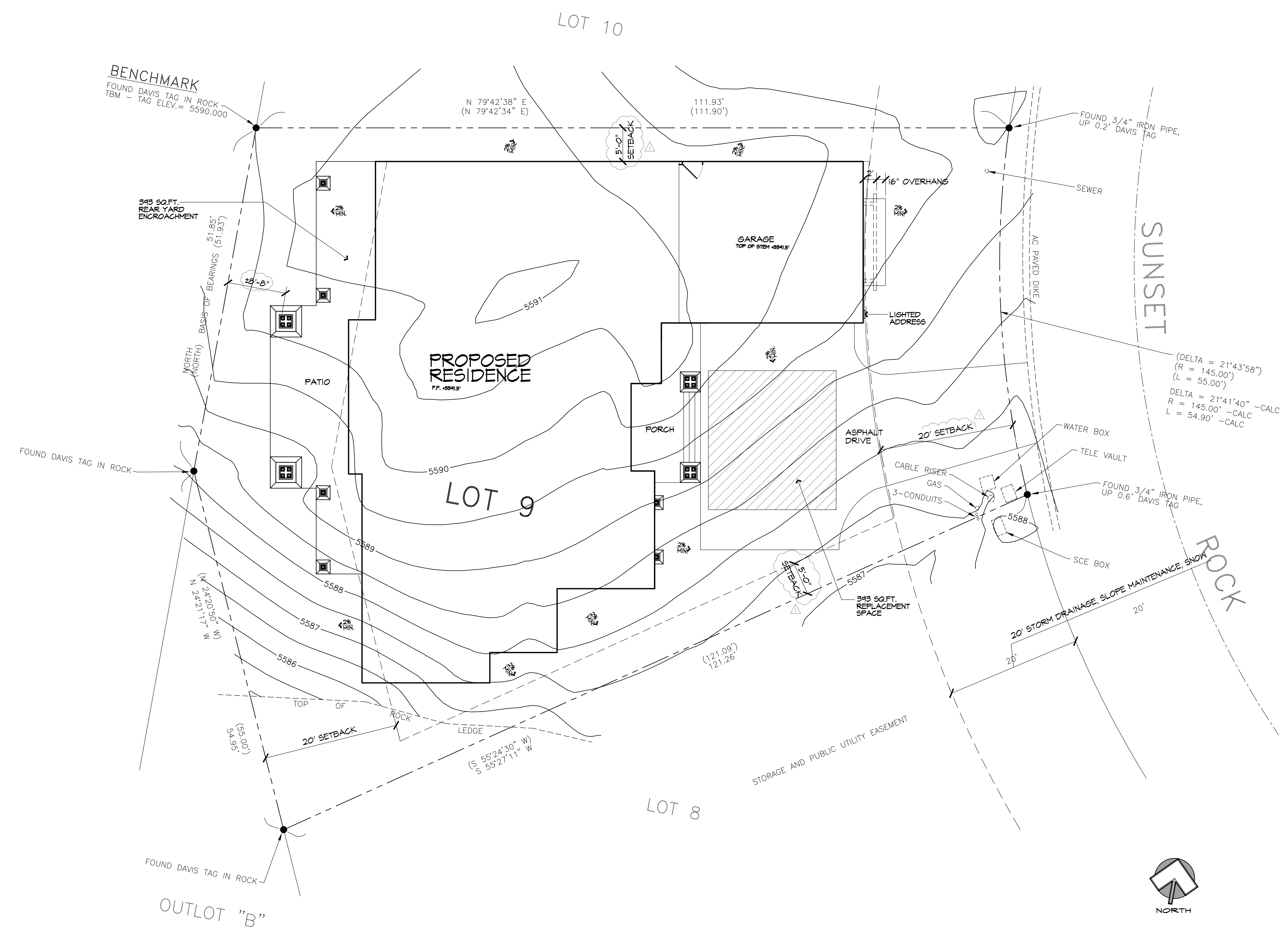
**Tim Hall Custom Home Designs**  
 8376 N. SHALLOT WAY  
 FRESNO, CA 93710  
 559-342-0241



**ZEKIAN CABIN**  
 39492 SUNSET ROCK  
 SHAYER LAKE, CA.

JOB NO.  
 DATE: 6/3/14  
 BACK-CHECK CORRECTIONS

DRAWN BY: TIM HALL  
 SHEET NO. C



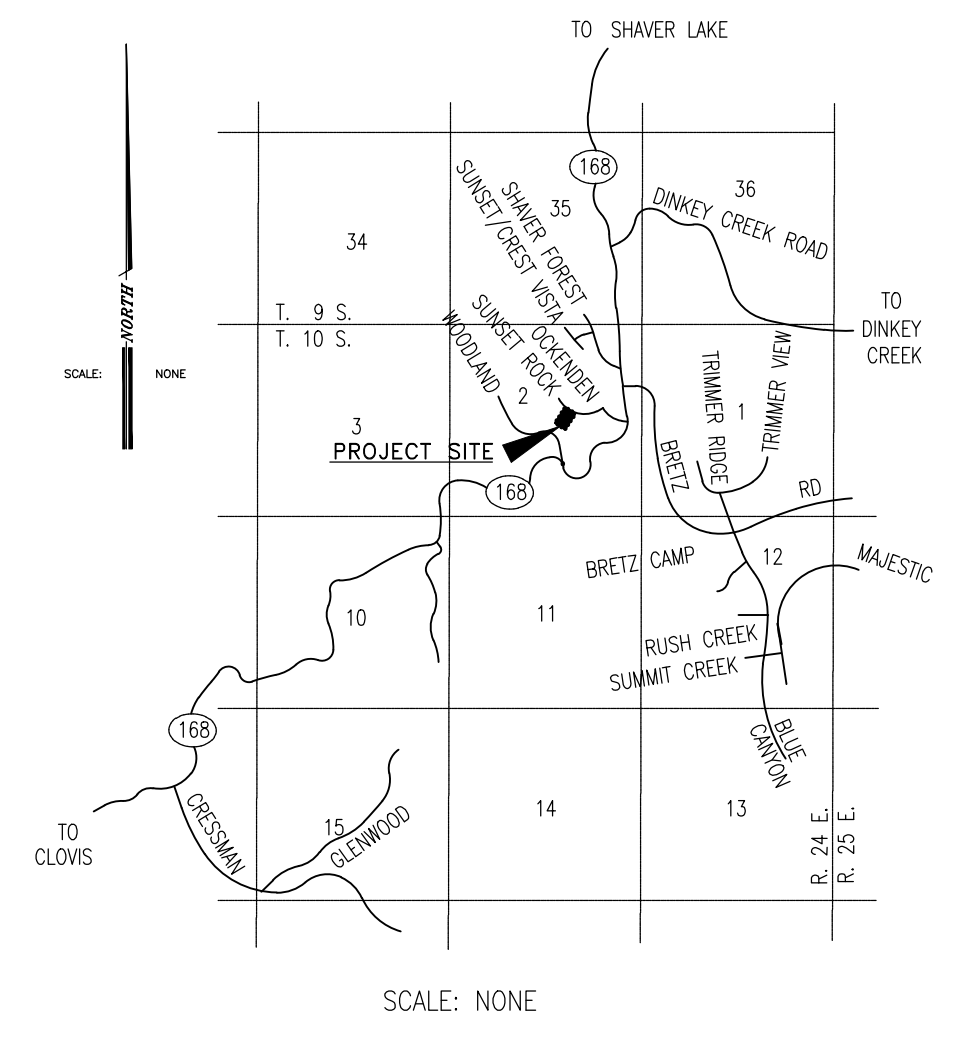
**THE PERMIT FOR THIS PROJECT REQUIRES FIRE SPRINKLERS**

GROUND SNOW LOAD	WIND DESIGN SPEED TOPOGRAPHIC EFFECTS	SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	
150 PSF	85	B	D	15000"MOD	15000"18"	YES	+10 F	15000"YES	NONE	52 d	44.2 d

NOTE:  
 NO PROPOSED RAIN GUTTERS

A CONSTRUCTION WASTE MANAGEMENT PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY

**VICINITY MAP**



**EXHIBIT 5**

**NOTES**

DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MAX. SLOPE OF 12% FOR A MIN. DISTANCE OF 20' FROM THE GARAGE TO PORTION OF THE DRIVEWAY THAT EXCEEDS A GRADE OF 18%. NO ON-SITE WATER RETENTION. PROVIDE A 2% SLOPE AWAY FROM THE BUILDING FOR A MIN. OF 5'. NO DRAINAGE ONLY ADJACENT PROPERTY. GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL.

FINGER-JOINTED STUDS MUST BE GRADE-STAMPED BY AN APPROVED ICBQ INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS.

CONFORM TO REQUIREMENTS FOR HOOD SHEAR WALLS AND DIAPHRAGMS PER CBC SECTION 2314.5:

A) SHEETS USED IN THE CONSTRUCTION OF DIAPHRAGMS AN SHEAR WALLS SHALL BE NOT LESS THAN 4" X 8" IN SIZE.

B) MIN. SIZE SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24" UNLESS BLOCKED.

C) FRAMING MEMBERS OR BLOCKING AT ALL PANEL EDGES IN SHEAR WALLS.

D) MAX. SIZE OF OPENING IN HORIZONTAL DIAPHRAGM NOT TO EXCEED 24" UNLESS BLOCKED.

INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILING MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (IC) BY UL OR TESTING LAB RECOGNIZED BY I.C.B.O.

FLOURESCENT FIXTURES USED TO MEET GENERAL LIGHTING REQUIREMENTS SHALL NOT CONTAIN MEDIUM-BASED INCANDESCENT LAMP SOCKS. INCANDESCENT AND FLOURESCENT FIXTURES ARE NOT TO BE SWITCHED TOGETHER.

THE ATTIC ACCESS SHALL BE HEATHERSTRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL.

AFTER INSTALLING HVAC EQUIPMENT AND WATER HEATING SYSTEMS, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION AT THE BUILDING SITE AN "INSTALLATION CERTIFICATE" (OF-OR FORM), SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY CODE.

COMPLY WITH SECURITY CODE ORDINANCE (FMC 18-120.4100):

A) STEEL PLATE AT THE DEAD-BOLT STRIKER, 5/16" DIA. X 4" BELYN X 1/2" X 2" SCREWS.

B) DEAD-BOLT AT THE EXTERIOR DOORS, HOUSE TO GARAGE, GARAGE TO EXTERIOR.

C) FREE-HOLE OR VISION PANEL.

D) WINDOWS TO MEET THE MIN. STANDARDS AS ESTABLISHED BY THE IBC CODES.

ALL TUB/SINKER OPENINGS SHALL BE ROOFED PROOF, W/ A 1" CEMENT COVERING IN AN APPROVED MANNER.

PROVIDE LISTED WATER HAMMER ARRESTORS TO SERVE THE DISHWASHER, ICE MAKER, WASHING MACHINE AND LANDSCAPE IRRIGATION AUTOMATIC VALVE. MANIFOLD DEVICES SHALL BE CONCEALED WITHIN WALLS OR ATTIC (EXCEPT LANDSCAPE IRRIGATION DEVICE).

AIR CONDITIONING EQUIPMENT DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED.

ALL HOSE BIBS SHALL BE EQUIPPED W/ NON-REMOVABLE BACK FLOW PREVENTERS

**SITE NOTES:**

1. PROVIDE A 2% SLOPE FOR A MINIMUM DISTANCE OF 5 FEET FROM BUILDING.

2. NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTY.

3. NO ON-SITE WATER RETENTION.

4. ALL DRAINAGE TO STREET 5% SLOPE REAR TO FRONT.

5. WATER METER CAN MUST BE INSTALLED PRIOR TO FINAL INSPECTION.

6. CONTRACTOR MAY ADJUST PLACEMENT OF RESIDENCE IF NECESSARY AS LONG AS ALL MINIMUM SETBACKS ARE OBSERVED.

7. POST STREET ADDRESS NUMBERS AT LEAST 4" HIGH WITH A 1/2" STROKE MOUNTED ON CONTRASTING BACKGROUND CLEARLY VISIBLE FROM STREET. STREET ADDRESS AND NUMBERS SHALL BE POSTED PRIOR TO FIRST INSPECTION. GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL.

8. DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAX. SLOPE OF 12%. THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR PAVED SURFACES.

9. PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF NOT LESS THAN 1' ABOVE THE 100 YEAR FLOOD LEVEL.

10. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.

11. A CHEMICAL TOILET IS REQUIRED ON SITE DURING CONSTRUCTION.

12. CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL.

13. FINISH FLOOR ELEVATION IS TO BE ABOVE THE CROWN OF THE STREET.

ILLUMINATED ADDRESS SIGN SHALL BE INSTALLED SO AS TO BE SEEN FROM THE STREET PER CALIFORNIA FIRE DEPARTMENT DIV. 104.

PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF NOT LESS THAN 1' ABOVE THE 100 YEAR FLOOD LEVEL.

SHOWER STALLS AND TUB ENCLOSURES SHALL CONFORM TO THE REQUIREMENTS OF UPC 404.1024.50. IN.; THRESHOLD 2" TO 4" DEEP.

NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS.

STREET AND ADDRESS NUMBER TO BE POSTED ON JOBSITE PRIOR TO FIRST INSPECTION.

THE METHODS OF FLASHING AND GUTTER FLASHING OF ROOFS SHALL BE IN COMPLIANCE WITH IBC 905.8.

MANUFACTURER CERTIFICATION OF GULFAM BEAMS MUST BE PROVIDED. IDENTIFY THE LOCATION AND SPECIFIC JOB TO BE PROVIDED, BEFORE FRAME INSPECTION.

ALL WATER CLOSETS TO BE INSTALLED WILL BE 1/2" FLOOR WATER CLOSETS WITH A MAXIMUM CAPACITY OF 12 GALLONS.

THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT W/ A SIGNED HEADING COOLING AND HEATING DEVICE LISTED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.

AFTER INSTALLING WALL, CEILING OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE BUILDER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH TITLE 24 REQUIREMENTS.

BLOWN OR POURED TYPE INSULATING MATERIAL SHALL ONLY BE USED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED 25:12 PITCH.

THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.

WATER, USE EITHER PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE. USE A PRESSURE ABSORBING DEVICE AT ALL QUICK ACTING VALVE LOCATIONS. AN ACCESSIBLE AIR CHAMBER OR A MECHANICAL DEVICE MAY BE USED.

VERTICLE CLEARANCE ABEV. THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.

LIQUEFIED PETROLEUM GAS FIRED APPLIANCES SHALL NOT BE LOCATED IN ATTICS OR UNDER FLOOR SPACES UNLESS THEY ARE INSTALLED UNDER A 26 GA. SHEET METAL PAN EXTENDING 6" BEYOND EACH SIDE OF APPLIANCE. THE PAN SHALL HAVE 2" HIGH SIDES AND HAVE A 1/2" DRAIN TO THE EXTERIOR OF THE STRUCTURE. THE DRAIN SHALL NOT TERMINATE ABOVE OR WITHIN 5' OF ANY OPENING TO THE STRUCTURE.

**LOAD TABLE**

SOIL BEARING CAPACITY:	2000 PSF
CONCRETE DESIGN STRENGTH:	2500 PSF
FLOOR DEAD LOAD:	15 PSF
ROOF DEAD LOAD:	15 PSF
ROOF LIVE LOAD:	20 PSF
FLOOR LIVE LOAD:	40 PSF
WALL DEAD LOAD (EXTERIOR):	25 PSF
WALL DEAD LOAD (INTERIOR):	15 PSF
GROUND SNOW LOAD:	150 PSF
SLOPED ROOF SNOW LOAD:	ALLOWABLE REDUCTION

**SHEET INDEX**

C	SITE PLAN, SHEET INDEX
A1	1ST FLOOR PLAN
A2	2ND FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS
S1	FOUNDATION PLAN
S2	FLOOR FRAMING PLAN
S3	ROOF FRAMING PLAN
S4	SECTIONS
S5	1ST FLOOR LATERAL PLAN
S6	2ND FLOOR LATERAL PLAN
SD1	FOUNDATION DETAILS
SD2	FRAMING DETAILS
SD3	FLOOR FRAMING DETAILS
SD4	FLOOR JOIST DETAILS
SD5	ROOF FRAMING DETAILS
TD1	TYPICAL DETAILS
F1	1ST FL. PLUMBING PLAN
F2	2ND FL. PLUMBING PLAN
M1	1ST FLOOR MECHANICAL PLAN
M2	2ND FLOOR MECHANICAL PLAN
T24	ENERGY DOCUMENTS
E1	1ST FLOOR ELECTRICAL PLAN
E2	2ND FLOOR ELECTRICAL PLAN

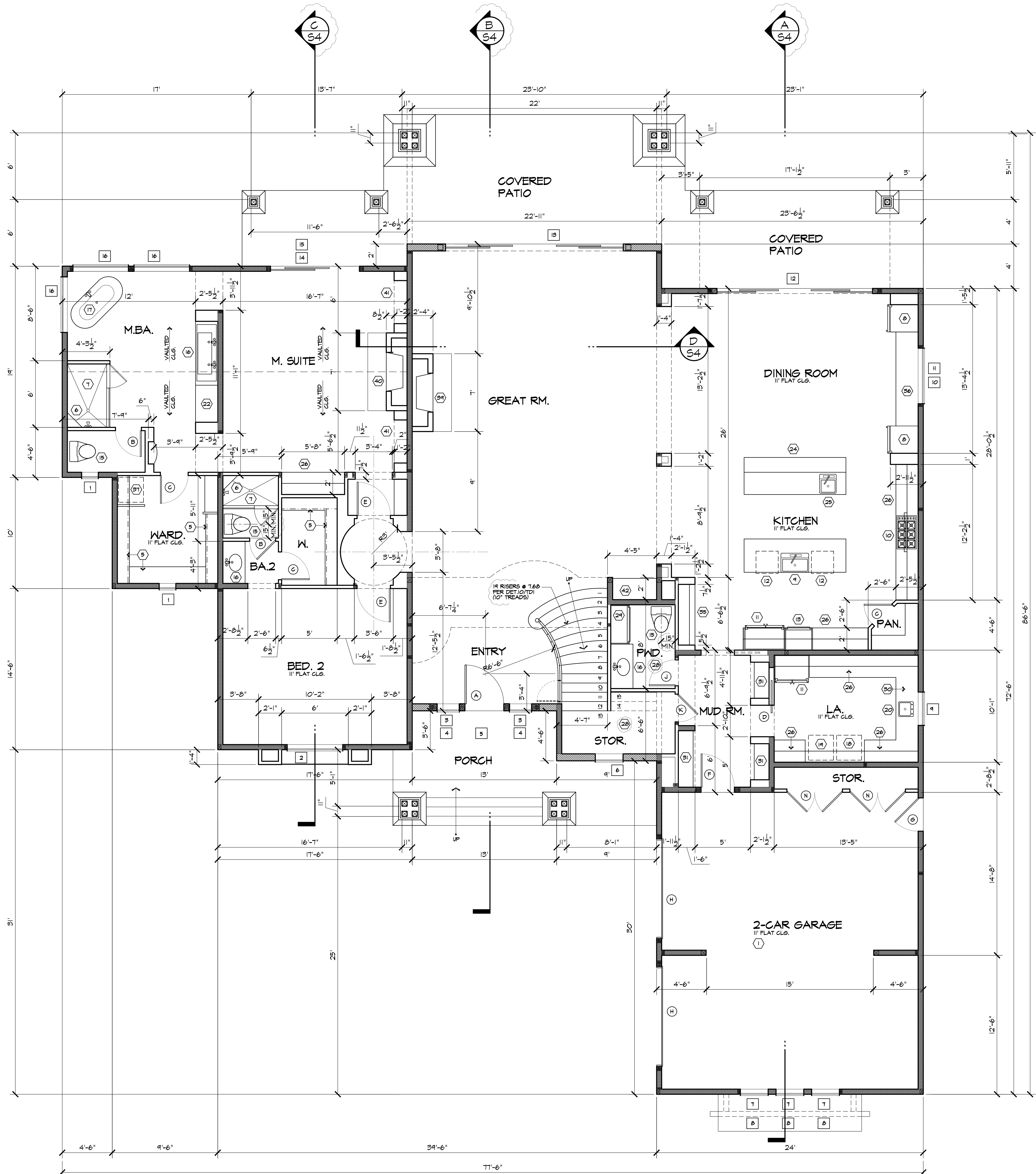
**PROJECT DATA**

OWNER: LEVON ZEKIAN  
 ADDRESS: 680 P. ST. SHAYER LAKE, CA 93721 (559)407-6000  
 CONTRACTOR: OWNER/BUILDER

PROJECT ADDRESS: 39492 SUNSET ROCK SHAYER LAKE, CA  
 A.P.N.#: 136-340-01  
 LEGAL DESCRIPTION: LOT 9, TR. 5490  
 NO. OF STORIES: 2  
 PLANS PREPARED BY: TIM HALL, CUSTOM HOME DESIGNS  
 8376 N. SHALLOT WAY  
 FRESNO, CA 93720 559-342-0241  
 ENGINEER: STRONG ENGINEERING & DESIGN, INC.  
 4805 CENTENNIAL PLAZA WAY, STE. 200  
 BAKERSFIELD, CA 93312  
 PH: 661-340-4100

SQ.FT. BREAKDOWN:  
 LIVING SPACE:  
 MAIN FLOOR 3,143 SQ.FT.  
 2ND FLOOR 1,841 SQ.FT.  
 TOTAL 5,042 SQ.FT.  
 GARAGE 685 SQ.FT.  
 COVERED PATIO 126 SQ.FT.  
 M. SUITE PATIO 224 SQ.FT.  
 BALCONY 134 SQ.FT.  
 TOTAL: 6,287 SQ.FT.

**SITE PLAN**  
 SCALE: 1/8"=1'-0"



- KEY NOTES:**
- 1 5/8" TYPE 'X' GYP. BD. AT WALLS AND CLG. OF GARAGE ONLY. WRAP ALL EXPOSED BEAMS & COLUMNS 22"x30" ATTG ACCESS
  - 2 ATTIC ACCESS FOR MECH. UNIT (30"x30" MIN)
  - 3 "RINNAI" TANKLESS WATER HEATER OR EQUAL, NO EXHAUST (CONTAINS GAS AND 221.0'S DIRECT VENT, MIN. MAX. GAS INPUT, 15,000 BTU / 18,000 BTU (VENT THRU SIDEWALL))
  - 4 SHELF, POLE, CABINET SYSTEM BY OWNER, TYP.
  - 5 SHOWER SEAT
  - 6 SHOWER W/TILE TO 4'-0" W/TEMP. GLASS ENCLOSURE (22" WIDE MIN. DOOR)
  - 7 WINE REFRIGERATOR
  - 8 SINK W/DISPOSAL
  - 9 36" COOKTOP W/HOOD, VENT TO EXTERIOR THRU ROOF
  - 10 3'-2" MIN. REFRIGERATOR SPACE
  - 11 UNDER COUNTER DISHWASHER
  - 12 DOUBLE OVEN
  - 13 PANTRY W/S SHELVES
  - 14 PROVIDE LOW FLOW WATER CLOSETS, MAX. 1.6 GAL. PER FLUSH TYP. W/EXHAUST FAN ABOVE
  - 15 LAVATORY
  - 16 FREE-STANDING TUB
  - 17 WASHER SPACE
  - 18 DRYER SPACE W/EXHAUST FAN, VENT THRU SOFFIT TO WALL
  - 19 LAUNDRY SINK
  - 20 TUB/SHOWER W/TILE TO 4'-0" W/TEMP. GLASS ENCLOSURE (22" WIDE MIN. DOOR)
  - 21 VANITY
  - 22 ARCH'D OPENING
  - 23 42" RAISED BAR
  - 24 VEGETABLE SINK
  - 25 UPPER & LOWER CABS.
  - 26 UNDER COUNTER REFRIGERATOR
  - 27 PROVIDE 1/2" MIN. GYP. BD. @ ALL ENCLOSED USABLE SPACE BELOW STAIRS.
  - 28 STORAGE LINEN W/S SHELVES
  - 29 LOWER CABINET
  - 30 BENCH W/STORAGE BELGH
  - 31 CONCRETE LANDING
  - 32 GUARDRAIL PER DET. A1A2
  - 33 GRATED/TEX. WOOD POLYMER FIRE DEFENSE DECK BOARD (EQR-2567) OR EQUAL TO F.J. W/TEX FASTENERS
  - 34 COFFEE BAR
  - 35 HUTCH
  - 36 STACKABLE WASHER/DRYER, VENT THRU WALL
  - 37 PROVIDE FIRE BULK'S, @ MAX. 10' INTERVALS AND FLOOR AND CLG. LEVELS
  - 38 FIREPLACE/EXTROORDINARY FRX44 DV-XL" GAS FIREPLACE OR EQUAL W/18" RAISED HEARTH OR EQUAL, ANSI Z223.1/NFPA54, VENT THRU ROOF TO EXTERIOR
  - 39 FIREPLACE/EXTROORDINARY FRX36 DV-XL" GAS FIREPLACE OR EQUAL W/18" RAISED HEARTH OR EQUAL, ANSI Z223.1/NFPA54, VENT THRU ROOF/CHIMNEY
  - 40 NICH
  - 41 SHELVE
  - 42 5 SHELVE

**NOTE:**

PROVIDE FIREPLACE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR INSPECTION.

THE IGNITER OF ALL GAS FIRED EQUIPMENT IN THE GARAGE MUST BE ELEVATED 18" ABOVE THE FLOOR (IF APPLICABLE).

PROPANE LOG LIGHTERS ARE NOT ALLOWED.

GAS FIREPLACE OR DECORATIVE GAS APPLIANCE WITH STANDING PILOT SHALL COMPLY WITH TABLE 4-2 OF THE CBC.

PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR INSPECTION FOR THE FIREPLACE/ HOOD STOVE.

PROVIDE FACTORY-BUILT FIREPLACE/WOOD STOVE MANUFACTURER'S APPROVED CAP FOR CHIMNEY TERMINATION (CBC APP.106.1, 211.1.3) AND PRODUCT LISTINGS.

CHIMNEYS SHALL EXTEND 24" MIN. ABOVE ANY PART OF THE STRUCTURE WITHIN 10' OF THE CHIMNEY (CBC 2105.9)

FINGER JOINTED STUDS IN STRUCTURAL WALLS (BEARING OR SHEAR) SHALL BE APPROVED AND ARE NOT ALLOWED AT HOLD-DOWN LOCATIONS

PROVIDE FIRE BLOCKING AT ALL FLOOR AND CEILING LEVELS AND AT 10' INTERVALS (CBC 709.2)

PROVIDE A PAN WITH A MINIMUM 2" LIP AND A MINIMUM 1 1/2" DRAIN TO THE EXTERIOR OF THE BUILDING WHEN LPG FURNACE OR WATER HEATER IS INSTALLED IN THE GARAGE.

THE INSULATION SHALL CONFORM TO FLAME-SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF SECTION 707.3 OF THE 1949 CBC.

**PLUMBING:**

PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL CIRCULATING-TYPE TUBS ON THE JOB-SITE FOR INSPECTION PURPOSES.

ALL TUB AND SHOWER VALVES ARE TO BE SINGLE CONTROL, PRESSURE BALANCING OR THERMOSTATIC ANTI-SCALD TYPE.

WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK-ACTING SHUT-OFF VALVES (GPC 604.10) AUTO. WASHING MACHINE (HOT AND COLD WATER) DISHWASHER FRONT AND REAR SPRINKLER OUTLETS.

ALL HOSE BIBBS SHALL BE EQUIPPED WITH NON-REMOVABLE BACK FLOW PREVENTERS.

PROVIDE IMPACT PROTECTION FOR ANY GAS FIRED EQUIPMENT LOCATED IN THE GARAGE.

SHOWER DOORS TO BE 22" MIN.

PROVIDE 18" MIN. COVERAGE FOR PIPES IN TRENCHES MECHANICAL.

UPPER CABINETS SHALL BE A MIN. OF 18" ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS W/CLEARANCES AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS PER CMC 105.1 & 509.6.

ALL AIR DUCTS PENETRATING THE SEPARATION WALL, CEILING OR FLOOR SHALL BE CONSTRUCTED OF 0.014 INCH THICK STEEL/26 GAUGE GALVANIZED SHEET METAL ON THE GARAGE SIDE OF THE FIREWALL AND SHALL HAVE NO OPENINGS INTO GARAGE. (CBC R202.5.2)

**AIR CONDITIONERS:**

A COMPRESSOR OR CONDENSING UNIT SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 5"(16MM) ABOVE THE ADJOINING GROUND LEVEL.

**WINDOW SCHEDULE**

SIZE	QUAN.	TYPE	STYLE	MATERIAL	REMARKS
1 6'-2"	1	CASEMENT	DUAL	VINYL	WGRIDS
2 5'-0"	2	H.S.	DUAL	VINYL	WGRIDS
3 2'-0"	9	FIXED	DUAL	VINYL	TEMP. WGRIDS
4 2'-2"	4	FIXED TRANSOM	DUAL	VINYL	TEMP. WGRIDS
5 3'-6"	5	FIXED TRANSOM	DUAL	VINYL	TEMP. WGRIDS
6 2'-6"	6	FIXED	DUAL	VINYL	WGRIDS
7 2'-4"	1	FIXED	DUAL	VINYL	WGRIDS
8 2'-6"	1	FIXED TRANSOM	DUAL	VINYL	WGRIDS
9 5'-0"	10	S.H.	DUAL	VINYL	WGRIDS
10 5'-0"	10	H.S.	DUAL	VINYL	
11 5'-0"	11	FIXED TRANSOM	DUAL	VINYL	
12 14'-0"	(4) PANEL MULTI-SLIDE	DUAL	VINYL	TEMP.	
13 14'-0"	(4) PANEL MULTI-SLIDE	DUAL	VINYL	TEMP.	
14 8'-0"	S.G.D.	DUAL	VINYL	TEMP.	
15 8'-0"	FIXED TRANSOM	DUAL	VINYL	TEMP.	
16 5'-0"	H.S.	DUAL	VINYL	TEMP.	
17 1'-2"	FIXED TRANSOM	DUAL	VINYL		
18 2'-6"	FIXED	DUAL	VINYL		
19 2'-6"	FIXED TRANSOM	DUAL	VINYL		
20 3'-0"	H.S.	DUAL	VINYL		
21 3'-4"	FIXED TRANSOM	DUAL	VINYL	TEMP.	
22 3'-6"	ARCH TOP LEFT FIXED TRANSOM	DUAL	VINYL	TEMP. SEE ELEVATIONS	
23 3'-6"	ARCH TOP LEFT FIXED TRANSOM	DUAL	VINYL	TEMP. SEE ELEVATIONS	
24 3'-6"	ARCH TOP RIGHT FIXED TRANSOM	DUAL	VINYL	TEMP. SEE ELEVATIONS	
25 3'-6"	ARCH TOP RIGHT FIXED TRANSOM	DUAL	VINYL	TEMP. SEE ELEVATIONS	
26 2'-6"	S.H.	DUAL	VINYL		
27 2'-3"	S.H.	DUAL	VINYL		
28 2'-3"	S.H.	DUAL	VINYL		

**DOOR SCHEDULE**

SIZE	TYPE	STYLE	REMARKS
A 3'-0"	S.C.	ENTRY	
B 2'-6"	S.C.		
C 2'-6"	S.C.		
D 2'-0"	S.C.	POCKET	
E 3'-0"	S.C.		
F 3'-0"	S.C.	1 5/8" THK W/ SELF-CLOSER	SELF-LATCHING
G 3'-0"	H.C.	METAL	
H 4'-0"	SECTIONAL ROLL-UP	METAL	
I 2'-6"	S.C.		
J 2'-6"	S.C.		
K 2'-6"	S.C.		
L 2'-6"	S.C.		
M 3'-0"	S.C.		
N PAIR 2'-6"	H.C.		
P PAIR 3'-0"	S.C.	BARN DOOR	

**WALL LEGEND**

\*SEE SHT. S6 & S7 FOR ADDITIONAL STUD REQUIREMENTS

CONT. 2x6 D.F. STD. OR BETTER STUDS @ 16" O.C.

CONT. 2x6 D.F. STD. OR BETTER STUDS @ 16" O.C.

CONT. 2x4 D.F. STD. OR BETTER STUDS @ 16" O.C.

1ST FLOOR HEADERS TO BE AT 8'-0" U.N.O.  
2ND FLOOR HEADERS TO BE AT 6'-8" U.N.O.  
SEE EXTERIOR ELEVATIONS FOR WINDOW PATTERNS

DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE STARTING WORK. HE SHALL NOTIFY THE DESIGNER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.

3143 sf  
**1ST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

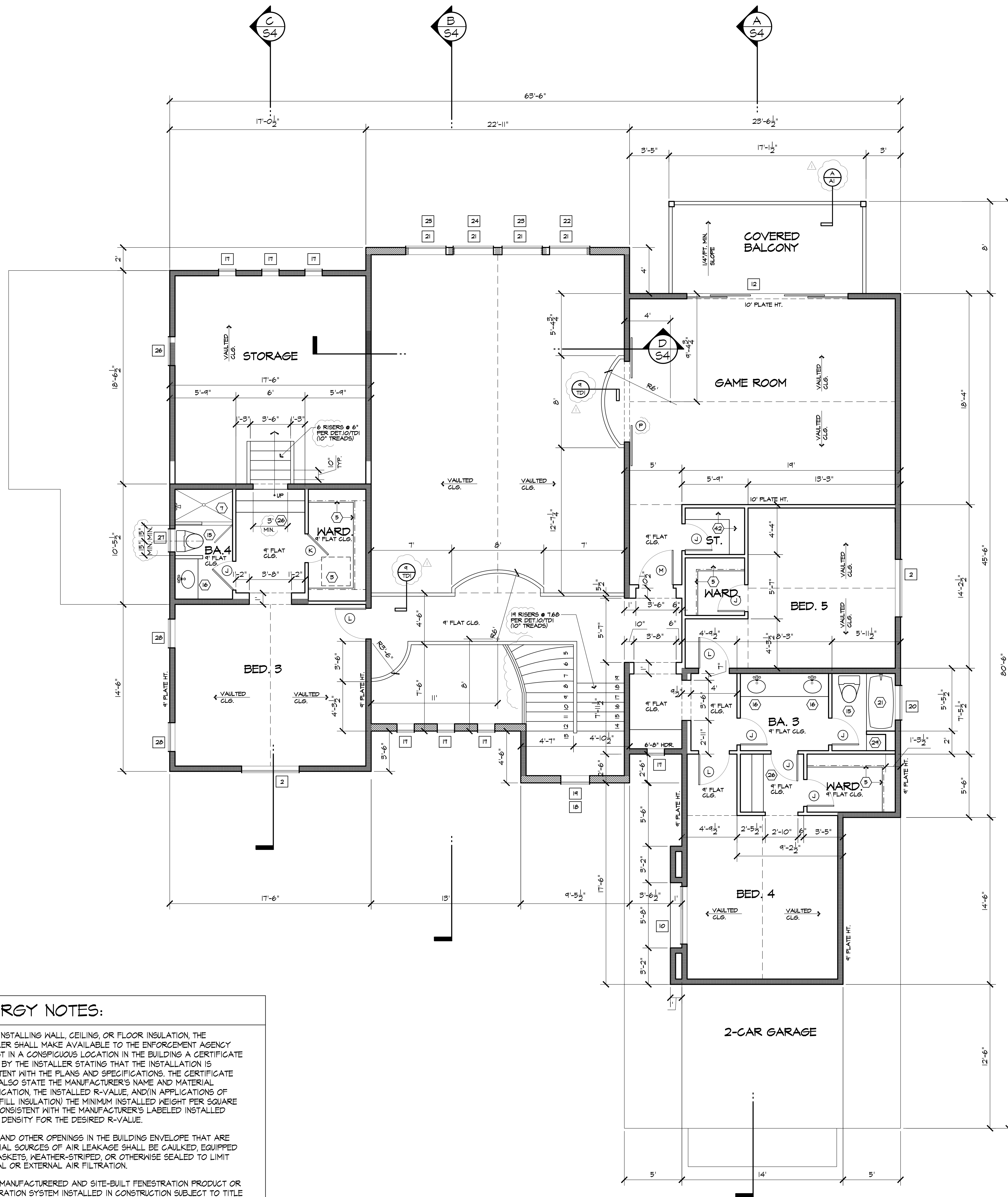
**Tim Hall Custom Home Designs**  
8376 N. SHALLOT WAY  
FRESNO, CA. 93720  
554-342-0241

**ZEKIAN CABIN**  
39492 SUNSET ROCK  
SHAYER LAKE, CA.

JOB NO.  
DATE: 2/12/14  
BACKCHECK CORRECTIONS  
DRAWN BY: TIM HALL

SHEET NO.  
**A1**





**EXTERIOR NOTES:**

EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-TA-A [CBC 1041.2.3].

EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE [CBC 104A.1.1].

EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MIN. OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINS, WHEN TESTED ACCORDING TO ASTM E 2010, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-TA-2 [CRC R321.8.2.1].

EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-TA-1 OR SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THK. W/ INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THK., OR SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINS, WHEN TESTED ACCORDING TO ASTM E 2014 [CRC R321.8.3].

EXTERIOR WALL OPENINGS SHALL BE IN ACCORDANCE WITH SECTION [CRC R321.7.3.1].

UNLESS OTHERWISE PROHIBITED BY OTHER PROVISIONS OF THIS CODE, VENT OPENINGS IN EXTERIOR WALLS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE STRUCTURE OR VENTS SHALL BE SCREENED WITH A CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/4" OPENINGS OR ITS EQUIVALENT SECTION [CRC R321.6.2].

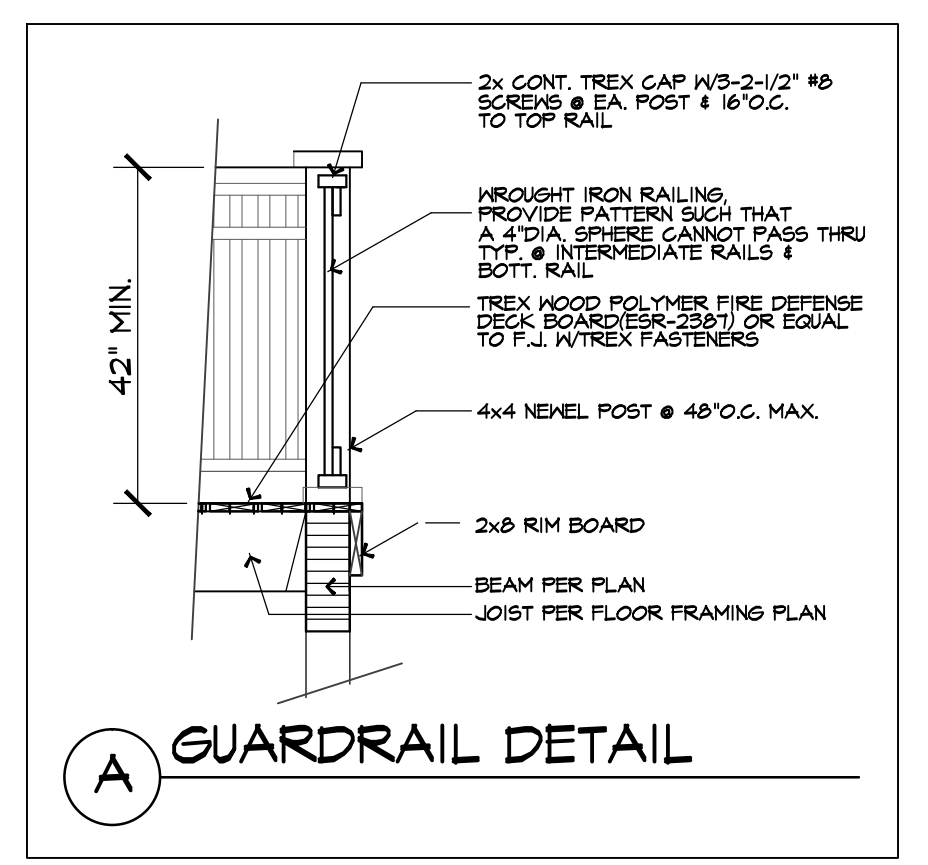
**KEY NOTES:**

- 1) 5/8" TYPE 'X' GYP. BD. AT WALLS AND CLG. OF GARAGE ONLY. WEAP ALL BEAMS.
- 2) 22"x30" ATTIC ACCESS.
- 3) ATTIC ACCESS FOR MECH. UNIT (30"x30" MIN).
- 4) RINNAI TANKLESS WATER HEATER OR EQUAL. MO#2500FU (CONTINUUM), CSA# ANSI Z21.0.3 DIRECT VENT. MIN. MAX. GAS INPUT: 15,000 BTU/H. (80,000 BTU VENT THRU SIDEWALL).
- 5) SHELF, POLE, CABINET SYSTEM BY OWNER, TYP.
- 6) SHOWER SEAT.
- 7) SHOWER W/TILE TO 4'-0" W/TEMP. GLASS ENCLOSURE (22" WIDE MIN. DOOR).
- 8) WINE REFRIGERATOR.
- 9) SINK W/DISPOSAL.
- 10) 36" COOKTOP W/HOOD, VENT TO EXTERIOR THRU ROOF.
- 11) 5'-2" MIN. REFRIGERATOR SPACE.
- 12) UNDER COUNTER DISHWASHER.
- 13) DOUBLE OVEN.
- 14) PANTRY W/5 SHELVES.
- 15) PROVIDE LOW FLOW WATER CLOSETS, MAX. 1.6 GAL. PER FLUSH, TYP. W/EXHAUST FAN ABOVE.
- 16) LAVATORY.
- 17) FREE-STANDING TUB.
- 18) WASHER SPACE.
- 19) DRYER SPACE W/EXHAUST FAN VENT THRU SOFFIT TO WALL.
- 20) LAUNDRY SINK.
- 21) SUB-SHOWER W/TILE TO 4'-0" W/TEMP. GLASS ENCLOSURE (22" WIDE MIN. DOOR).
- 22) VANITY.
- 23) ARCHED OPENING.
- 24) 1/2" RAISED BAR.
- 25) VEGETABLE SINK.
- 26) UPPER & LOWER CABS.
- 27) UNDER COUNTER REFRIGERATOR.
- 28) PROVIDE 5/8" TYPE 'X' GYP. BD. # ALL ENCLOSED USABLE SPACE BELOW STAIRS.
- 29) STORAGE/LINEN W/5 SHELVES.
- 30) LOWER CABINET.
- 31) BENCH W/STORAGE BELOW.
- 32) CONCRETE LANDING.
- 33) GUARDRAIL PER DET. A/A2.
- 34) (SPACED) TREX WOOD POLYMER FIRE DEFENSE DECK BOARD (E98-2581) OR EQUAL TO P.L. W/TREX FASTENERS.
- 35) COFFEE BAR.
- 36) HUTCH.
- 37) STACKABLE WASHER/DRYER, VENT THRU WALL.
- 38) PROVIDE FIRE BLDG. # MAX. 10' INTERVALS AND FLOOR AND CLG. LEVELS.
- 39) FIREPLACE/TREX WOOD POLYMER FIRE DEFENSE DECK BOARD (E98-2581) OR EQUAL TO P.L. W/TREX FASTENERS.
- 40) FIREPLACE/TREX WOOD POLYMER FIRE DEFENSE DECK BOARD (E98-2581) OR EQUAL TO P.L. W/TREX FASTENERS.
- 41) NICHE.
- 42) 5 SHELVES.

WINDOW SCHEDULE						
NO.	SIZE	QUAN.	TYPE	STYLE	MATERIAL	REMARKS
1	6'-0"		CASEMENT	DUAL	VINYL	W/GRIDS
2	5'-0"		H.S.	DUAL	VINYL	W/GRIDS
3	2'-0"		FIXED	DUAL	VINYL	TEMP. W/GRIDS
4	2'-0"		FIXED TRANSOM	DUAL	VINYL	TEMP. W/GRIDS
5	3'-6"		FIXED TRANSOM	DUAL	VINYL	TEMP. W/GRIDS
6	2'-0"		FIXED	DUAL	VINYL	W/GRIDS
7	2'-0"		FIXED	DUAL	VINYL	W/GRIDS
8	2'-0"		FIXED TRANSOM	DUAL	VINYL	W/GRIDS
9	5'-0"		S.H.	DUAL	VINYL	W/GRIDS
10	5'-0"		H.S.	DUAL	VINYL	W/GRIDS
11	5'-0"		FIXED TRANSOM	DUAL	VINYL	W/GRIDS
12	14'-0"		(4) PANEL MULTI-SLIDE	DUAL	VINYL	TEMP.
13	16'-0"		(4) PANEL MULTI-SLIDE	DUAL	VINYL	TEMP.
14	6'-0"		S.S.D.	DUAL	VINYL	TEMP.
15	6'-0"		FIXED TRANSOM	DUAL	VINYL	TEMP.
16	5'-0"		H.S.	DUAL	VINYL	TEMP.
17	1'-0"		FIXED TRANSOM	DUAL	VINYL	TEMP.
18	2'-0"		FIXED	DUAL	VINYL	TEMP.
19	2'-0"		FIXED TRANSOM	DUAL	VINYL	TEMP.
20	5'-0"		H.S.	DUAL	VINYL	TEMP.
21	3'-6"		FIXED TRANSOM	DUAL	VINYL	TEMP.
22	5'-6"		ARCH TOP LEFT FIXED TRANSOM	DUAL	VINYL	TEMP. SEE ELEVATIONS
23	5'-6"		ARCH TOP RIGHT FIXED TRANSOM	DUAL	VINYL	TEMP. SEE ELEVATIONS
24	5'-6"		ARCH TOP LEFT FIXED TRANSOM	DUAL	VINYL	TEMP. SEE ELEVATIONS
25	5'-6"		ARCH TOP RIGHT FIXED TRANSOM	DUAL	VINYL	TEMP. SEE ELEVATIONS
26	2'-6"		S.H.	DUAL	VINYL	TEMP. SEE ELEVATIONS
27	2'-6"		S.H.	DUAL	VINYL	TEMP. SEE ELEVATIONS
28	2'-0"		S.H.	DUAL	VINYL	TEMP. SEE ELEVATIONS

1ST FLOOR HEADERS TO BE AT 8'-0" U.N.O.  
2ND FLOOR HEADERS TO BE AT 6'-8" U.N.O.  
SEE EXTERIOR ELEVATIONS FOR WINDOW PATTERNS

DOOR SCHEDULE				
NO.	SIZE	TYPE	STYLE	REMARKS
A	3'-0"	S.C.	ENTRY	
B	2'-6"	S.C.		
C	2'-6"	S.C.		
D	2'-0"	S.C.	POCKET	
E	3'-0"	S.C.		
F	3'-0"	S.C.	1 3/8" THK. W/ SELF-CLOSUR.	
G	3'-0"	H.C.	METAL	
H	4'-0"	S.C.	SECTIONAL ROLL-UP	METAL
I	2'-6"	S.C.		
J	2'-6"	S.C.		
K	2'-6"	S.C.		
L	2'-6"	S.C.		
M	3'-0"	S.C.		
N	FAIR 2'-6"	H.C.		
P	FAIR 3'-6"	S.C.	BARN DOOR	



**ENERGY NOTES:**

AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND (IN APPLICATIONS OF LOOSE FILL INSULATION) THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRED R-VALUE.

JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, EQUIPPED WITH GASKETS, WEATHER-STRIPPED, OR OTHERWISE SEALED TO LIMIT INTERNAL OR EXTERNAL AIR FILTRATION.

EVERY MANUFACTURED AND SITE-BUILT FENESTRATION PRODUCT OR FENESTRATION SYSTEM INSTALLED IN CONSTRUCTION SUBJECT TO TITLE 24, PART 6 SHALL HAVE ATTACHED TO IT A CLEARLY VISIBLE TEMPORARY LABEL OR HAVE AN ASSOCIATED LABEL CERTIFICATE THAT LISTS THE U-FACTOR, THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF THAT PRODUCT AND THE METHOD USED TO DERIVE THOSE VALUES, AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SEC. 116(a) 1. THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR.

Tim Hall Custom Home Designs  
8316 N. SHALLOT WAY  
FRESNO, CA. 93720  
554-342-0241

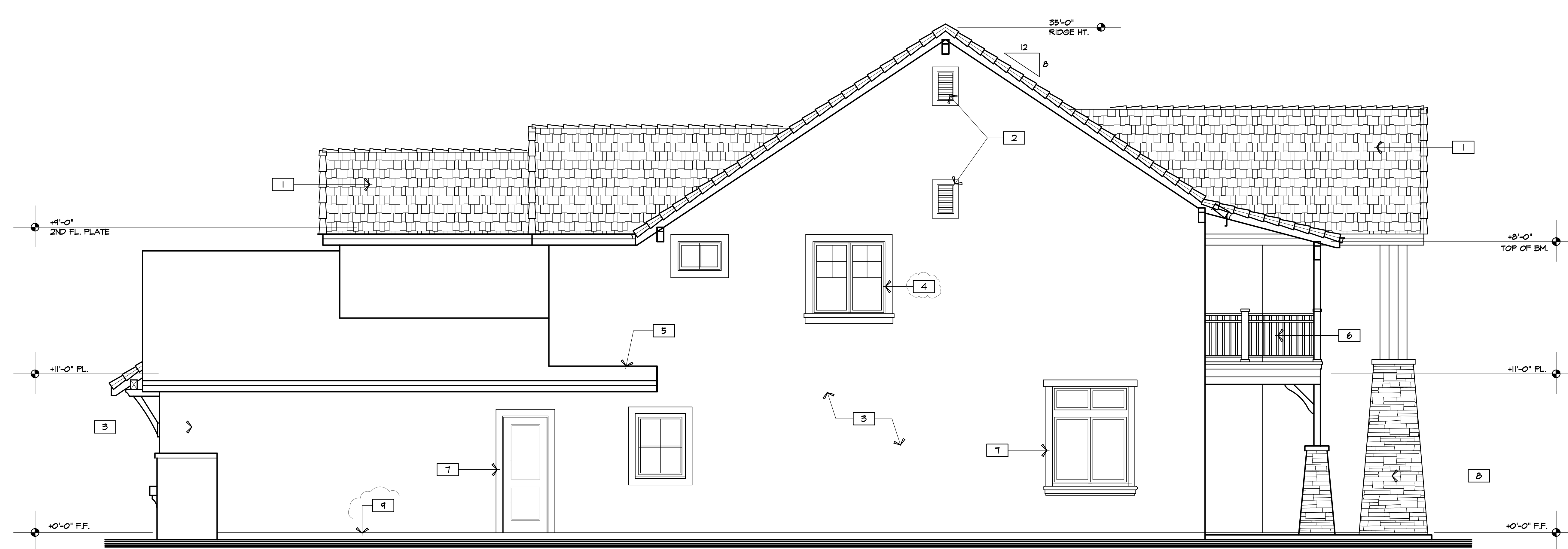
ZEKIAN CABIN  
39492 SUNSET ROCK  
SHAYER LAKE, CA.

JOB NO.  
DATE: 2/8/18  
BACKCHECK CORRECTIONS  
DRAWN BY: TIM HALL

SHEET NO.  
A3



FRONT ELEVATION  
(EAST FACING)



RIGHT ELEVATION  
(NORTH FACING)

ELEVATION LEGEND:

- 1 CLASS 'A' 40 YR. COMP. SHINGLE ROOFING 0/30° FELT 0/ROOF SHEATHING PER ROOF FRAMING PLAN. UNDERLAYMENT AT OVERHANGS SHALL BE INSTALLED PER THE REQUIREMENTS FOR SEVERE CLIMATE (ICE DAM) CONDITIONS (TABLE 15-B-1 CBC) 40# FELT FROM EAVES TO MIN. 12" INSIDE THE EXT. WALL LINES (WALL LAPS CEMENTED TOGETHER)
- 2 GABLE END VENTS PER ROOF FRAMING PLAN
- 3 PROVIDE 2-COAT ONESA DIAMOND MALL PM INSULATING EXTERIOR STUCCO SYSTEM W/RE LATH AT EAVES AND HORIZONTAL SURFACES. ESR-1184 OR EQUAL. PROVIDE 2 LAYERS OF TYPE 17 PAPER UNDERLAYMENT WHERE LATH IS TO BE APPLIED OVER WOOD SHEATHING. (CBC 2506.4)
- 4 FLASHING PER DET. 12/7D, TYP. @ ALL WINDOWS AND DOORS
- 5 PROVIDE 26 GA. 0.5M. FLASHING & COUNTER FLASHING @ ROOF JUNCTIONS TO VERTICAL SURFACES (WALLS SKYLIGHTS) & TRICE JACCS. STEP FLASHING IS REQD. FOR COMPOSITION & WOOD SHINGLES.
- 6 WROUGHT IRON RAILING
- 7 PROVIDE BITUTHANE @ ALL WINDOW TRIMS, COURTYARD WALLS, AND EXTERIOR SILLS. (TYP.)
- 8 EL DORADO CULTURED STONE OR EQUAL. (BY OWNER)
- 9 PROVIDE CONTINUOUS KEEL SCREED AT BOTTOM OF STUCCO PER DET. 11/7D.

PROVIDE 3/8" O.S.B. BD. @ ALL EXTERIOR WALLS

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**Tim Hall Custom Home Designs**  
 9316 N. SHALLOT WAY  
 FRESNO, CA 93710  
 559-542-0241



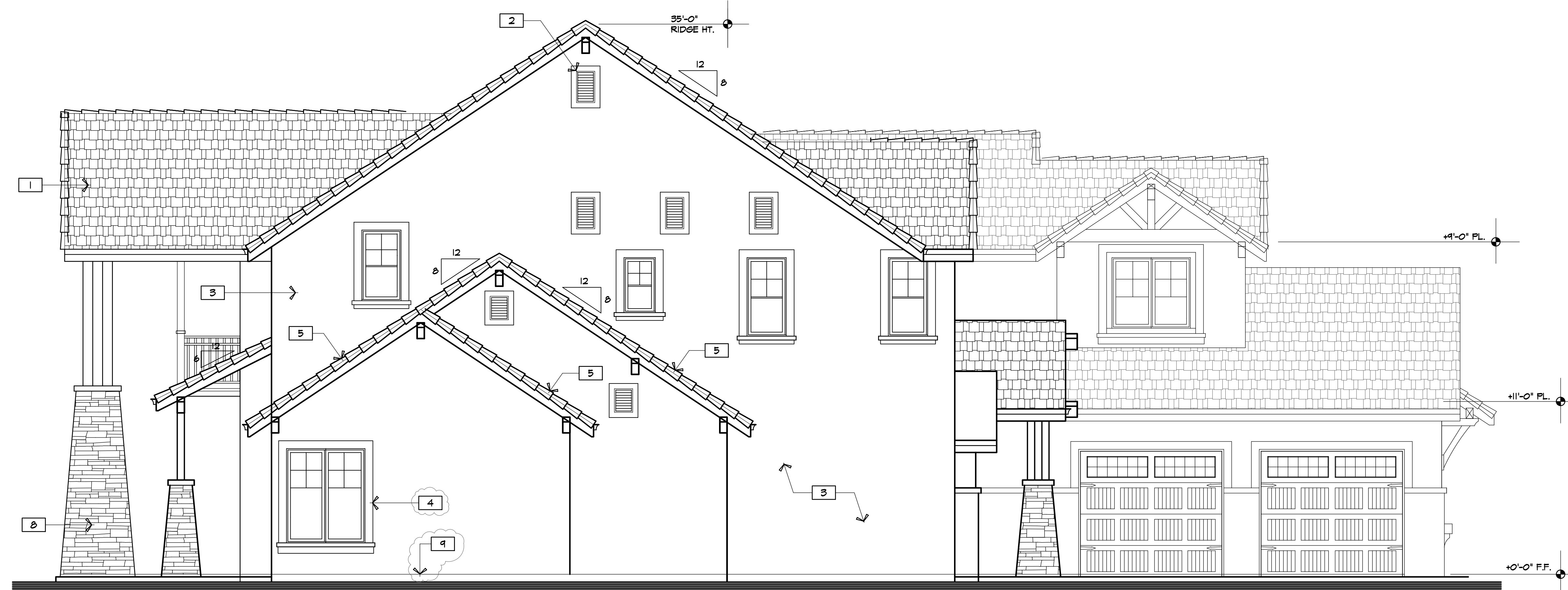
**ZEKIAN CABIN**  
 39492 SUNSET ROCK  
 SHAVER LAKE, CA.

JOB NO.  
 DATE: 6/3/14  
 DRAWN BY: TIM HALL

SHEET NO.  
**A3**



REAR ELEVATION  
(WEST FACING)



LEFT ELEVATION  
(SOUTH FACING)

ELEVATION LEGEND:

- 1 CLASS 'A' 40 YR. COMP. SHINGLE ROOFING 0/30# FELT 0/ROOF SHEATHING PER ROOF FRAMING PLAN. UNDERLAYMENT AT OVERHANGS SHALL BE INSTALLED PER THE REQUIREMENTS FOR SEVERE CLIMATE (ICE DAM) CONDITIONS (TABLE 15-b-1 CBC). 40# FELT FROM EAVES TO MIN. 12" INSIDE THE EXT. WALL LINES (WALL LAPS CEMENTED TOGETHER).
- 2 GABLE END VENTS PER ROOF FRAMING PLAN
- 3 PROVIDE 2-COAT ONESA DIAMOND MALL PM INSULATING EXTERIOR STUCCO SYSTEM WITH LATH AT EAVES AND HORIZONTAL SURFACES, ESR 1144 OR EQUAL. PROVIDE 2 LAYERS OF TYPE 12 PAPER UNDERLAYMENT WHERE LATH IS TO BE APPLIED OVER HOOD SHEATHING. (CBC 2506-4).
- 4 FLASHING PER DET. (I/T/D). TYP. @ ALL WINDOWS AND DOORS
- 5 PROVIDE 26 GA. G.S.M. FLASHING & COUNTER FLASHING @ ROOF JOINTS TO VERTICAL SURFACES, WALLS, SKYLIGHTS & FIREPLACES. STEEP FLASHING IS REQ'D. FOR CORROSION & HOOD SHINGLES.
- 6 WROUGHT IRON RAILING
- 7 PROVIDE BITUTHANE @ ALL WINDOW TRIMS, COURTYARD WALLS, AND EXTERIOR SILLS. (TYP.)
- 8 EL DORADO CULTURED STONE OR EQUAL. (BY OWNER)
- 9 PROVIDE CONTINUOUS KEEL SCREED AT BOTTOM OF STUCCO PER DET. (I/T/D).

PROVIDE 3/8" O.S.B. BD. @ ALL EXTERIOR WALLS

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**Tim Hall Custom Home Designs**  
 8376 N. SHALLOT WAY  
 FRESNO, CA. 93720  
 554-342-0241



**ZEKIAN CABIN**  
 39492 SUNSET ROCK  
 SHAYER LAKE, CA.

JOB NO.  
DATE: 5/12/14

DRAWN BY: TIM HALL

SHEET NO.

A4

EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"

---

**Levon Zekian**

Representative: Tim Hall  
680 P. Street, Suite B  
Fresno, Ca. 93721  
(559) 907-6000  
levon@zblinds.com

May 24, 2019

**Fresno County Department of Public Works and Planning**

Re: Variance Findings  
Pre-Application Review No. 39702  
Subject Assessor's Parcel No. 136-390-09

Project Location: 39492 Sunset Rock, Shaver Lake

**Proposal:**

Allow a single-family residence to be built, which will exceed the maximum building height (35 feet) and lot coverage allowance (35%), and which will encroach into the front and rear-yard setbacks (20 feet each), on a 0.21 acre parcel in the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional) Zone District, where the standards established by Conditional Use Permit No. 3325 and Tentative Tract Map No. 5990 apply.

**There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties in the vicinity having the identical zoning classification:**

This is a premium lot due to the view. We had to increase the patio sizes to help shade the windows in order for the house to pass the energy requirements due to facing to the west. There's no trees on this lot to shade any of the house like the other lots in this tract. The sun is harsh on that side of the house and will overheat the inside of the house. The patio cover will help shade those areas which will knock down the heat factor. If we don't cover the windows somehow, then the energy calcs would fail due to the heat factor. So this made us encroach into the rear setback and also put us over the 35% lot coverage. The typical lot usually allows a 40% lot coverage so with a 10% minor variance would have put us much closer. There is no lots behind this property so other properties in the vicinity will not be affected. The shed roof at the front of the garage is just an architectural projection to help give the house some character and more curb appeal. The height of the house only exceeds the maximum 35 feet by 8". The extra height of the first floor, size of the floor joists and roof pitch just put us over.

---

**Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification:**

This will be my primary residence in which will not be rented out, therefore there will be minimal noise. The architectural style will tie in with the existing community therefore it would benefit the other homes in that development. Due to the home being built on a granite rock, there were challenges and difficulties making everything work functionally which the other lots in the development did not have to contend with. Also this specific lot has direct sun coming into the house since there is no trees to shade this area. The other homes in the development have trees to help shade to keep the heat down. In turn, the house on this lot really depends on shaded patio's to help knock the heat to a minimum.

**The granting of the variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located:**

The house is going to be on a solid granite rock. All the materials and colors will tie in to the natural surroundings. No trees will have to be removed. There is nothing behind the property including no future lots. It can only help increase the value in that development which helps benefit the other properties within the area.

**The granting of such variance will not be contrary to the objectives of the Fresno County General Plan:**

The house will not conflict with any objectives of the Fresno County General Plan. It's going to be on a solid granite rock which will not affect any existing trees or agriculture. It will also not affect County's environmental quality, such as soils, water, air quality, minerals, and wildlife and it's habitat. For Health and Safety Protection there will be no hazards and/or nuisances. All the materials and colors will tie in to the natural surroundings. There is nothing behind the property including no future lots. This will add to the population growth which will add to the economy in that area.

Please let me know if you have any recommendations that would help with the granting of this variance. It is so important to me and our family.

Thank you!

Sincerely,

---

**Levon Zekian**

**Mitigation Monitoring and Reporting Program  
(Including Conditions of Approval and Project Notes)**

Initial Study Application No. 6404, Classified Conditional Use Permit Application No. 3325,  
Tentative Tract Map Application No. 5990

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 as to not shine towards adjacent properties and public streets.	Applicant	Applicant/Fresno County	Once; during Construction Phase
*2.	Biological	<p>The following shall be implemented by the Applicant/subdivider and shall be recorded as a Covenant and Agreement, subject to a \$243.50 Document Preparation Fee, running with the land prior to recordation of any subsequent Parcel Map associated with the subject property and included on an additional map sheet of any subsequent Parcel Map to address potential impacts to sensitive species:</p> <p>a. Removal of existing trees and snags shall be avoided to the extent possible with consideration given to necessary hazard and fire protection fuel reduction.</p> <p>b. The use of impenetrable fencing on individual parcels, excluding home yard areas, shall be avoided to not unduly restrict wildlife movement across the properties. Any fencing, excluding home yard fencing, shall comply with the "wildlife friendly" specifications of the California Department of Fish and Game (CDFG) which generally means no fences greater than 42 inches in height. The bottom of the fence shall be no less than 18 inches from the ground (if using wire, it shall be smooth), and if using wire, the distance between the top two wires shall be no less than 14 inches to prevent deer entanglement. Fence height and spacing will need to be</p>	Applicant	Applicant/CA Dept. of Fish and Game/US Fish and Wildlife	Once; during specified Mitigation Phase

Mitigation Measures

Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
		<p>adjusted depending on the slope of the ground.</p> <ul style="list-style-type: none"> <li>c. All outdoor lighting shall be hooded to reduce glare and the frightening of wildlife. Such hooding shall comply with the CDFG recommended standards.</li> <li>d. To the extent feasible, landscaping shall consist of native plant varieties.</li> <li>e. An informational brochure developed for purchasers and potential purchasers of property shall be distributed by the developer/Applicant containing the following information:                             <ul style="list-style-type: none"> <li>i. Suggested suitable native plant varieties for landscaping.</li> <li>ii. Potential conflicts between domesticated canine and feline species and sensitive wildlife and steps property owners may consider to avoid such conflicts.</li> <li>iii. Appropriate fencing type for wildlife friendly fencing.</li> </ul> </li> </ul> <p>The brochure shall be submitted to and approved by the Mapping Section of the Fresno County Department of Public Works and Planning, Development Services Division, prior to recordation of the Final Map.</p> <p>If project-related activities occur during the bird breeding season (February through September 15), prior to starting such activities each year, a qualified Biologist shall conduct surveys to determine the location of bird nests. Active bird nests shall be protected with a no-disturbance buffer that is clearly delineated on the ground until the young have fledged and are no longer reliant on the nest or parental care for survival. No-disturbance buffers shall be one half-mile around nests of listed species, 500 feet around nests of non-listed raptor species,</p>			



**Mitigation Measures**

Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
		250 feet around nests of migratory birds, and 150 feet around other bird species.			
*3.	Cultural Resources	In the event that cultural resources are unearthed during grading or construction activity, all work shall be halted in the area of the find, and an Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during construction, 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 Native American, the Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/Fresno County Coroner/Native American Commission	Once; during specified Mitigation Phase
*4.	Hydrology and Water Quality	Water facilities to serve the proposed community water system shall be designed and installed in accordance with County Improvement Standards and meet all state and federal regulations for a community water system. An Engineer's evaluation must demonstrate acceptable operations parameters and capacity based upon the proposed development. Two copies of Engineered Plans for these facilities shall be submitted to the Development Engineering Section of the Fresno County Department of Public Works and Planning, Development Services Division, for review and approval.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*5.	Hydrology and Water Quality	All water facilities and associated property shall be deeded to Fresno County Water Works District (WWD) No. 41. All well sites shall meet a 50-foot radius control zone as required in Title 22 California Code of Regulations (CCR) 64560.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*6.	Hydrology and Water Quality	All irrigation shall comply with State and County water conservation regulations and efficient landscape requirements. This	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase

Mitigation Measures

Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
		requirement shall be recorded as a Covenant running with the land and shall be noted on the Final Map.			
*7.	Hydrology and Water Quality	All rights to groundwater beneath the proposed tract shall be dedicated to the County of Fresno.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*8.	Hydrology and Water Quality	All on-site wells serving the development shall be equipped with supervisory control and data acquisition (SCADA) controls as required by the County, or funding for the SCADA controls may be deposited with the County for future installation.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*9.	Hydrology and Water Quality	The developer shall construct well sites in such a manner as to minimize noise from equipment and aesthetically minimize the impact to residents within the vicinity of the well sites.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*10.	Hydrology and Water Quality	Fifty-one Equivalent Dwelling Units (EDUs) of water are being transferred from Site Plan Review (SPR) No. 7175 which was previously counted towards the 2,000 EDU limit in Township 10. As such, this proposal is not required to acquire its EDUs upon recordation of the Final Map. As SPR No. 7175 will transfer entitlement of 119 EDUs to this proposal and Tentative Tract (TT) Map Application No. 5991, SPR No. 7175 cannot develop until an alternative water source is provided.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*11.	Hydrology and Water Quality	Based upon the Hydrology Report dated July 2010, Timberwine (T) wells T-18 (4.25 EDUs) and T-24 (12.25 EDUs) are being considered for use with this proposed subdivision. Further, based upon a Hydrology Report dated January 2006, T wells T-31 (14.25 EDUs) and T-33 (20.25 EDUs) are also being considered for use with this proposed	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase

**Mitigation Measures**

Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
		subdivision. The Fresno County Department of Public Works and Planning has been in contact with the California Department of Public Health (CDPH) regarding a revision of the CDPH permit issued to Fresno County WWD No. 41 which requires all new developments to have 0.5 gallons per minute per EDU. Should CDPH not change this requirement, the Applicant shall provide an additional water source or re-allocate additional EDUs.			
*12.	Hydrology and Water Quality	Any variation on the allocation of T wells shall require written approval from the Fresno County Department of Public Works and Planning prior to any re-allocation of EDUs to other projects.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*13.	Hydrology and Water Quality	Water quality data must pass State Health requirements referenced within Title 22 or additional tests required by the State Department of Public Health in order for the County of Fresno to accept the wells into the Fresno County WWD No. 41 distribution system. If the State requires any treatment of the water source, the Applicant shall fund the necessary improvements.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*14.	Hydrology and Water Quality	All wells must have a minimum 50-foot seal. The existing water wells have been constructed using the Tubex method which does not meet State requirements. Additional monitoring will be required by the State to ensure the source is not influenced by surface water. The County will require a three-year agreement with the developer to ensure that if the source is influenced by surface water during the term of the agreement that an alternative source or treatment be provided at the developer's cost. Any additional monitoring costs as included in the Project Implementation	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase

**Mitigation Measures**

Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
		Agreement, due to the Tubex method being used, will be borne by the developer during the three-year term.			
*15.	Hydrology and Water Quality	Access roads to well sites shall be built to County Standards by the Applicant and must be approved by the County prior to approval of the Final Map.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*16.	Hydrology and Water Quality	A Project Implementation Agreement shall be entered into by the Applicant to fund the review of the Water/Wastewater Facility Plans, coordination of any approvals with the State on the well source, and other coordination activities to process, finalize and approve the proposed water/wastewater connections. The Applicant has executed a Project Implementation Agreement and provided an initial deposit of funds (\$1,000.00). The Applicant shall provide future deposits for all actual costs.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*17.	Hydrology and Water Quality	The Applicant's Engineer shall provide the Design and Improvement Plans for all elements of the sewer system to the County for review and approval.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*18.	Hydrology and Water Quality	All proposed sewer facility improvements shall be constructed in accordance with Fresno County Improvement Standards and the Shaver Lake Sewer and Water Master Plan requirements. If a sewer lift station is required, backup power supply shall be provided with automatic transfer of power in the event of disruption of electrical service.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*19.	Hydrology and Water Quality	Currently there is no permanent sewer capacity available. Accordingly, the Applicant shall expand sewer treatment and disposal capacity for units within TT No. 5990 or by the next reasonable increment. If at some time excess capacity is determined, the	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase

Mitigation Measures

Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
		Applicant shall pay applicable costs as determined by the County.			
*20.	*20.	Prior to Final Map approval, the Applicant shall provide an Engineering Study evaluating the collection system for capacity issues from additional flows anticipated by this and future developments within this collection area. The potential ultimate loading shall be addressed with consideration of the other planned developments and of the Shaver Lake Sewer and Water Master Plan. Estimated sewer flow shall be calculated at 220 gallons per day per single-family residence.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*21.	Noise	All noise generating construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. Saturday and Sunday.	Applicant	Applicant/Fresno County Department of Public Health	Once; during specified Mitigation Phase
*22.	Public Services	Prior to recordation of a Final Map, a funding mechanism shall be established through a Community Facilities District or Districts under the Mello-Roos Community Facilities Act of 1982, or other appropriate funding mechanism to be determined by the County, to support cost for Sheriff protection services to achieve a ratio of two sworn officers per 1,000 residents for the affected properties. In addition, the project proponents shall pay for any cost associated with the establishment of the referenced funding mechanism.	Applicant	Applicant/Fresno County Department of Public Works and Planning/Fresno County Sheriff	Prior to Recordation of Final Map
*23.	Traffic	To mitigate potential impacts to the County maintained roads, a pro-rata share of cost in the amount of \$97,432.00 shall be required as defined in items 'a' through 'd' below. This fee shall either be paid prior to recordation of the Final Map or a Covenant shall be recorded on each lot providing notice that issuance of Building Permits is subject to	Applicant	Applicant/Fresno County	Prior to issuance of Building Permit

Mitigation Measures

Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
		payment of a Public Facilities Fee. If the Applicants opts for the latter, the Fee shall be collected no later than the date of final inspection or the date of issuance of a Certificate of Occupancy, whichever comes first. a. Signalization at the intersection of Auberry and Millerton Roads. The project's maximum share is 0.2% or \$634.00. b. Signalization at the intersection of Auberry Road and Copper Avenue. The project's maximum share is 0.1% or \$251.00. c. Signalization at the intersection of Auberry Road and Winchell Cove/Marina Drive. The project's maximum share is 0.2% or \$494.00. d. Road improvements for the road segment of Auberry Road between Copper Avenue and Millerton Road. The project's maximum share is 0.2% or \$96,053.00.			
*24.	Traffic	The entrance gate on Ockenden Ranch Road shall be setback to where Ockenden Ranch Road currently ends.	Applicant	Applicant/Fresno County	Prior to Issuance of Building Permit
*25.	Traffic	The homeowner's association (HOA) shall enter into a cost sharing agreement with Community Service Area (CSA) No. 35 for the section of Ockenden Ranch Road that will be utilized to access the proposed development. The County will calculate the proportionate share-of-cost to be paid by the HOA.	Applicant	Applicant/Fresno County	Prior to Issuance of Building Permit
*26.	Traffic	The Applicant shall demonstrate to the Development Engineering Section of the Fresno County Department of Public Works and Planning, Development Services Division, that the design of Ockenden Ranch	Applicant	Applicant/Fresno County	Prior to Issuance of Building Permit

Mitigation Measures					
Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
		Road is adequate to support potential dwelling units resultant of the development.			
*27.	Traffic	The Applicant shall mitigate potential impacts upon CSA No. 35 roads resultant of construction vehicles accessing the project site by maintaining the roads free and clear of debris during construction. The Applicant shall repair and provide maintenance to the section of Ockenden Ranch Road being utilized to access the development. The level of this repair and maintenance will be determined by the County.	Applicant	Applicant/Fresno County	Prior to Issuance of Building Permit
*28.		Extension of Ockenden Ranch Road from its present terminus shall be as a gate-controlled access private road. Twenty-foot by twenty-foot corner cutoffs shall be provided at the proposed interior road intersections with Ockenden Ranch Road.	Applicant	Applicant/Fresno County	Prior to Issuance of Building Permit
*29.	Utilities and Service Systems	The HOA shall provide the County with easements in proposed open space areas for the drilling of additional wells for use by a community water system.	Applicant	Applicant/Fresno County	Prior to Issuance of Building Permit
*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document, Conditions reference recommended Conditions for the project, and project Notes reference mandatory requirements of Fresno County for the project.					

EXHIBIT B, PAGE 9

Conditions of Approval	
1.	<p>Conditional Use Permit (CUP) No. 3325 shall be tied to Tentative Tract (TT) Map No. 5990; if the Tract is denied or expires, the CUP shall also expire.</p> <p>NOTE: In accordance with Section 873 – I of the Zoning Ordinance, a CUP to authorize a Tentative Subdivision Map automatically assumes the life span of the Tract Map.</p>
2.	<p>Extension of Ockenden Ranch Road from its present terminus shall be as a gate-controlled access private road. Twenty-foot by twenty-foot corner cutoffs shall be provided at the proposed interior road intersections with Ockenden Ranch Road.</p>

**Conditions of Approval**

3.	All roads shall be developed in accordance with the Shaver Lake Forest Specific Plan and shall be constructed to appropriate County of Fresno Improvement Standards with an exception to permit a 40-foot right-of-way and a 20-mile per hour design speed.
4.	The proposed private roadway 32-foot width complies with the Standard for this density of development. The roadway structural section shall be that of public roads for this level of traffic, but shall not be less than two inches of Asphalt Concrete over four inches of Class II Aggregate Base. An Exception to Standards has been applied to enable use of 40-foot wide rights-of-way where 60 feet is required, with an additional 20-foot wide easement to be provided along each side for slope maintenance, utilities, snow storage and drainage facilities.
5.	All roadways shall be constructed to have drainage contained on the paved and diked roadway shoulders and directed to off-road drainage structures. There shall be no run-off flow across the roadways that could result in travel-way ice formation.
6.	The private roadways entrance gate call box shall be set back from Ockenden Ranch Road a distance determined by statistical analysis using the "queuing theory" sufficient to ensure that there is a one percent or less chance of a waiting vehicle extending onto Ockenden Ranch Road. A 25-foot length shall be provided for each such vehicle in determining the required setback.
7.	The gated entry shall be designed so that vehicles denied access are able to exit the entrance in a continuous forward motion.
8.	A Fresno County Improvement Standard B-2 rural residential cul-de-sac turn-around shall be provided at the end of all cul-de-sac roads.
9.	Roadway design speed shall be 25 miles per hour, except for intersections and corner turns. An Exception to Standard has been applied to enable use of 20-mile per hour design speeds.
10.	Twenty-by-twenty-foot corner cutoffs shall be provided for all intersections.
11.	Roadway intersections shall be as near as practicable to a right angle.
12.	Cul-de-sac streets, depending upon length for fire hydrant requirement, shall have either a fire hydrant or a blow off valve at the end.
13.	Street and regulatory signs and markings shall be included in the required work of improvement and shall comply with Fresno County Standards.
14.	Engineered Plans for the subdivision improvements shall be submitted to the County of Fresno for review and approval. The initial submittal shall include a Soils Report, which shall identify the soils R-value, which, together with the development determined Traffic Index, shall be used for the pavement structural section design to public road standard. Upon grading of the roadways, R-value shall be obtained for the verification of the roadway structural section design.
15.	As a gated community with private roads, a homeowner's association (HOA) shall provide maintenance for all interior streets.
16.	Provisions for parking are provided within the employed Roadway Standard (32-foot pavement width) and the Zone District requirement for off-street parking on each lot.
17.	Hydrologic and hydraulic analysis shall be prepared and submitted for approval, in accordance with standard engineering practices, to demonstrate that the proposed Tract will not result in any increase in flood levels or significantly change the existing drainage characteristics of those parcels adjacent to the development. Sizes and locations for culverts and/or relocated drainage facilities shall be based upon this analysis.



**Conditions of Approval**

18.	<p>Increased storm water runoff generated by the proposed development shall be retained on-site for metered release within drainage ponds to not cause greater stream flow rate than historically experienced (for a like precipitation event), or directed to other facilities acceptable to the Director of the Department of Public Works and Planning. Detention facilities proposed within stream courses will require review and approval of a Streambed Alteration Permit by the California Department of Fish and Game (CDFG).</p> <p>Note: A storm water metered release detention facility is proposed between Lots 17 and 48. The metered release detention basin shall be sized using the formula <math>V_s = 0.28CA</math>. Basins with water depth in excess of 18 inches shall be fenced with fencing type to be chain link or other form that would discourage public access.</p>
19.	A Grading and Drainage Plan shall be prepared and submitted to the Development Engineering Section of the Fresno County Department of Public Works and Planning, Development Services Division, for review and approval prior to commencement of the work of improvement. Easements for cut and fill slopes are provided for by the additional 20-foot easement width along each side of the roadways.
20.	Drainage courses (existing and additional) shall be maintained so as to not significantly change the existing drainage characteristics on parcels adjacent to the development.
21.	The centerline of any natural watercourses shall be shown and dimensioned at the lot lines on an additional map sheet.
22.	The Applicant shall obtain an National Pollutant Discharge Elimination System (NPDES) Permit prior to construction or grading activities. A Notice of Intent (NOI) shall be filed with the Regional Water Quality Control Board with a copy of the Notice provided to the County prior to commencement of any grading activity.
23.	The Applicant shall develop a Stormwater Pollution Prevention Plan (SWPPP) and incorporate the Plan into the construction Improvement Plans. The SWPPP shall be submitted to the County prior to commencement of any grading activity.
24.	All cut and fill slopes shall comply with the submitted Soils Report.
25.	Proposed graded pathways (Recreation Trails) must be identified with appropriate signage and appropriately constructed acceptable for pedestrian use (hiking/walking). A trail detail/cross-section shall be shown on the Improvement Plans.
26.	A HOA shall provide maintenance of the interior roadways (with snow removal), common open space, trails and drainage facilities. The HOA shall, proportionate to use, contribute to the maintenance and snow removal costs for Ockenden Ranch Road from Musick Falls Lane to State Route 168.
27.	The subdivider will be required to secure the maintenance of the new roads for two contiguous one-year maintenance periods after acceptance of construction (County inspection at one-year periods for subdivider directed maintenance performance).
28.	The design of the fire protection water system with location and number of fire hydrants, together with the size of the water mains, shall conform to County Standards and shall be approved by the Director of the Department of Public Works and Planning after consideration of the recommendations of the fire district having jurisdiction of the area.
29.	Fire hydrants shall be installed with the bolted flange and break off ring approximately four inches above the top of the adjacent roadway dike. An asphalt concrete or Portland Cement concrete apron five feet wide shall be provided from the roadway dike to one-foot behind the fire hydrant and

**Conditions of Approval**

	be at grade and slope to drain over the top of the roadway dike.
30.	Fire hydrants shall be located on the uphill side of the roadway wherever practicable for avoid fill slope stability and access issues. The fire hydrant valve shall be installed on the water main tee serving the fire hydrant for ease of location during snow conditions.
31.	A galvanized steel marker post acceptable to the fire district having jurisdiction for fire hydrant identification shall be installed with a concrete footer approximately one-foot behind the fire hydrant with a height of six feet above the apron slab with attached sign "Fire Hydrant" together with a blue reflector attached three inches below the pole top.
32.	Sewer service is to be provided by the community system of Fresno County Waterworks District (WWD) No. 41. The Applicant's Engineer shall provide the design and Improvement Plans for all elements of the system to the County for review and approval.
33.	All proposed sewer facility improvements shall be constructed in accordance with Fresno County Improvement Standards and the Shaver Lake Sewer and Water Master Plan requirements. If a sewer lift station is required, backup power supply shall be provided with automatic transfer of power in the event of disruption of electrical service.
34.	Currently there is no permanent sewer capacity available. Accordingly, the Applicant shall expand sewer treatment and disposal capacity for units within TT No. 5990 or by the next reasonable increment. If at some time excess capacity is determined, the Applicant shall pay applicable costs as determined by the County.
35.	Prior to Final Map approval, the Applicant shall provide an Engineering Study evaluating the collection system for capacity issues from additional flows anticipated by this and future developments within this collection area. The potential ultimate loading shall be addressed with consideration of the other planned developments and of the Shaver Lake Sewer and Water Master Plan. Estimated sewer flow shall be calculated at 220 gallons per day per single-family residence.
36.	The internal roads within the subdivision shall be named. The subdivider shall obtain approval of names from the Street Names Committee prior to Final Map approval. Street signs shall be paid for by the developer and installed by the County of Fresno.
37.	Emergency Access Roads shall be contained within emergency access easements and improved to a standard to provide traversability for emergency equipment, as determined by the Director of the Department of Public Works and Planning after consideration of the recommendations of the fire district having jurisdiction of the area.
38.	Crash gates shall be provided at both ends of the emergency access easement.
39.	A Soils Investigation Report prepared in accordance with the County's Improvement Standards (Section II-H) shall be required for the subdivision as a Condition of the Final Map.
40.	All utilities shall be placed underground in accordance with the provisions of the Subdivision Ordinance.
41.	All run-off generated from resultant development shall be retained on the subject site or other facility acceptable to the Director of the Department of Public Works and Planning. Areas designated for storm water retention shall be shown on the Final Map.
42.	Development of the subject Planned Residential Development shall be in substantial compliance with TT Map Application No. 5990 and the

**Conditions of Approval**

	<b>Operational Statement.</b>
43.	All Conditions of the Subdivision Review Committee Report for TT Map Application No. 5990 shall be complied with.
44.	<p>All existing property Development Standards of the R-1-B (c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional) Zone District listed in the Zoning Ordinance shall apply except for the following deviations:</p> <p><u>Minimum Lot Size:</u> The minimum lot size for any resultant parcel shall be 8,000 square feet (minimum lot size permitted: 12,500 square feet).</p> <p><u>Minimum Corner Lot Width:</u> The minimum corner lot width for any resultant parcel shall be 80 feet (minimum corner lot width permitted: 90 feet).</p> <p><u>Minimum Curve/Cul-De-Sac Lot Width:</u> The minimum curve/cul-de-sac lot width for any resultant parcel shall be 50 feet (minimum curve/cul-de-sac lot width permitted: 60 feet).</p> <p><u>Minimum Lot Depth:</u> The minimum lot depth for any resultant parcel shall be 100 feet (minimum lot depth permitted: 110 feet).</p> <p><u>Minimum Cul-de-Sac Lot Depth:</u> The minimum cul-de-sac lot depth for any resultant parcel shall be 90 feet (minimum cul-de-sac lot depth permitted: 110 feet).</p> <p><u>Minimum Front Yard Setback:</u> The minimum front yard setback for any resultant parcel shall be 20 feet (minimum front yard setback permitted: 35 feet).</p> <p><u>Minimum Curve/Cul-de-Sac Lot Front Yard Setback:</u> The minimum curve/cul-de-sac lot front yard setback for any resultant parcel shall be 20 feet (minimum curve/cul-de-sac lot front yard setback permitted: 25 feet).</p> <p><u>Minimum Side Yard Setback:</u> The minimum side yard setback for any resultant parcel shall be five feet (minimum side yard setback permitted: ten feet).</p> <p><u>Minimum Street Side Yard Setback:</u> The minimum street side yard setback for any resultant parcel shall be 15 feet (minimum street side yard setback permitted: 25 feet).</p>

EXHIBIT B, PAGE 13

**Notes**

1.	The Sierra Unified School District in which you are proposing construction has adopted a Resolution requiring the payment of a Construction Fee. The County, in accordance with State Law, which authorizes the Fee, may not issue a Building Permit without certification from the School District that the Fee has been paid. The County will provide an official Certification Form when application is made for a Building Permit.
2.	The Applicant shall adhere to the following rules and regulations set by the San Joaquin Air Pollution District:

Notes

	<p>A. Regulation VIII – Fugitive PM10 Prohibitions          B. Rule 4102 – Nuisance          C. Rule 4601 – Architectural Coatings          D. Rule 4641 – Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations          E. Rule 4002 – National Emission Standards for Hazardous Air Pollutants</p>
3.	<p>The proposal 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.</p>
4.	<p>The proposed development is located within Community Facility District (CFD) No. 1 and is listed as a Class 2 sewer participant in accordance with Fresno County Sewer Ordinance 85-020. As such, all development shall be consistent with the Shaver Lake Sewer and Water Master Plan.</p>
5.	<p>If construction associated with this proposal disturbs more than one-acre, compliance with the NPDES General Permit No. CAS000002 for Discharges of Storm Water Associated with Construction Activity shall be required. Before construction begins, the Applicant shall submit to the State Water Resources Control Board a Notice of Intent to comply with said Permit, a SWPPP, a Site Plan, and appropriate fees. The SWPPP shall contain all items listed in Section A of the General Permit, including descriptions of measures taken to prevent or eliminate unauthorized non-storm water discharges, and best management practices (BMP) implemented to prevent pollutants from discharging with storm water into waters of the United States.</p>
6.	<p>The proposed trails shall connect with existing trails located to the northwest and the southwest of the development.</p>
7.	<p>The approval of Classified Conditional Use Permit No. 3325 is tied to Tentative Tract Map No. 5990 and will expire upon expiration of the Tentative Tract Map. A provision is made that the Classified Conditional Use Permit may be extended in conjunction with an extension request of the Tentative Tract Map.</p>
8.	<p>The approval of this project will expire two years from the date of approval unless a Final Map is recorded. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Tentative Tract Map.</p>



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 5 November 14, 2019

**SUBJECT:** General Plan Conformity Application – Sanger Unified School District Proposed K-12 Education Center Campus

Acquire approximately 50.00 acres of property for a new K-12 Education Center campus (with related facilities) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

**LOCATION:** The proposed site is located on the west side of North McCall Avenue, at the East Gettysburg Avenue alignment, in the City of Clovis Sphere of Influence (SUP. DIST. 5) (APN: 571-010-10).

**OWNERS:** McFarlane and McFarlane  
**APPLICANT:** Sanger Unified School District

**STAFF CONTACT:** Marianne Mollring, Senior Planner  
(559) 600-4569

Chris Motta, Principal Planner  
(559) 600-4227

### RECOMMENDATION:

- Determine that the proposed site acquisition is in conformance with the County General Plan and its policies relating to city fringe areas; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

### EXHIBITS:

1. Location Map
2. Existing Zoning Map
3. Existing Land Use Map
4. City of Clovis Loma Vista Specific Plan Map

**ZONING AND LAND USE DESIGNATIONS:**

Criteria	Designation
General Plan Designation	Agriculture
City of Clovis General Plan Designation	Mixed Use - Business Campus/High-Density Residential
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)

**SITE AND PROPERTY CHARACTERISTICS:**

Criteria	Characteristics
Parcel Size	50.00 acres
Project Site	Orchard
Nearest Residence	230 feet east of the proposed site
Surrounding Development	Orchards, vacant land, rural residential development, and field crops

**SURROUNDING PROPERTIES:**

Surrounding Parcels			
	Size:	Use:	Zoning:
North:	Two 20-acre parcels	Orchard, vacant, church	AE-20
South:	93.93-acre parcel	Orchard	AE-20
East:	34.71-acre parcel 22.90-acre parcel	Single-family residence, field crops	AE-20
West:	57.64-acre parcel	Orchard and single-family residence	AE-20

**PROCEDURAL CONSIDERATIONS/BACKGROUND INFORMATION:**

Public Resources Code Section 21151.2 requires a school district to notify the local Planning Agency having jurisdiction of its intention to acquire title to property for use as a school site. The Code requires the Planning Agency to investigate and evaluate the proposed acquisition and submit a written report of the investigation, together with recommendations to the Governing Board of the school district within thirty (30) days of the request. If the report does not favor the acquisition of the property for a school site, or for an addition to a present school site, the Governing Board of the school district shall not acquire title to the property until thirty (30) days after the Commission’s report has been received.

Similarly, State Government Code Section 65402 requires a school district, prior to authorizing construction of a public building, disposing of any real property, or acquiring property, to submit the location, purpose, and extent of such acquisition, disposition, or public building to the Planning Agency having jurisdiction for its review as to conformity with the local General Plan. Section 65402 further states that the Planning Agency shall render its report as to conformity with said adopted General Plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

Staff notes that school sites are exempt from the County's Zoning Code per State Government Code.

On October 22, 2019, the Sanger Unified School District (District) applied for determination of General Plan Conformity on an approximately 50.00-acre site for the purpose of purchasing property for a new Education Center campus. The proposed site is located on North McCall Avenue, at the East Gettysburg alignment, in the City of Clovis Sphere of Influence. This area of the County is experiencing urbanization and has been planned for future Mixed Use - Business Center and High-Density Residential development by the City of Clovis. The timing for the construction of the school is estimated to be in approximately 5 to 7 years to coincide with planned residential development in the area and funding availability.

The District has stated that the new site is necessary to serve the planned student population growth generated by urban development. The school would be in regular session on weekdays from late August to early June, with additional special events and classes during evenings, on weekends, and during the summer recess. Planned grade levels and enrollment would typically serve approximately 700 students in kindergarten through eighth grade and 250 students in grades 9 through 12. This campus would have 50 to 70 employees (including administrators, faculty, and support staff), and would include administrative offices, classrooms, a multi-purpose building, sport fields, physical education facilities, and parking areas.

#### **AGENCY COMMENTS:**

Staff received comments from the following departments/agencies: Road Maintenance and Operations Division, Site Plan Review Unit, Water and Natural Resources Division, and Design Division of the Fresno County Department of Public Works and Planning; City of Clovis; Fresno Metropolitan Flood Control District; and Fresno Irrigation District. The comments did not express any concerns regarding General Plan conformity.

City of Clovis: The Applicant shall maintain the Loma Vista Parkway alignment per the Loma Vista Specific Plan. This alignment will connect to the existing Collector street on the west side of the Clovis Water Reuse Facility.

The Applicant shall improve McCall Avenue per the Loma Vista Vehicle Circulation Plan. The specific length of street frontage improvement of McCall Avenue shall be determined by the City's Engineering Division.

The City of Clovis water and sewer systems are proposed to serve the school, and the location and design of the water and sewer facilities would be subject to review and approval by the City of Clovis.

The Applicant shall maintain the High-Density Residential Land Use designation within the subject parcel to accommodate multi-family housing needs.

If the Applicant is requesting to connect the City sewer and/or water at the time of development, the Project site will need to be annexed to the City of Clovis. An annexation request will require the annexation of additional properties to the west of the Project site and connect to the existing City limits.

Policy Planning Unit of the Fresno County Department of Public Works and Planning: The City of Clovis General Plan/Loma Vista Specific Plan designates the proposed school site as Mixed Use - Business Campus and High-Density Residential. The site should be annexed to the City of Clovis at the time of development in order to receive utility service. The proposed school facility appears to conflict with the City of Clovis' plan for future growth.

**ANALYSIS/DISCUSSION/GENERAL PLAN CONSISTENCY:**

<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>Policy LU-G.1: Cities have primary responsibility for planning within their LAFCo-adopted Spheres of Influence; they are responsible for urban development and the provision of urban services within those Spheres.</p>	<p>The proposed school site is within the City of Clovis Sphere of Influence and is designated for Mixed Use – Business Campus and High-Density Residential development in the City of Clovis General Plan.</p>
<p>Policy LU-A.13: The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.</p>	<p>The proposed site is in an area designated for future urban development by the City of Clovis and is planned to be developed as business campus, with offices and industrial uses, and high-density residential uses. Property to the north, west, and south are currently agricultural operations (orchards). Property to the east has sparse residences supporting field crop agriculture.</p>
<p>Policy PF-I.1: County shall encourage school districts to provide quality educational facilities to accommodate projected student growth in locations consistent with Land Use Policies in the General Plan.</p>	<p>The District is attempting to accommodate growth projections and neighborhood needs with acquisition of this school site.</p>
<p>Policy PF-I.6: Discourages the siting of schools in agricultural areas due to the growth-inducing potential of these facilities and conflicts with farming practices.</p>	<p>It is the intent of Policy PF-I.6 to discourage establishment of school facilities in agricultural areas because school facilities attract urban growth such as new residential developments, which could result in premature annexation of land as well as adversely affecting the surrounding farming operations. It is acknowledged that the proposed site is in an area designated for future urban development by the City of Clovis.</p>



<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>Policy PF-I.7: County shall include schools among those public facilities and services considered an essential part of development; County shall work with residential developers and school districts to ensure needed school facilities are available to serve development.</p>	<p>The District has submitted the General Plan Conformity Application as part of the early process of site acquisition for development of an education center campus. Analysis of this request has taken into consideration not solely existing land use patterns in the site’s vicinity, but anticipated land uses based on City and County General Plan policies that address urban fringe areas.</p>
<p>Policy HS-E.2: The County shall ensure that new development, including public infrastructure projects, does not create safety hazards such as glare from direct or reflective sources, smoke, electrical interference, hazardous chemicals, or fuel storage in violation of adopted safety standards.</p>	<p>The proposed project is the purchase of approximately 50.00 acres of land for the development of an education center campus. An elementary and high school campus is not expected to create glare, smoke, electrical interference, or have hazardous chemicals or fuel storage on site. Sport field and site lighting will be hooded and directed downward to avoid glare at the time of site development.</p>

**GENERAL PLAN POLICY CONSIDERATIONS:**

The site is designated Agriculture in the County of Fresno General Plan. Additionally, the proposed school site and immediate surrounding area are within the City of Clovis Sphere of Influence and are designated for Mixed Use - Business Center and High-Density Residential land use in the City of Clovis Loma Vista Specific Plan.

The land use element of the Loma Vista Specific Plan is not consistent with the land use element of the Fresno County General Plan. However, County General Plan Policy LU-G.1, related to city fringe areas, states that cities have primary responsibility for planning within their LAFCo-adopted Spheres of Influence and they are responsible for urban development and the provision of urban services within those Spheres.

As previously mentioned, the subject area is zoned for exclusive agricultural land uses (AE-20). Current zoning in this area is illustrated in Exhibit 2. General Policy PF-I.6 discourages the siting of schools in agricultural areas due to the growth-inducing potential of these facilities and conflicts with farming practices. In this case, however, the area is within the City of Clovis Sphere and the subject school is being located at this site to accommodate planned student growth in the area.

Fresno County General Plan Policy PF-I.1, related to the locating of school facilities, states that the County shall encourage school districts to provide quality educational facilities to accommodate projected student growth in locations consistent with Land Use Policies in the General Plan. Policy PF-I.7 states that the County shall include schools among those public facilities and services that are considered an essential part of service facilities that should be in place as development occurs, and residential developers and school districts should work together to ensure that needed school facilities are available to serve new residential development. This proposal is consistent with this policy.

**OTHER CONSIDERATIONS:**

The proposed school site is not subject to an Agricultural Land Conservation Contract under the provisions of the Williamson Act. Thus, the proposed site is not in conflict with related provisions and land uses.

**CONCLUSION:**

Based on staff's analysis and comments provided by the City of Clovis, County staff can find the proposed education center campus site consistent with Fresno County General Plan policy, provided the District coordinates with the City of Clovis to preserve a portion of the site designated for High-Density Residential land use, needed to meet the City's Regional Housing Allocation Need, and the District coordinates with the City to preserve the identified Loma Vista Parkway alignment.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Finding of Consistency)

- Find that the proposed site acquisition is in conformance with the County General Plan and its policies relating to city fringe areas and siting of schools, and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Alternative Motion** (Finding of Non-Consistency)

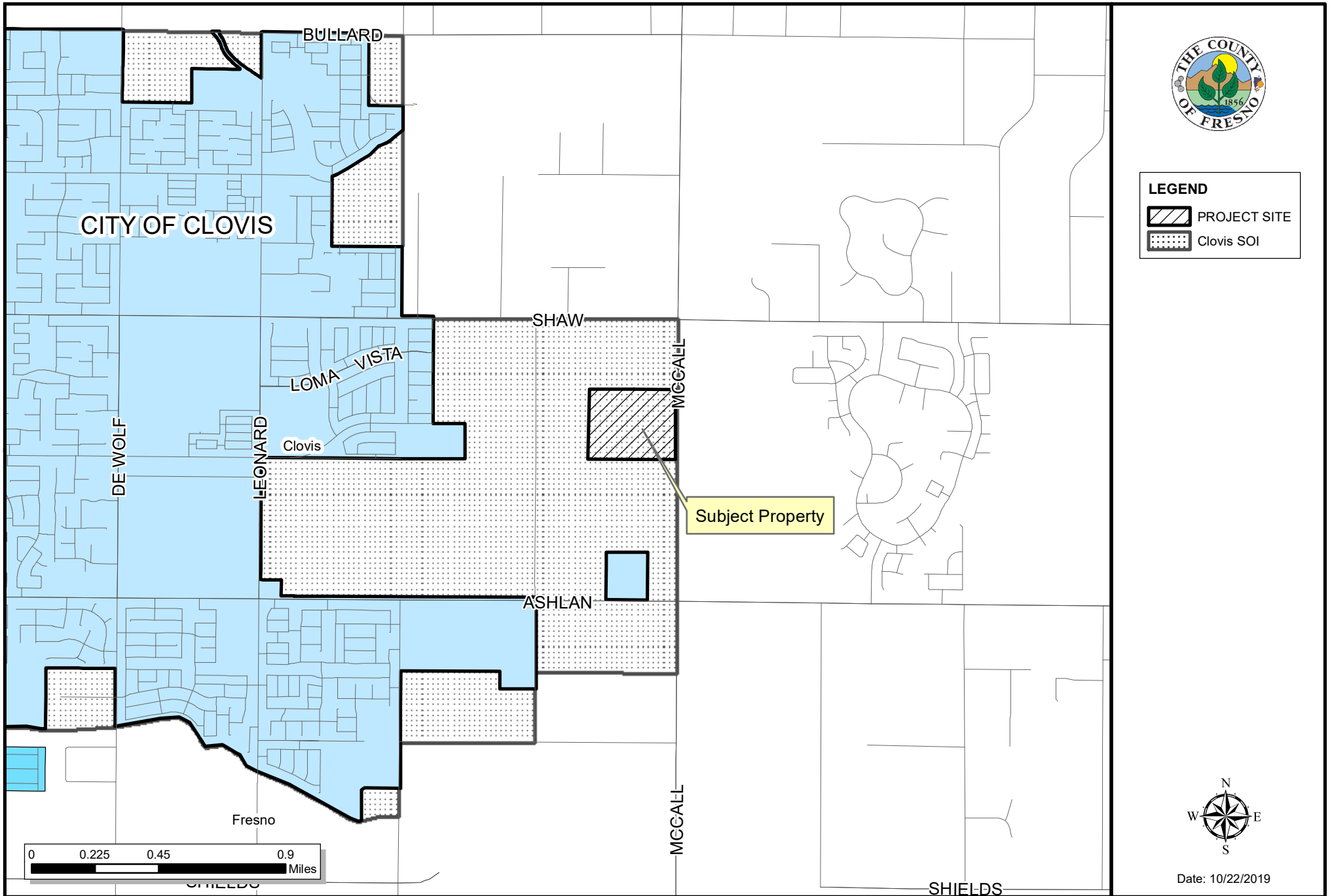
- Move to determine that the proposed site acquisition does not conform to the County General Plan (state the basis for not making the General Consistency Finding); and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

MM:ksn

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# LOCATION MAP

## General Plan Conformity - Sanger Unified School District



**LEGEND**

- PROJECT SITE
- Clovis SOI

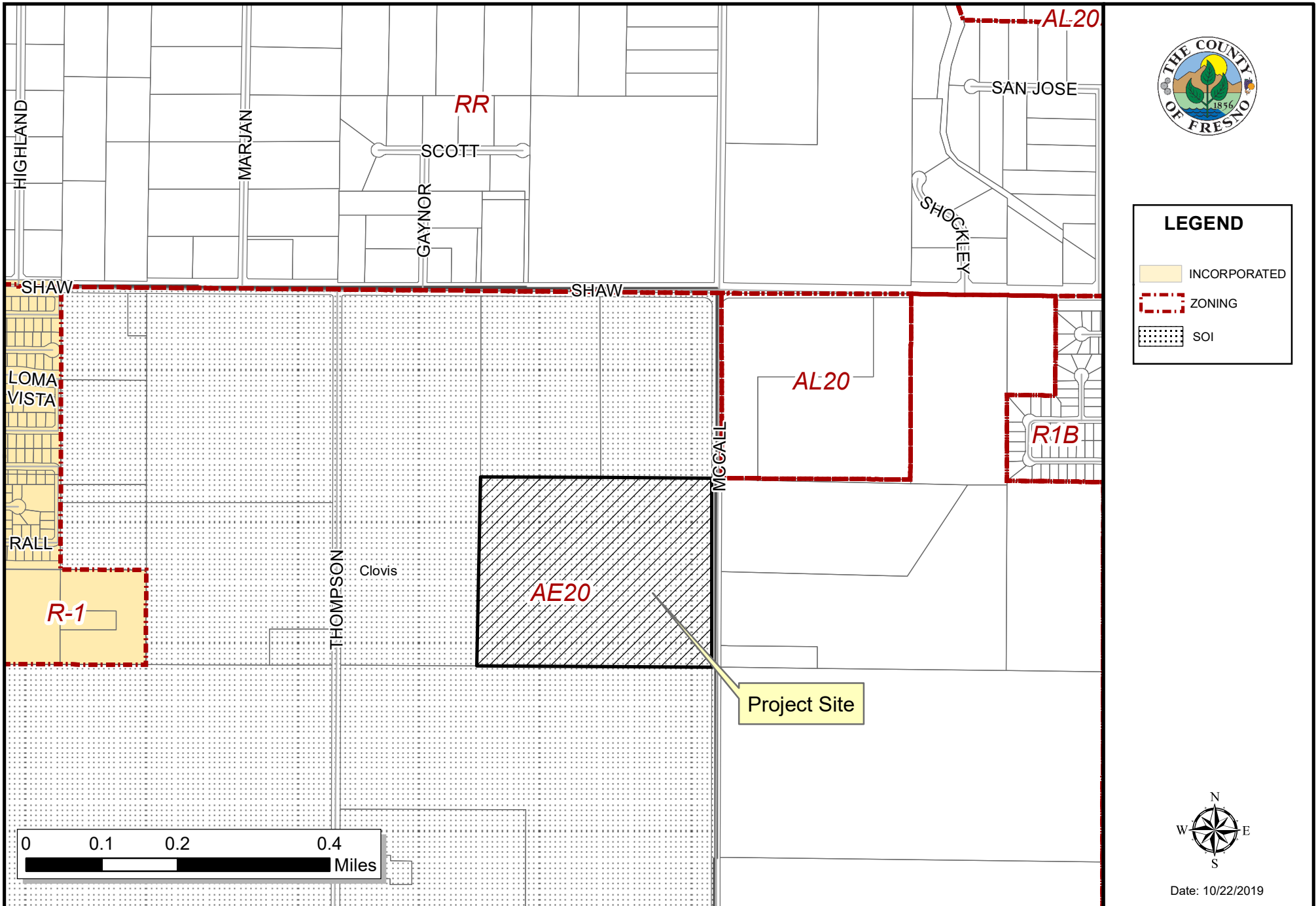
Subject Property



Date: 10/22/2019

# EXISTING ZONING

## General Plan Conformity - Sanger Unified School District



# EXISTING LAND USE MAP

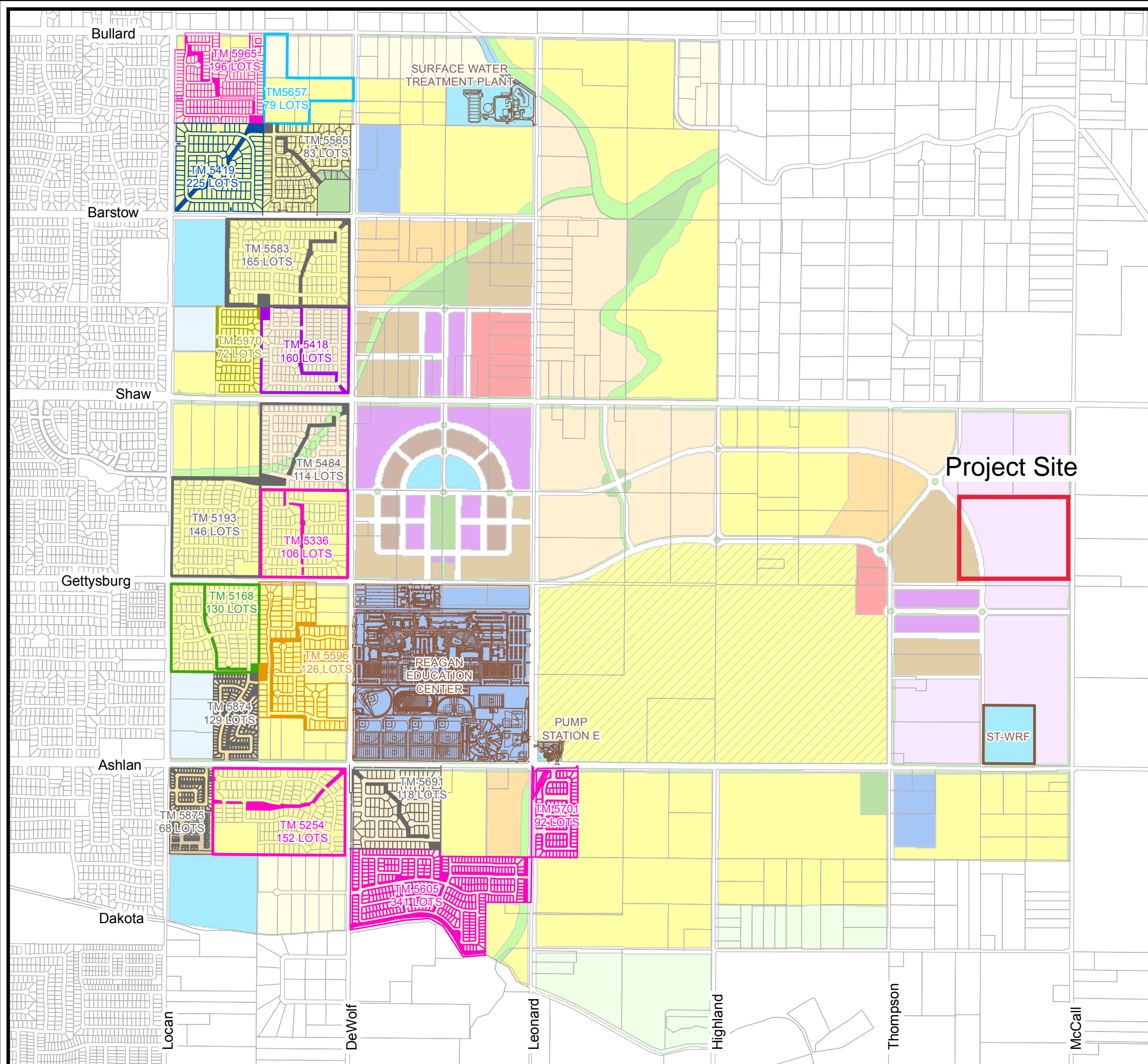
## General Plan Conformity - Sanger Unified School District



CP# - OFFICE COMM./PROF  
 FC - FIELD CROP  
 GRZ - GRAZING  
 I - INDUSTRIAL  
 ORC - ORCHARD  
 SF# - SINGLE FAMILY  
 V - VACANT  
 VIN - VINEYARD



Date: 10/22/2019



COMMITTED TO DEVELOPMENT PER THE CITY/COUNTY MEMORANDUM OF UNDERSTANDING: **35.2%** (LAST REVISED 8/10/12).



**City of Clovis**



1" = 1500'

**TRACT MAPS**

- CENTEX 50 YEARS OF HOME BUILDING
- de young properties BRENTWOOD
- ENNIS HOMES not family builder
- THE McCaffrey GROUP
- STONE VALLEY DEVELOPMENT GROUP
- Wesclo
- WILSON HOMES A Tradition of Building Excellence
- WOODSIDE HOMES Simply the Best. By Design

**LAND USE**

AG
VLR
RPC
LR
MR
MHR
HR
VHR
CC
C
BC
PF
QP
OS
PK
SCH

**EXHIBIT 4**