



County of Fresno

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

DATE: August 12, 2020

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez, Assistant Director
Department of Public Works and Planning, Attn: John R. Thompson, Assistant Director
Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather
Resources Division, Solid Waste, Attn: Amina Flores-Becker
Resources Division, Special Districts, Attn: Amina Flores-Becker/Chris Bump
Resources Division, Parks and Grounds, Attn: Amina Flores-Becker
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: John Thompson/Nadia Lopez/Martin/Querin/Wendy Nakagawa
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst/Gloria Hensley
Community Development Division, Attn: Glenn Allen, Division Manager
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez
Fresno County Health Officer, Dept. of Public Health, Attn: Ken Bird, M.D.
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes
Sheriff's Office, Attn: Captain Mark Padilla, Captain Ryan Hushaw, Lt. Brent Stalker, Lt. Ron Hayes, Lt. Robert Salazar, Lt. Kathy Curtice
County Counsel, Attn: Alison Samarin, Deputy County Counsel
U.S. Forest Service, Sierra National Forest, Attn: Dean A. Gould, P.E., Forest Supervisor/Antonio Cabrera, Forest Engineer
Sequoia National Forest, Hume Lake District
U.S. Army Corps of Engineers, Pine Flat Lake, Attn: Robert Lafrentz
U.S. Army Corps of Engineers, Sacramento District, Regulatory Division, CA South Branch, Attn: Kathly Norton
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson
U.S. Environmental Protection Agency, Air Division, Air Planning Office, Region 9, Attn: Dawn Richmond
U.S. Environmental Protection Agency, Ground Water Office, Sole Source Aquifer, Region 9, Attn: Leslie Greenberg

CA Regional Water Quality Control Board, Attn: Dale Harvey
CALTRANS, Attn: Dave Padilla
CA Department of Fish and Wildlife, Attn: Craig Bailey, Environmental Scientist
State Water Resources Control Board, Division of Drinking Water, Fresno District,
Attn: Jose Robledo, Caitlin Juarez
CA Department of Toxic Substance Control (CEQA unit), Attn: Dave Kereazis
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn:
PIC Supervisor
Shaver Lake Water Works District 41S, c/o Joe Prado, Resources Division
Sierra Resource Conservation District, Attn: Steve Haze, District Manager
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief
Shaver Lake Volunteer Fire Protection District
Audubon Society, Attn: Robert Snow, President
Sierra Club, Conservation Chairman, Tehipite Chapter, Attn: Heather Anderson
Shaver Lake Citizens' Advisory Committee, Attn: Peter VanVleet, Chairman

FROM: Chrissy Monfette, Planner
Development Services and Capital Projects Division

SUBJECT: Classified Conditional Use Permit Application No. 3676 and Initial Study No. 7864

APPLICANT: Rod Strahm obo Strahm Family LP

DUE DATE: August 27, 2020

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow the phased development of a Recreational Vehicle Park with a total of 174 spaces at final build-out. The project is proposed on a 36.08-acre parcel in the R-E (Recreational) Zone District. The phased development is proposed as follows:

- Road development:
 - o As necessary based on development of phasing.
 - o One-way 20-foot surfaced width with shoulders (Class III base rock or asphalt concrete grindings)
 - o See operational statement for access road information
- Phase 1:
 - o 50 spaces
 - o Two restrooms with shower facilities
 - o Power may be provided by generator
- Phase 2:
 - o 19 spaces
 - o Additional restroom without shower facilities
 - o Power would be provided from Southern California Edison
- Phase 3:
 - o 38 spaces
 - o Additional restroom without shower facilities
- Phase 4:
 - o 21 spaces
 - o Additional restroom without shower facilities

- Phase 5:
 - o 46 spaces
 - o Additional restroom without shower facilities

Each space will be comprised of vehicle parking area (up to two vehicles, or one vehicle with trailer); graded use area with grill, picnic table, fire ring, space for tent; and most would be provided with utility hook ups. RV spaces will be approximately 50 feet apart to allow for onsite privacy.

Up to three employees will reside on site: a resident host or host couple and one maintenance worker. Trash collection and janitorial services for the rest room will be completed daily by contracted workers who will travel to the site to perform the work, then depart.

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **August 27, 2020**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Chrissy Monfette, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4245, or email cmonfette@co.fresno.ca.us.

CMM:

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Activity Code (Internal Review): 2381

Enclosures



Fresno County Department of Public Works and Planning

MAILING ADDRESS:
Department of Public Works and Planning
Development Services Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721

LOCATION:
Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 262-4055
Toll Free Phone: 1-800-742-1011

APPLICATION FOR:

- Amendment Application
- Amendment to Text
- Conditional Use Permit
- Director Review and Approval
- Site Plan Review/Occupancy Permit
- Variance/Minor Variance
- No Shoot/Dog Leash Law Boundary
- Other _____
- ALCC/RLCC
- Pre-Application (Check Type)
 - General Plan Amendment
 - Specific Plan Amendment
 - Specific Plan
- Determination of Merger
- Agreements

DESCRIPTION OF PROPOSED USE OR REQUEST:

conditional use permit
for a Recreational
Vehicle Park in the
R-E Recreational
District within the
Shaver Lake Forest
Specific Plan

PLEASE TYPE OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements and deeds as specified on the Pre-Application Review.

LOCATION OF PROPERTY: easterly side of Shaver Forest Road
between Outcrop Ln. and Dinkey Ck. Rd.
Street address none

APN 130-031-35 Parcel size 36.08 Ac. Sec-Twp / Rg. 1 - T10S1R24E

LEGAL DESCRIPTION: (Attach Copy of Deed) Lot 8 of Tract 3995

I, Rod Strahm (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

| | | | | |
|--------------------------------|--|---------------|-----------------|-----------------|
| Owner (Print or Type) | Address | City | Zip | Phone |
| <u>Strahm Family LP</u> | <u>5100 N. Gth St. #117</u> | <u>Fresno</u> | <u>CA 93710</u> | <u>227-9690</u> |
| Applicant (Print or Type) | Address | City | Zip | Phone |
| <u>same</u> | <u>same</u> | | | |
| Representative (Print or Type) | Address | City | Zip | Phone |
| <u>Rod Strahm</u> | <u>same</u> | | | |

OFFICE USE ONLY

Application Type / No.: CUP 3676 Fee: _____ PLU _____

Application Type / No.: IS 7884 Fee: _____ PLU _____

Application Type / No.: _____ Fee: _____ PLU _____

Application Type / No.: _____ Fee: _____ PLU _____

Initial Study No.: _____ Fee: _____ PLU _____

Environmental Review: _____ Fee: _____ PLU _____

Health Department Review: _____ Fee: _____ PLU _____

Received by: _____

This permit is sought under Ordinance Section: _____

Related applications: _____

Drafting verification: Zone District: _____

APN# _____ - _____ - _____

APN# _____ - _____ - _____

APN# _____ - _____ - _____

Sec. Twp. Rg. _____ - _____ / _____

Parcel Size _____

WHEN VALIDATED
THIS APPLICATION IS YOUR RECEIPT



Fresno County Department of Public Works and Planning

Date Received: 5/8/2020

CUP 3676
IS 7864

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

allow an RV park in the R-E recreational zone district within the Shaver Lake forest specific plan

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: Easterly side of Shaver Forest Road between Outerop Ln. and Dinkey Creek Road Street address: N/A

APN: 130-031-35 Parcel size: 36.08 #/2 Section(s)-Twp/Rg: S 1 - T 10 S/R 22 E

ADDITIONAL APN(s):

I, See original Application (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Table with 5 columns: Name/Type, Address, City, Zip, Phone. Rows include Strahm Family LP, Applicant (Same as above), and Representative (Rod Strahm).

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3676 Fee: \$ 4,569
Application Type / No.: IS 7864 Fee: \$ 3,901
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 992
Received By: CMM Invoice No.: 129495 TOTAL: \$ 9,462.00

UTILITIES AVAILABLE:

WATER: Yes [] / No []
Agency:
SEWER: Yes [] / No []
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T - S/R - E

Related Application(s):

APN # - - -

Zone District: RE

APN # - - -

Parcel Size: 36.08

APN # - - -

APN # - - -

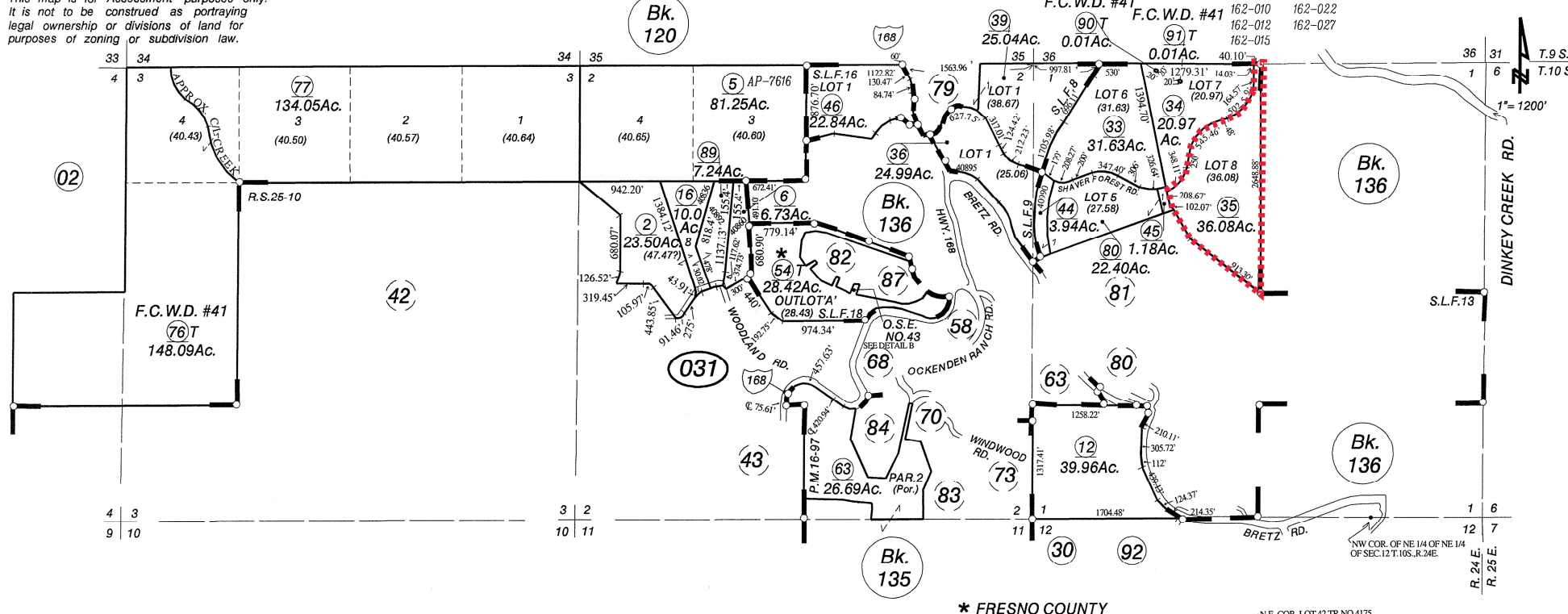
over.....

SUBDIVIDED LAND & POR. SEC.'S 1, 2, 3 & 4, T. 10 S., R. 24 E., M. D. B. & M.

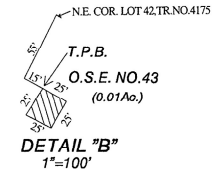
| Tax Rate | Area |
|----------|---------|
| 162-003 | 162-019 |
| 162-010 | 162-022 |
| 162-012 | 162-027 |
| 162-015 | |

130-03

--- NOTE ---
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.



* FRESNO COUNTY SERVICE AREA NO.35

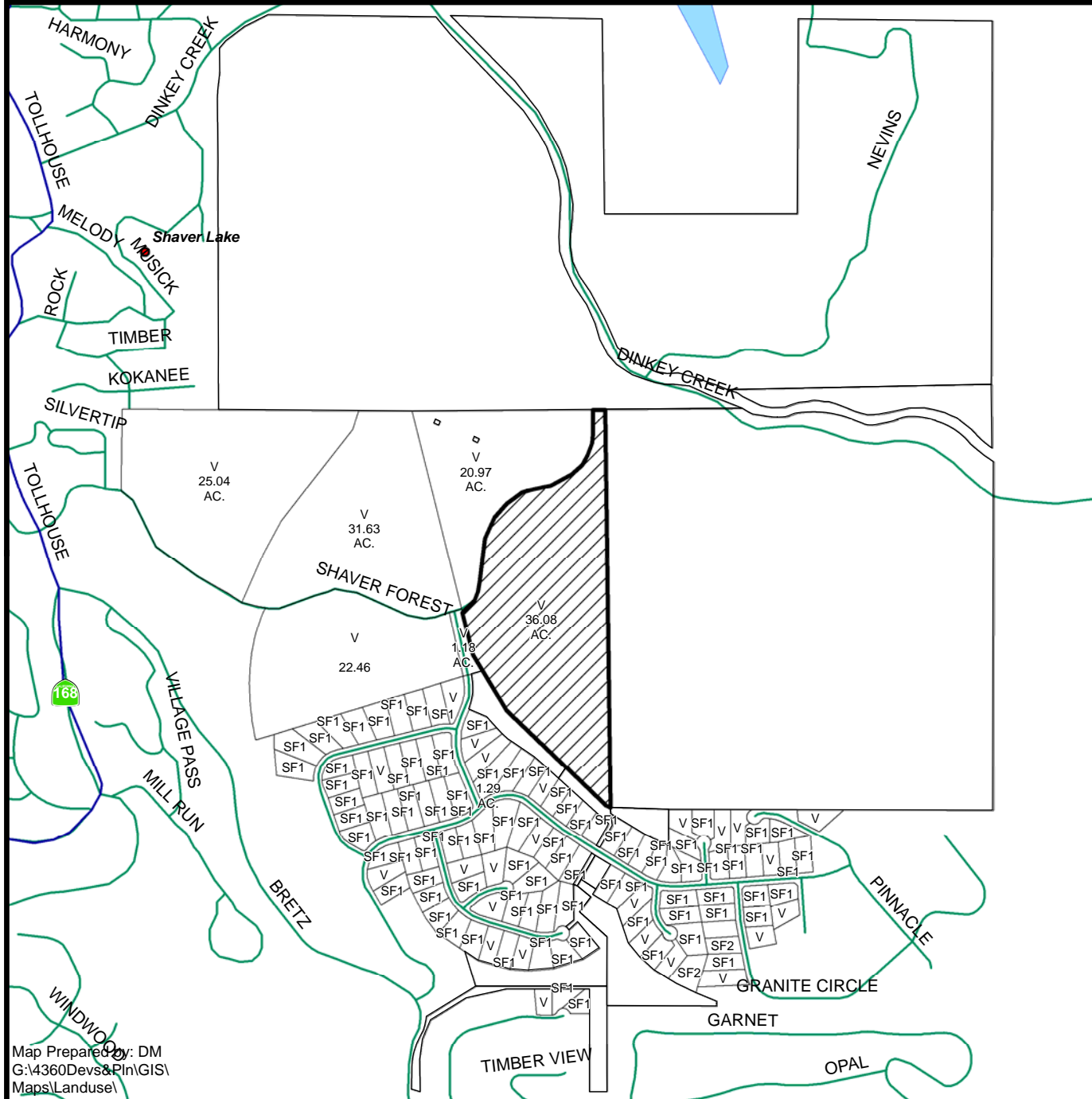


- Agricultural Preserve
- Parcel Map No.2488, Bk.16, Pg.97
- Record of Survey, Bk.25, Pg.10
- Shaver Lake Forest No.8 - Tract No.3615 - Plat Bk.41, Pg.93&94
- Shaver Lake Forest No.9 - Tract No.3616 - Plat Bk.42, Pg.28&29
- Shaver Lake Forest No.13 - Tract No.3995 - Plat Bk.47, Pg.65&66
- Shaver Lake Forest No.16 - Tract No.4095 - Plat Bk.49, Pg.41-47
- Shaver Lake Forest No.18 - Tract No.4175 - Plat Bk.51, Pg.62-66

O.S.E. - OPEN SPACE EASEMENT
 Assessor's Map Bk. 130 - Pg. 03
 County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

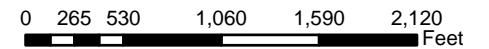
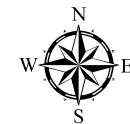
EXISTING LAND USE MAP



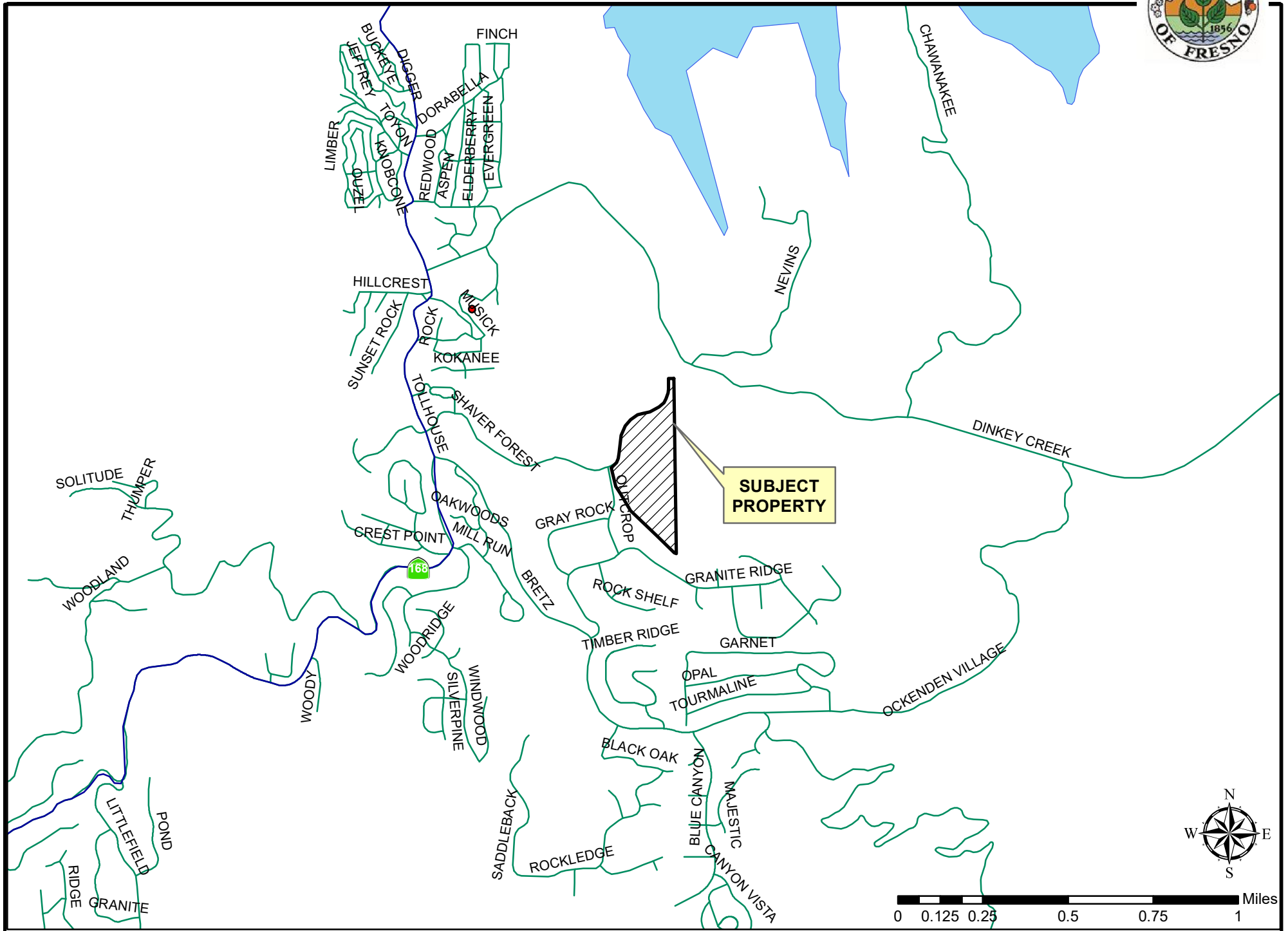
| LEGEND | |
|--------|-------------------------|
| SF#- | SINGLE FAMILY RESIDENCE |
| V - | VACANT |

LEGEND:

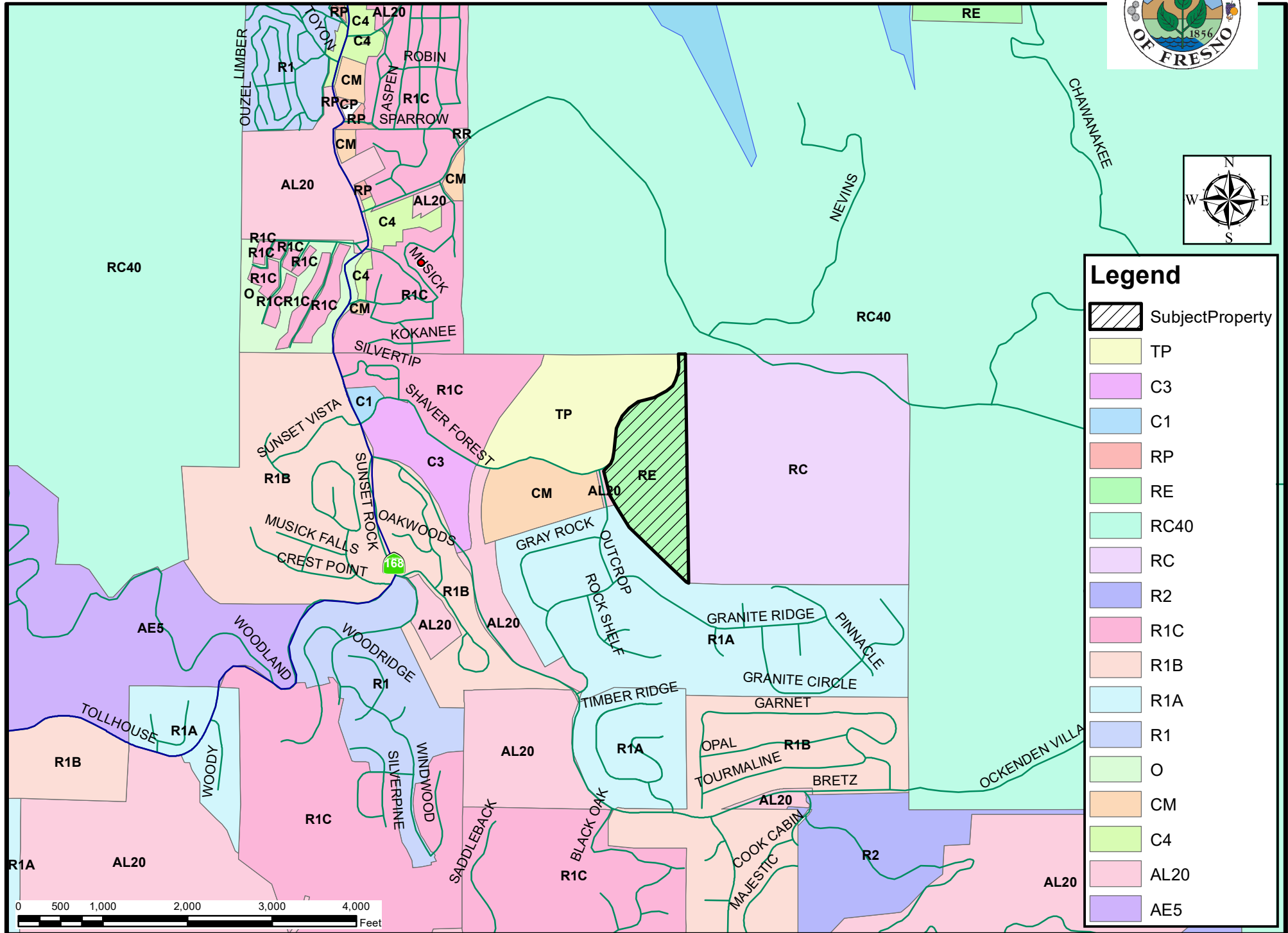
 Subject Property



LOCATION MAP



EXISTING ZONING MAP



Legend

- SubjectProperty
- TP
- C3
- C1
- RP
- RE
- RC40
- RC
- R2
- R1C
- R1B
- R1A
- R1
- O
- CM
- C4
- AL20
- AE5

**OPERATIONAL STATEMENT – CONDITIONAL USE PERMIT
SHAVER FOREST RECREATIONAL VEHICLE PARK
(a phased development)**

April 21, 2020

Page 1 of 5

RECEIVED
COUNTY OF FRESNO
MAY 08 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

CUP 3676

Project Description

This Operational Statement is for a phased development recreational vehicle park (RVP) of 174 spaces with an initial phase of 50 spaces within the 36.08 acre Lot 8 of Tract 3995. Lot 8 is designated on the Shaver Lake Forest Specific Plan for Recreational Vehicle Park with "R-E" Recreational District zoning which permits recreational vehicle parks subject to Conditional Use Permit (CUP). The current application site plan depicts phases of 50, 19, 38, 21, and 46 spaces for a total 174 spaces. Site Plan Review will also required and processed after processing of the CUP.

The project entrance facility is to include a management office / host recreational vehicle initially (residence building #1 ultimately), rest room buildings (RR), and eventually, sundries/food/drink/laundry concession (building #2) as noted on the site plan. Implementation of the buildings would be phased as demand warrants.

Project access is by Shaver Forest Road which connects to State Route 168 (SR-168) to the west some 3,700 feet distant. Shaver Forest Road would ultimately extend to Dinkey Creek Road to the east.

Existing and proposed access conditions of Shaver Forest Road are as follow:

- 1) The initial 600 feet from SR-168 to Tract 3714 is improved to County Collector Road Standards pursuant to plans approved by the County Department of Public Works for ultimate extension to Dinkey Creek Road.
- 2) The next 1,700 feet of Shaver Forest Road easterly of Tract 3714 to Lot 4 and Lot 6 of Tract 3995 (to the Service Commercial property entrance) was previously improved to sub-grade condition pursuant to the approved plans for ultimate extension to Dinkey Creek Road. Asphalt grindings were placed on this reach to enhance year-round access to the service commercial property. The RVP project would true grade those asphalt grindings per the plans configuration.
- 3) The 1,200 feet length of SFR easterly of the Service Commercial property entrance to the proposed RVP entrance exists in rough graded traversable easement condition. The RVP project will further grade this 1,200-foot length for 2 each 10-foot wide travel lanes (within the approved plans 32-foot width) and provide Class III base rock or asphalt grindings surfacing for summer season use.
- 4) The 2,000 feet length of SFR northeasterly from the RVP entrance to Dinkey Creek Road would, with a subsequent phase, be graded traversable for 2 each 10 feet wide lanes within the approved roadway plans 32-foot width and surfaced with Class III base rock for summer season use. The easement across SCE lands for connection to Dinkey Creek Road exists. The connection to Dinkey Creek Road would be subject to an encroachment permit for the level of access required.

The RVP facility initial 50 individual recreational vehicle (RV) sites will utilize a portion of the property with the overall property specific plan which allows up to 174 RV sites. Each site would be comprised of vehicle parking area, graded use area (fire ring with grill, picnic table, tent/activity area) and, as demand warrants, utility hookups.

SHAVER FOREST RV PARK – OPERATIONAL STATEMENT

Page 2 of 5

Subsequent phases activity amenities in addition to trails within the project forested setting may include fenced tot lot with playground equipment, a sports court, horseshoe pits, volleyball court, and (later phase) covered pavilion facility for group activities.

Services that may be provided to users could include recreational vehicles units set up and takedown.

The RV sites are spaced at approximately forty to fifty foot intervals and are situated for natural features consideration.

Provision of electrical, sewer, water and cable TV services are planned for each RV site with phased implementation as demand warrants. Those utilities would be by private RVP systems.

The initial development phase includes the wastewater dump station with wash down water.

Restrooms (low flow flush toilets and showers) are located within 300 to 400 feet of the RV sites for this initial development phase (one at the entrance complex and one within the development phase). Ultimate development areas would be provided additional restrooms.

The project configuration, site topography, forested setting and buffer open space areas provide compatibility with and screening from existing area uses and adjacent properties.

Creation of a park-like setting through thinning and liming up of trees with debris removal is proposed a fire protection would be enhanced by these efforts.

The RVP interior stem access two-way roads would have 20-foot surfaced width plus shoulders while the interior access loop roads would have 16-foot surfaced width plus 2-foot shoulders (to allow vehicles / emergency responders to bypass). Surfacing would be Class III base rock or asphalt concrete grindings which could later be surfaced with chip or slurry seal. Contouring the roadways on the terrain slope is employed to minimize cut and fill impacts. Considered drainage would be by sheet flow across the roads to avoid changing of drainage patterns or runoff concentration of consequence for what is basically a summer use facility.

The to be phased internal community sewage collection, water and electrical distribution, and cable TV systems would be privately owned and operated by the RVP. Water supply and wastewater disposal would be by RVP system connections to Fresno County Waterworks District No. 41 (District) systems.

The Fresno County water supply criteria is one water supply unity for the overall RVP facility plus one-tenth water supply unit per RV site. The project initial development phase of 50 sites requires a total of six water units while this application for 174 RV sites would require 18.4 water units.

The onsite privately operated water distribution system would be served through one metered connection to the District community system. Water distribution lines would be extended along the road alignments to supply the RV sites and the restrooms. Water supply would be from credited well(s) conveyed to the District by the project proponents. The RVP water distribution system would provide 250 gpm flow with wharf hydrants for fire protection response capability.

MAY 08 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

COP 3676

SHAVER FOREST RV PARK – OPERATIONAL STATEMENT

Page 3 of 5

The onsite sewage collection system (site hookups, restrooms and wastewater dump station) would be operated by the RVP with discharge to the District community system for treatment and disposal. Two restrooms with flush toilet and shower amenity having relative proximity to the RV sites are to be provided for the initial 50 RV sites development phase. The ultimate 174 sites project would provide at least five restrooms in relative proximity to sites as indicated on the project site plan. CFD #1 sewer capacity fees would be paid. The proposed 174 spaces project would include five restrooms.

OPERATIONAL STATEMENT CHECKLIST ITEMS RESPONSE

1. Nature of the Operation: The nature of the operation is initially that of a 50 space RVP with private roads and utilities within forested property having considerable open space. The operations would be by the property ownership and its representatives. The sites would incur user rental fees. Offsite internet reservation service is considered in addition to onsite registration. Operations would be similar to other area RV/camping facilities (Dora Bella Forest Service Campground, Camp Edison RV Park).

2. Operational Time Limits: Operations would be seasonal, approximately mid-April through mid-October, weather permitting and demand existing. Snow removal is not contemplated for the initial development phase, although ultimate development may involve such if off season demand warrants.

3. Number of Visitors: Peak use would occur during the school summer vacation period of June through August with lesser use earlier and later in the year.

Peak season (June-August) occupied spaces are estimated at about 80 percent at 4 persons per site for about 160 persons daily for the initial 50 spaces phase, and about 700 persons at ultimate development of 174 sites (weekends more, weekdays less).

Pre-peak season (April-May) and post-peak season (September-October) occupied spaces are estimated at about 45 percent for the initial 50 spaces phase (22.5 sites) at 3 persons per site for about 65-70 persons daily, and about 78 sites and 234 persons for the ultimate development of 174 sites (weekends more, weekdays less).

4. Number of Employees: One daily resident campground host would handle onsite registration with a handyman addressing reoccurring daily service issues (2 persons total). Scheduled maintenance and specialty repairs would be by on call contract services rather than employees.

5. Service and Delivery Vehicles: Refuse collection would occur weekly by commercial service. Trash bins would be placed at the entrance facility and centralized restroom locations. Janitorial service for the restrooms would be daily (contract services) for a total of 2 vehicles maximum day.

6. Access to the Site: The existing and proposed improvements to Shaver Forest Road and the RVP internal roads will provide the required access.

7. Number of Parking Spaces for Employees, Customers and Service/Delivery Vehicles: Stall parking spaces and long parallel parking spaces would be provided at the RVP entrance facility to accommodate RV sites registration / inquiries and parking for the Host. Infrequent service vehicles would typically

SHAVER FOREST RV PARK – OPERATIONAL STATEMENT

Page 4 of 5

park at the sites of their needed functions (refuse collection, restrooms janitorial). One ADA space would be provided in proximity to each restroom with ADA spaces also at the entrance facility.

Parking at each camp site would be provided for two vehicles in tandem or for one vehicle with trailer. Additional side by side parking could be provided at some sites, terrain permitting. The site parking area would be surfaced with asphalt concrete grindings or aggregate base. RV sites overflow (guests) parking would be provided along the road graded shoulder at terrain allowed widening areas.

Vehicle off-road access would be prohibited; where needed, boulders, imbedded posts or anchored logs along the parking area perimeters and roadways would assure vehicles remain on the designated areas. RV sites would be designated with a numbered sign post.

8. Are Any Goods to be Sold On-Site: No goods are to be sold on-site except as may be provided by vending machine(s) to be located at the entrance facility and at restrooms.

9. What Equipment is Used: Development of the project will involve use of heavy construction equipment. There will be transport of materials from off-site for the construction efforts.

The relatively low electrical demand of initial development phase (50 RV sites, lighting, restrooms, sewage lift station) may be provided by onsite generator in advance of commercial power feasibility / availability from Southern California Edison. Emergency power backup would be provided for the sewage lift station.

10. What Supplies of Materials Are Used and How Are They Stored: Transitory storage of project construction materials may occur for timely availability so as to not delay construction efforts. Operational supplies would be by contract service providers with minimal on-site storage requirement (within the restrooms, etc.).

11. Does the Use Cause an Unsightly Appearance: Development of this forested setting RVP and its park-like setting will be attractive and in harmony with the forested setting.

Preservation of forested over story and perimeter open space will screen outside uses from the RVP facilities / activities (and the reverse).

The individual camp sites will be groomed with removal of debris as part of development with general area vegetation thinning and cleanup performed as part of the fire protection efforts. The objective is for an overall park-like setting, both for aesthetic and fire protection.

12. List Any Solid or Liquid Wastes to be Produced: Solid waste would be garbage / trash from the camp site users with commercial service dumpsters to be provided at the centralized restroom locations. Liquid waste sewage from the restrooms and dump station would be discharged to the community sewer system by the RVP operated pump station and force main connection. Standby electrical generation for reliability is to be provided at the pump station.

SHAVER FOREST RV PARK – OPERATIONAL STATEMENT

Page 5 of 5

13. Estimated Volume of Water to be Used (Gallons Per Day): The required water supply per ordinance criteria is one equivalent dwelling unit (EDU) supply for overall usage (office, etc.) plus 0.1 EDU per RV site. The District “direct from well” credited yield design criteria per EDU is 0.3 GPM per EDU. Summer season peak use per EDU approximates 0.236 gpm for 375 gallons per day per EDU. The water supply is from well(s) being provided by the project proponent to the District.

Initial 50 Spaces Phase: The initial project supply requirement would be one EDU plus 50 sites x 0.1 EDU per site = 6 EDU supply for approximately 2,250 gallons per peak day.

Ultimate 174 Spaces: The ultimate project supply requirement would be one EDU plus 174 sites x 0.1 EDU per site = 18.4 EDU supply for approximately 6,900 gallons per peak day.

14. Describe Any Proposed Advertising Including Size, Appearance, and Placement: A lighted project monument feature / signage will be provided on Shaver Forest Road at the RVP entrance. Size would not exceed 100 square feet in surface face with appearance to be of native timber and stone materials. Discrete lighting would be provided. A permitted sign on SR-168 at Shaver Forest Road would be applied for with CalTrans. Individual RV spaces would be identified with a numbered post.

15. Will Existing Buildings be Used or Will New Buildings be Constructed: No buildings exist on the project lands. Two restroom buildings will be provided. The camp host will operate from / reside in a recreational vehicle initially. An office/residence building and a concessions building will be provided at the project entrance upon later phase warranted demand.

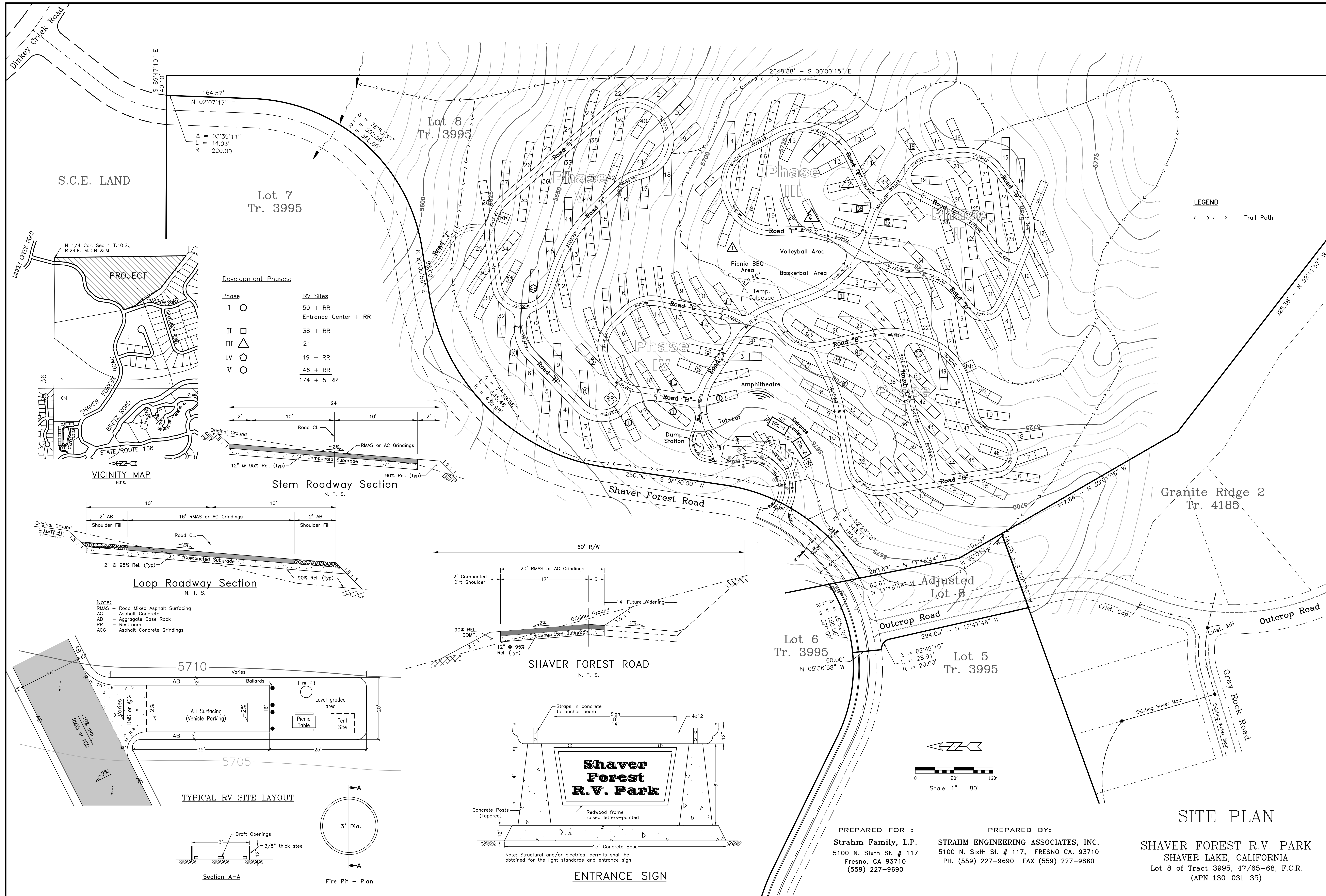
16. Buildings Used in Operation: The above stated two restroom buildings would be provided with the initial development phase. Future development phases would provide additional area restrooms and the entrance center facility buildings. Placement of the entrance center buildings may occur with the initial phase if park operations warrant.

17. Outdoor Lighting or Sound Amplification: There will be no outdoor sound amplification. Discrete lighting will be employed at the project entrance feature, the Host site / entrance center facility buildings, and at the restrooms. Lighting fixtures would direct light to minimize glare and light spillover.

18. Landscaping or Fencing Proposed: The forested setting is considered adequate for overall landscape considerations. No property fencing is proposed other than for the Tot Lot. The property boundary with the Sierra National Forest would be identified with signage.

19. Other Information: The property perimeter is designated on the Specific Plan as a fuel modification zone within which the trail system would be extended. RV sites may also occupy the perimeter area. Other designated open space areas enhance the setbacks from adjacent if somewhat distant properties and also provide screening to and from those properties.

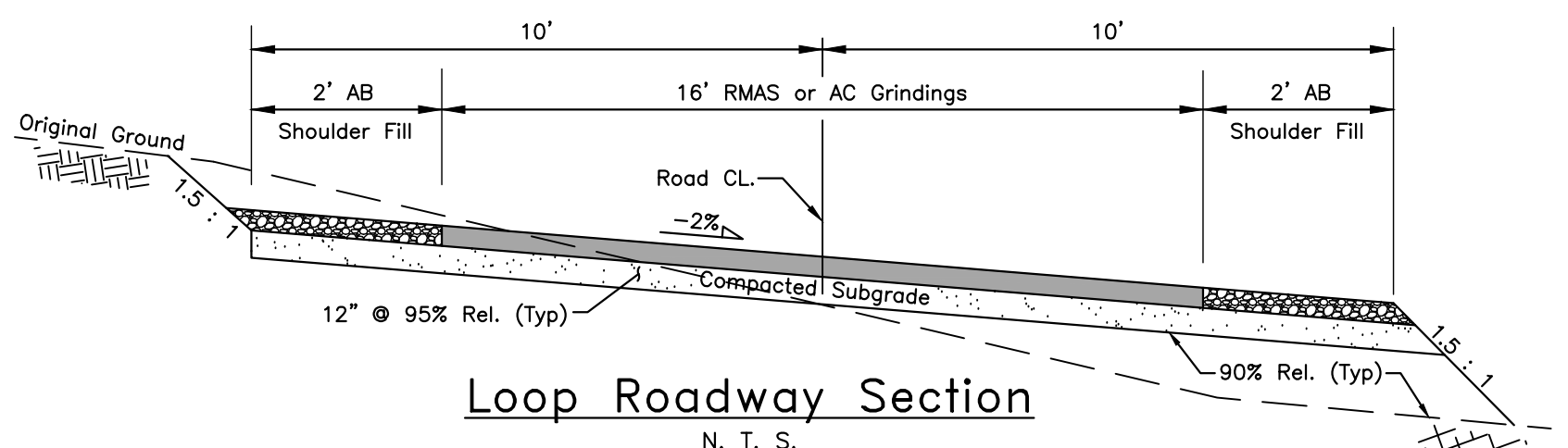
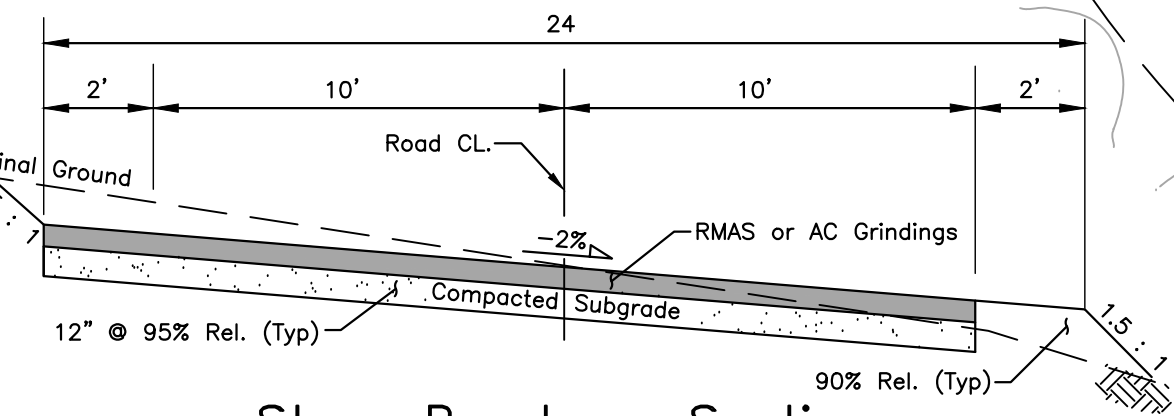
20. Identify All Owners, Officers and/or Board Members: Ownership is by Strahm Family LP, a California Limited Partnership (Rodney J. Strahm and Kathleen J. Strahm, General Partners).



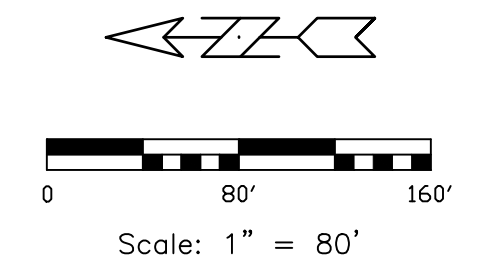
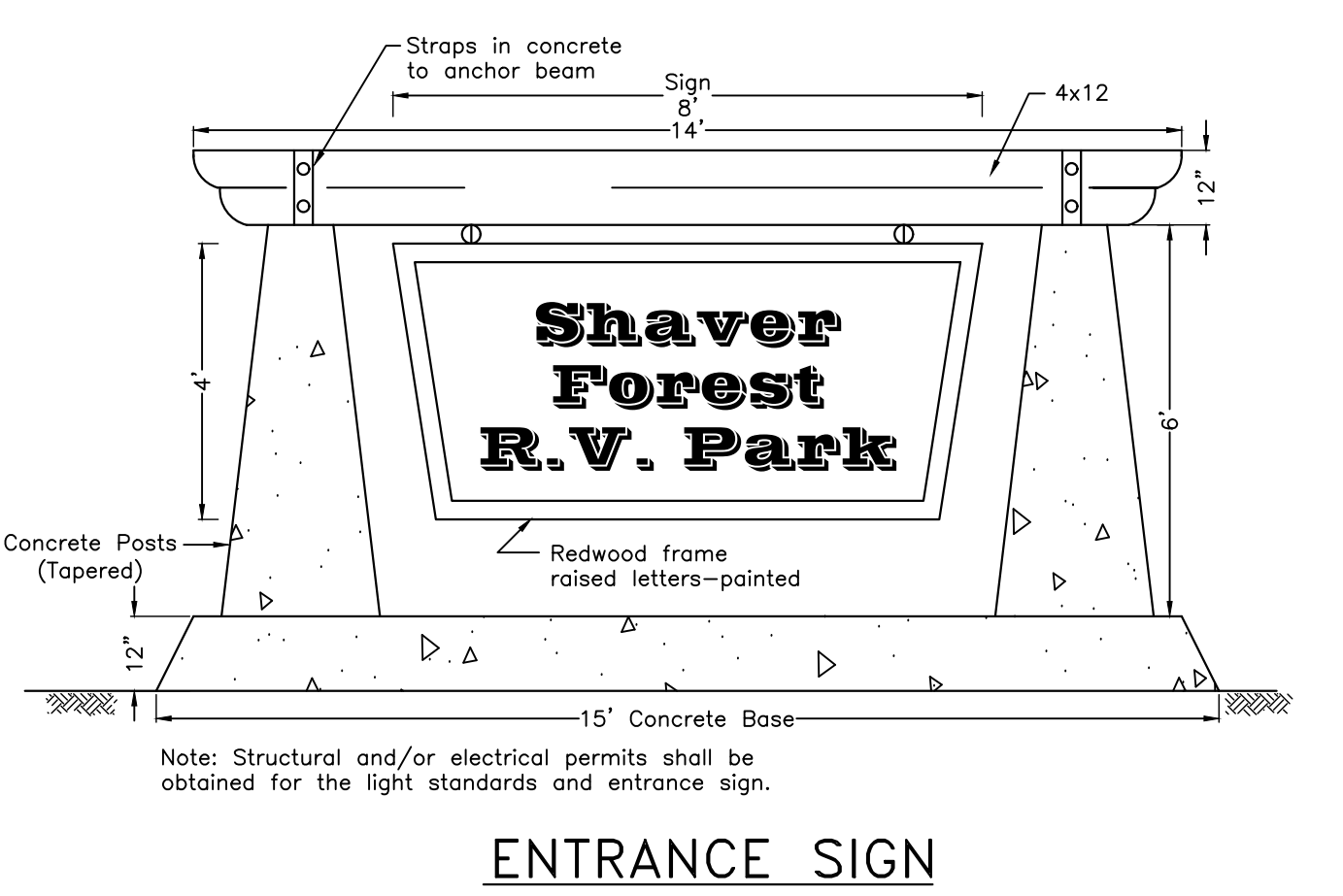
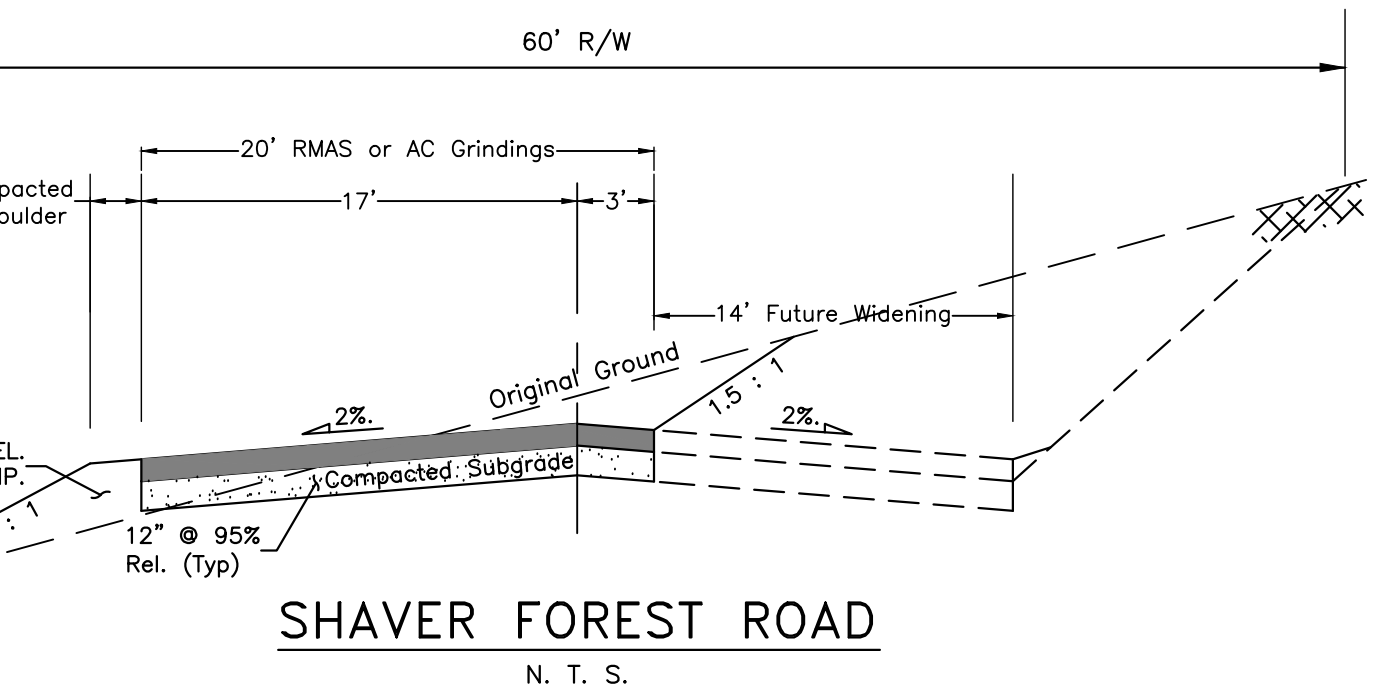
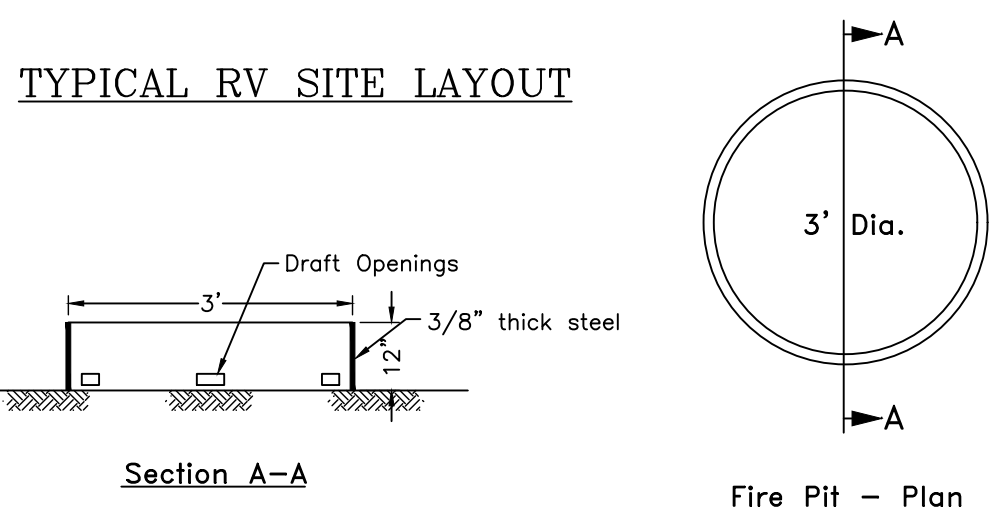
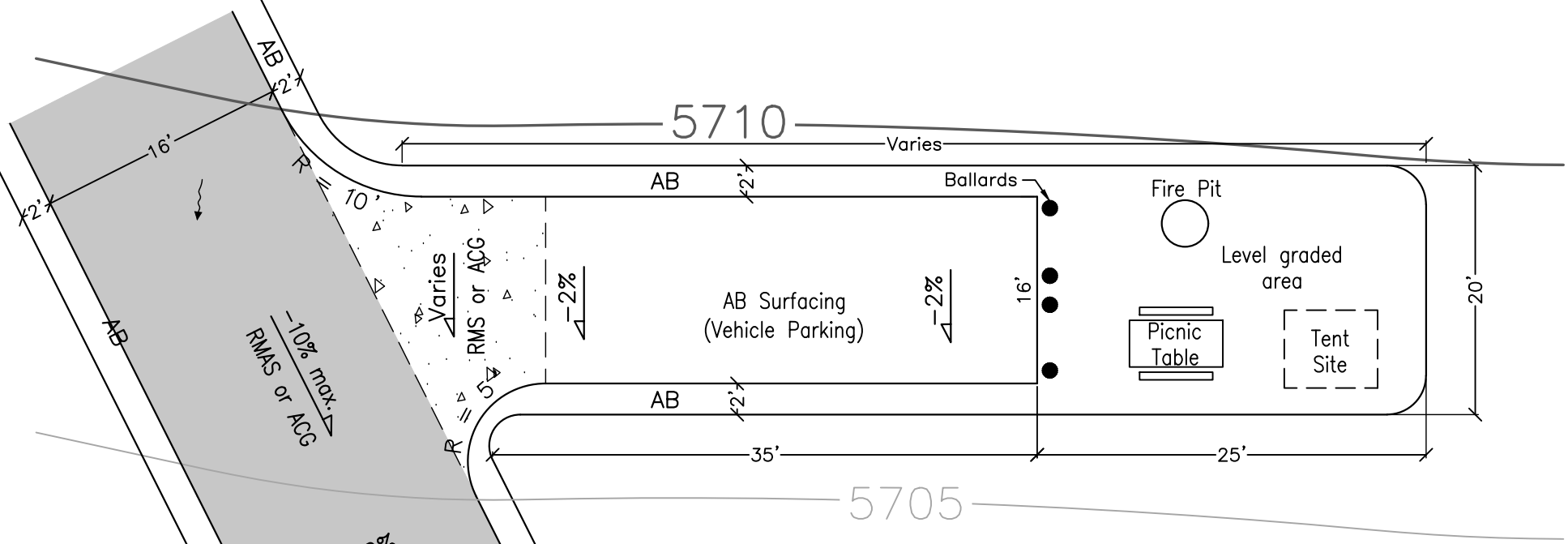
LEGEND
 <- - - - -> Trail Path

Development Phases:

| Phase | RV Sites |
|-------|---------------------------------|
| I ○ | 50 + RR Entrance Center + RR |
| II □ | 38 + RR |
| III △ | 21 |
| IV ◇ | 19 + RR |
| V ○ | 46 + RR 174 + 5 RR |



Note:
 RMAS - Road Mixed Asphalt Surfacing
 AC - Asphalt Concrete
 AB - Aggregate Base Rock
 RR - Restroom
 ACG - Asphalt Concrete Grindings



PREPARED FOR :
Strahm Family, L.P.
 5100 N. Sixth St. # 117
 Fresno, CA 93710
 (559) 227-9690

PREPARED BY:
STRAHM ENGINEERING ASSOCIATES, INC.
 5100 N. Sixth St. # 117, FRESNO CA. 93710
 PH. (559) 227-9690 FAX (559) 227-9860

SITE PLAN
SHAVER FOREST R.V. PARK
 SHAVER LAKE, CALIFORNIA
 Lot 8 of Tract 3995, 47/65-68, F.C.R.
 (APN 130-031-35)

From: [Mail Team](#)
To: [Monfette, Christina](#)
Subject: RV Park pics ("C" series)
Date: Monday, June 8, 2020 10:13:33 AM

Hi Chrissy,

Seven photos of the RV park property are attached as the third set. Again, best perspective would be obtained with a site visit with additional photos possible as may be desired.

The attached files are photos 1C through 7C (from left to right) described as follows:

1C looking W-NW from "central area" at the stem road (Phase 1 area to the left and Phase 4 area to the right)

2C looking E along the stem road between Phases 2 and 3 (the restroom site farther on).

3C looking S along an existing skid trail at general forest setting of Phase 2

4C looking NW along the Phase 4 loop road (in from the stem road)

5C looking N by N-NE at the entrance road for Phase 4 (trees in the way)

6C looking E-SE from Shaver Forest Road alignment towards the headquarters area (trees screening the area)

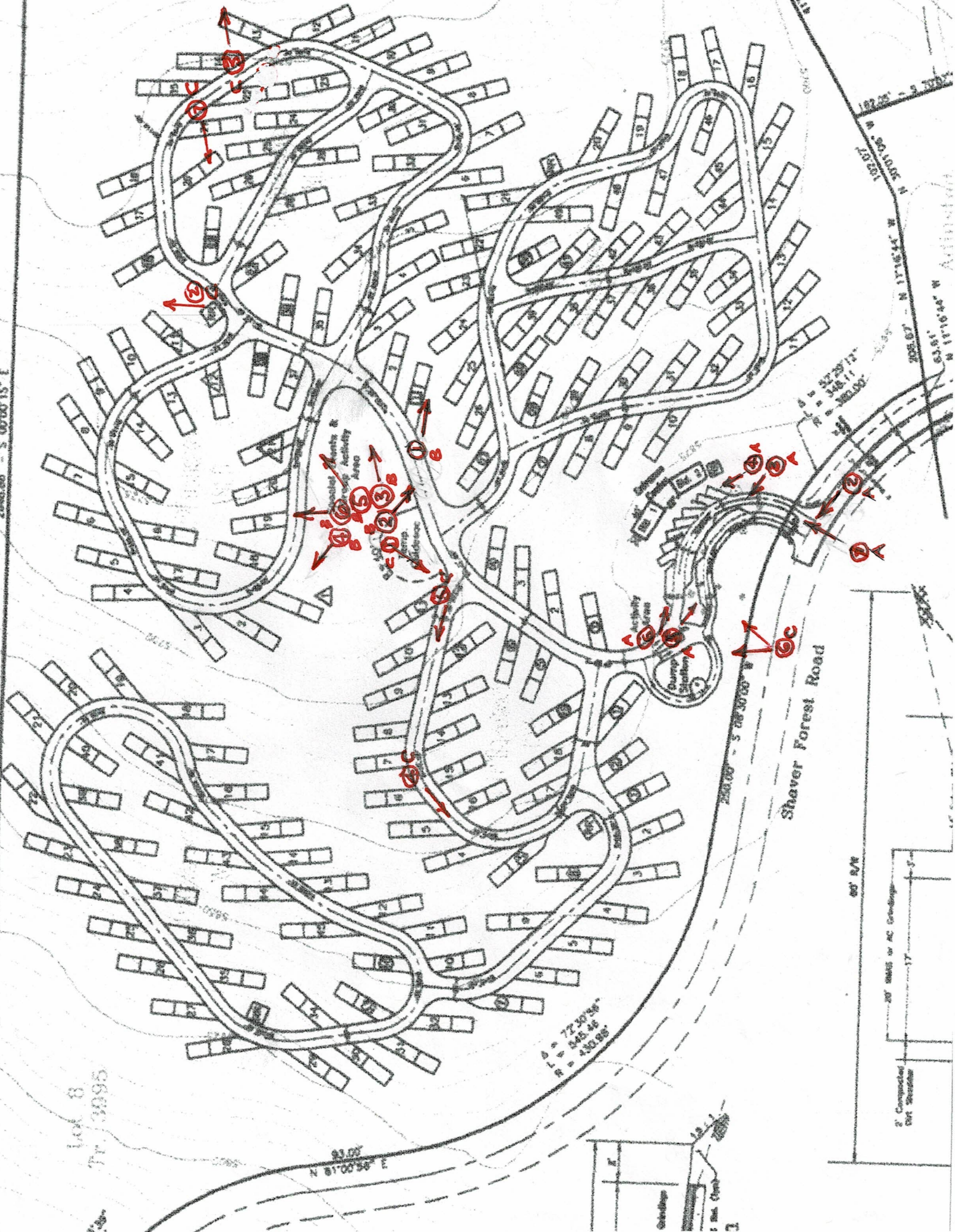
7C looking at general forested setting of the overall property

Ac copy of the site plan with orientation of photos is the last file attached.

Rod

2648.80' - S 00°00'15" E

Lot 8
Tr. 3095



Sheaver Forest Road

60' R/W

2' Contour
20' SWMS or AC Groundline
17'

A = 72.30' W
B = 545.26'
C = 430.98'

83.00'
N 81°00'50" E

1028.87' - N
111°11'15" E
1202.20' - S
102.25' - S
102.25' - S

1028.87' - N
111°11'15" E
1202.20' - S
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County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. 7864

Project No(s). CWP 3676

Application Rec'd
COUNTY OF FRESNO

MAY 08 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

GENERAL INFORMATION

1. Property Owner: Strahm Family LP Phone/Fax 559-261-4690

Mailing Address: 5100 N. 6th St, #117, Fresno, CA 93710
Street City State/Zip

2. Applicant: same Phone/Fax: _____

Mailing Address: _____
Street City State/Zip

3. Representative: Rod Strahm Phone/Fax: _____

Mailing Address: same
Street City State/Zip

4. Proposed Project: conditional use permit for a Recreational Vehicle Park in the R-E Recreational District within the Shaver Lake Forest Specific Plan.

5. Project Location: easterly side of Shaver Forest Rd (extension) between Outcrop Lane and Dinkay Creek Rd.

6. Project Address: none assigned

7. Section/Township/Range: 1 170S 122E 8. Parcel Size: 36.08 acres

9. Assessors Parcel No. 130-031-35

DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 262-4055 / 262-4029 / 262-4302 / 262-4022 / FAX 262-4893

Equal Employment Opportunity • Affirmative Action • Disabled Employer

10. Land Conservation Contract No. (If applicable): none

11. What other agencies will you need to get permits or authorization from: none

- | | |
|--|--|
| <input type="checkbox"/> LAFCo (annexation) | <input type="checkbox"/> SJVUAPCD (Air Pollution Control District) |
| <input type="checkbox"/> CALTRANS | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Division of Aeronautics | <input type="checkbox"/> Department of Energy |
| <input type="checkbox"/> Water Quality Control Board | <input type="checkbox"/> Airport Land Use Commission |
| <input type="checkbox"/> Other _____ | |

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District: R-E Recreational District

14. Existing General Plan Land Use Designation: Recreational Vehicle Park

ENVIRONMENTAL INFORMATION

15. Present land use: vacant - forest
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing the previously listed improvements:
vacant

Describe the major vegetative cover: mixed conifer forest

Any perennial or intermittent water courses? If so, show on map: _____

Is property in a flood prone area? Describe: no

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

vacant North: forest (SCE land); planned mobile home park

South: Granite Ridge single family residential

vacant East: Sierra National Forest; waste transfer station

West: service commercial; planned mobile home park

17. What land use(s) in the area may be impacted by your Project?: none - distant from subdivision to the south - no access taken - open space

18. What land use(s) in the area may impact your project?: none - separation open space - no conflicting access

19. **Transportation:**

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
 Yes X No

B. **Daily traffic generation:**

I. **Residential - Number of Units** _____
Lot Size _____
Single Family _____
Apartments _____

II. **Commercial - Number of Employees** _____
Number of Salesmen _____
Number of Delivery Trucks _____
Total Square Footage of Building _____

III. **Describe and quantify other traffic generation activities:** _____

20. Describe any source(s) of noise from your project that may affect the surrounding area: none (campground / rec. veh. park activities)

21. Describe any source(s) of noise in the area that may affect your project: none

22. Describe the probable source(s) of air pollution from your project: none other than vehicle access & camp fires

23. Proposed source of water:
() private well
(X) community system³ - name: FCWWD #41

24. Anticipated volume of water to be used (gallons per day)²: 6 EDUs, 2600 gpd initial 50 spaces
18,4 EDUs, 7950 gpd ultimate 174 spaces
25. Proposed method of liquid waste disposal:
 () septic system/individual
 (X) community system³-name FCWWD #41
26. Estimated volume of liquid waste (gallons per day)²: 2600 gpd initial 50 spaces / 50
7950 gpd ultimate 174 spaces
27. Anticipated type(s) of liquid waste: residential
28. Anticipated type(s) of hazardous wastes²: none
29. Anticipated volume of hazardous wastes²: none
30. Proposed method of hazardous waste disposal²: none
31. Anticipated type(s) of solid waste: rec, vehi / camping
32. Anticipated amount of solid waste (tons or cubic yards per day): _____
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): unknown
34. Proposed method of solid waste disposal: commercial service
35. Fire protection district(s) serving this area: Cal Fire & Shaver Lake VFD
36. Has a previous application been processed on this site? If so, list title and date: Tract 5995
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No NA

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

Rodney J. Strahm
 SIGNATURE

4/27/2020
 DATE

¹Refer to Development Services Conference Checklist
²For assistance, contact Environmental Health System, (559) 445-3357
³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 262-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND GAME FEE

State law requires that specified fees (\$2,606.75 for an EIR; \$1,876.75 for a Negative Declaration) be paid to the California Department of Fish and Game (DFG) for projects, which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of the DFG. A \$50.00 handling fee will also be charged as provided for in the legislation to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

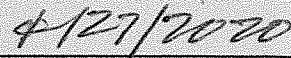
- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

A fee exemption may be issued by DFG for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from DFG to the County at the request of the applicant. You may wish to call the local office of the DFG at (559) 222-3761, if you need more information.

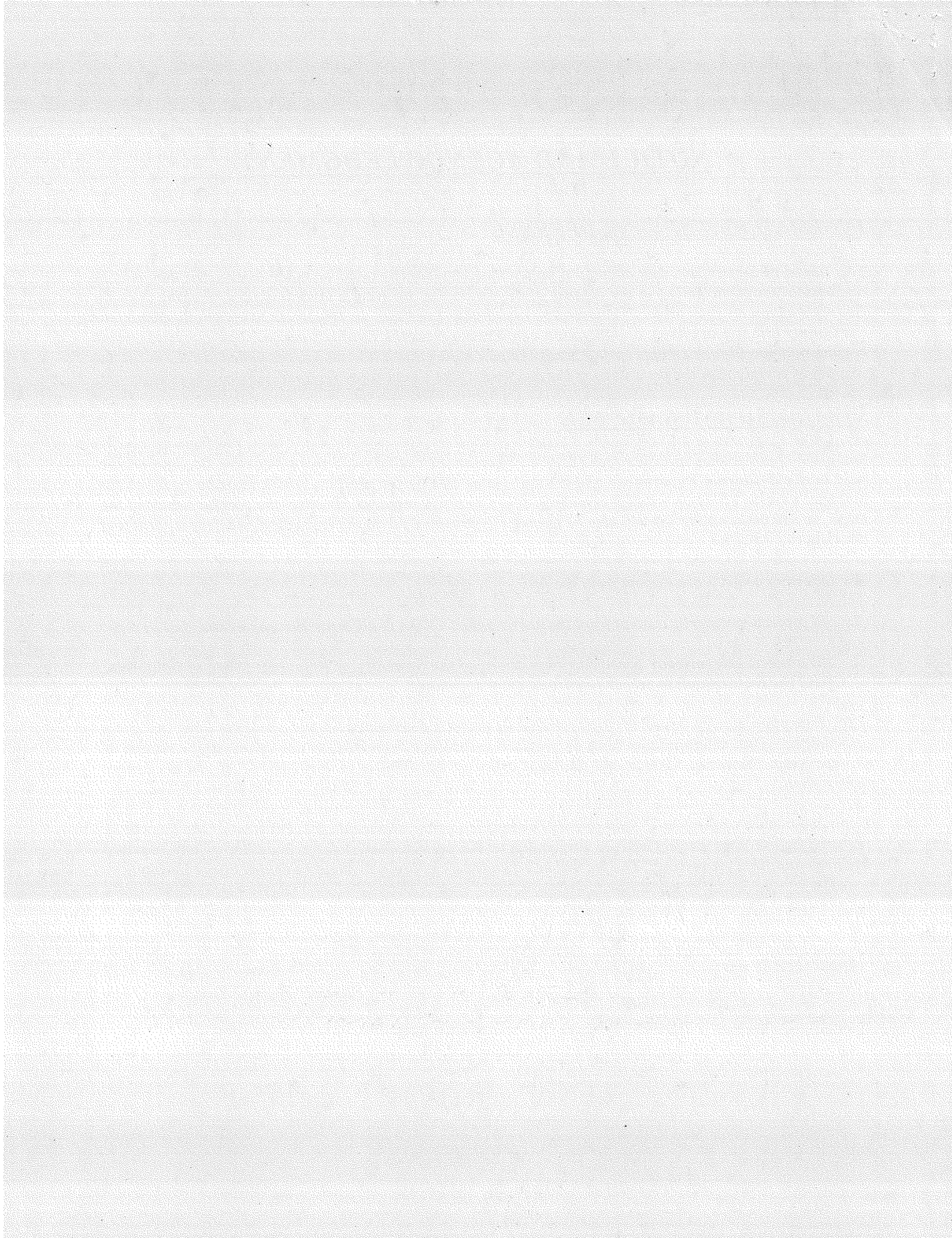
Upon completion of the Initial Stud you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.



Applicant's Signature



Date



1c



2c



3c





5c



6c



7c

