



County of Fresno

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

October 22, 2021

Carl Jones
AT&T Agent (AT&T Mobility)
605 Coolidge Drive, #100
Folsom, CA 95630

Dear Mr. Jones:

Subject: Resolution No. 12900 – Unclassified Conditional Use Permit Application No. 3714

On August 26, 2021, the Fresno County Planning Commission approved your above-referenced project with Conditions. A copy of the Planning Commission Resolution is enclosed.

Since no appeal was filed with the Clerk to the Board of Supervisors within 15 days, the Planning Commission's decision is final.

The approval of this project will expire two years from the date of approval unless a determination is made that substantial development has occurred. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Conditional Use Permit.

If you have any questions regarding the information in this letter, please contact me at eracusin@fresnocountyca.gov or 559-600-4245.

Sincerely,

Elliot Racusin, Planner
Development Services and Capital Projects Division

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Enclosure



Inter Office Memo

DATE: August 26, 2021

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12900 - UNCLASSIFIED CONDITIONAL USE PERMIT
APPLICATION NO. 3714

APPLICANT: Epic Wireless- Carl Jones

OWNER: PG&E

REQUEST: Allow for the addition of a 12-foot lattice tower extension on an existing PG&E tower to enable antennas to be installed, with associated ground equipment.

LOCATION: The project site is located on the southwest corner of Bataan Avenue and E. Escalon Avenue (APN: 553-060-13) (Sup. Dist. 5).

PLANNING COMMISSION ACTION:

At its hearing of August 26, 2021, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Chatha and seconded by Commissioner Hill to approve a Unclassified Conditional Use Permit No. 3714 subject to the Conditions listed in Exhibit B.

This motion passed on the following vote:

VOTING: Yes: Commissioners Chatha, Hill, Abrahamian, Carver, and Ewell

No: None

Absent: Commissioners Ede, Eubanks, and Woolf

Abstain: None

RESOLUTION # 12900

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

By: 

William M. Kettler, Manager
Development Services and Capital Projects Division

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NOTE: The approval of this project will expire two years from the date of approval unless a determination is made that substantial development has occurred. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Conditional Use Permit.

Attachments

EXHIBIT A

Unclassified Conditional Use Permit Application No. 3714

- Staff:** The Fresno County Planning Commission considered the Staff Report dated August 26, 2021 and heard a summary presentation by staff.
- Applicant:** The Applicant's representative concurred with the Staff Report and the recommended Conditions.
- Others:** No other individuals presented information in support of or in opposition to the application.
- Correspondence:** None

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EXHIBIT B

Unclassified Conditional Use Permit Application No. 3714
(Including Conditions of Approval and Project Notes)

Conditions of Approval	
1.	Development shall be in substantial compliance with the approved site plan and elevations. The proposed tower shall be substantially the same as depicted in the drawings and/ or photographs submitted by the applicant.
2.	Development of the property shall be in accordance with the Site Plan, Elevations and Operational Statement approved by the commission.
3.	The approval shall expire if use of the tower ceases for a period more than two years. At such time the tower and related facilities shall be removed and lease the area shall be restored as nearly as practical to its original conditions. This stipulation shall be recorded as a Covenant running with the land.
4.	Note: This Department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.
5.	Prior to building permits being issued for the project proposal, the Applicant shall submit an updated lease agreement that reflects the proposed lease area so that staff can verify colocation of the project site is accommodated in the agreement.

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

EXHIBIT B

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Escalon is a private local road, CSA 35AM for maintenance.
2.	According to FEMA FIRM Panel 1585H, the property is not subject to flooding from the 100- year storm.
3.	According to the U.S.G.S. Quad Map, there are no intermittent streams present within the subject parcel.
4.	A grading permit or voucher may be required for any grading proposed with this application. The finished pad elevation should be at or above the crown of the road. Any storm water runoff is to be directed to the existing basin for this parcel.
5.	All application types stated above SHALL comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving your FCFPD conditions of approval for your project, you must submit construction plans to the County of Fresno Public Works and Planning and FCFPD for review. It is the Applicants Responsibility to deliver a minimum of two (2) sets of plans to the FCFPD.
6.	Your Project/Development may be required to annex into the into Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. Project/Developments included: Single Family Residential (SFR), SFR Properties subdivided into three (3) or more housing units, Multi-Family Residential (MFR) Property, Commercial Property, Industrial Property, and/or Office Property.
7.	Project/Developments will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought. Before plans are submitted to the Fresno County Fire Protection District, please visit our website at www.fresnocountyfire.org and complete the Fire Permit Application to submit with your plans.
8.	Please Note – requirements for your project may include but are not limited to: Water Flow Requirements, Fire Hydrants, Water Storage Requirements, Fire Sprinklers Systems, Fire Pumps, Fire Alarm Systems, Road Access m & Premises Identification

Notes

9.	Please contact the FCFPD at (559) 493-4359 to schedule an over-the-counter meeting to receive specific requirements for your project. Failure to schedule an appointment with the FCFPD will affect your ability to obtain final approval for your project.
10.	The construction and project may result in significant short-term localized noise impacts due to intermittent use/maintenance of the proposed generator. Equipment shall be maintained according to manufacturers' specifications, and noise-generating equipment equipped with mufflers. Consideration should be given to the County Noise Ordinance Code and to the City of Clovis municipal code.
11.	As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
12.	If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

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