



# County of Fresno

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

March 29, 2021

John Merritt  
630 Quintana Road, Ste. 321  
Morro Bay, CA 93442

Dear Mr. Merritt:

Subject: Resolution No. 12863 – Unclassified Conditional Use Permit Application No. 3689

On December 10, 2020, the Fresno County Planning Commission approved your application. A copy of the Planning Commission Resolution is enclosed.

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

If you have any questions regarding the information in this letter, please contact me at [thdavis@fresnocountyca.gov](mailto:thdavis@fresnocountyca.gov) or (559) 600-9669.

Sincerely,

Ethan Davis, Planner  
Development Services Division

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Enclosure



## Inter Office Memo

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DATE: December 10, 2020

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12863 - UNCLASSIFIED CONDITIONAL USE PERMIT  
APPLICATION NO. 3689

APPLICANT: John Merritt

OWNER: Verizon Wireless

REQUEST: Amend Unclassified Conditional Use Permit No. 2861 to allow  
the addition of an emergency generator and generator shed.

LOCATION: The subject parcel is located at the end of Huntington Vista  
Road, approximately 10 miles north of the unincorporated  
community of Shaver Lake (SUP. DIST 5) (APN: 110-570-13u)

### PLANNING COMMISSION ACTION:

At its hearing of December 10, 2020, the Commission considered the Staff Report and testimony (summarized in Exhibit "A").

A motion was made by Commissioner Woolf and seconded by Commissioner Eubanks adopt the recommended Findings of Fact for approval of a Conditional Use Permit and approve Unclassified Conditional Use Permit No. 3689, subject to the Conditions listed in Exhibit B.



EXHIBIT "A"

Unclassified Conditional Use Permit Application No. 3689

- Staff: The Fresno County Planning Commission considered the Staff Report dated December 10, 2020 and heard a summary presentation by staff.
- Applicant: The Applicant's representative agreed with the Staff Report and the recommended Conditions. He described the project and offered the following information:
- Verizon Wireless is now the tenant/lease holder with Huntington Pines Water.
  - The generator is to abate snow outages and other emergencies such as the recent fires in the area.
- Others: No other individuals presented information in support of or in opposition to the project.
- Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

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**Unclassified Conditional Use Permit Application No. 3689  
(Including Conditions of Approval and Project Notes)**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan, Elevations and Operational Statement approved by the commission.
Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
2.	Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 ( <a href="http://cers.calepa.ca.gov/">http://cers.calepa.ca.gov/</a> ). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
3.	All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.
4.	The proposed construction project has the potential to expose nearby residents to elevated noise levels. The proposed diesel emergency generator may result in significant short-term localized noise impacts due to intermittent use/maintenance. Equipment shall be maintained according to manufacturers' specifications, and noise-generating equipment equipped with mufflers. Consideration should be given to Fresno County Noise Ordinance.
5.	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.