



County of Fresno

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

October 29, 2018

Complete Wireless Consulting
2009 V Street
Sacramento CA 95818

Dear Applicant:

Subject: Resolution No. 12743 - Initial Study Application No. 7440 and Unclassified
Conditional Use Permit Application No. 3608

On October 11, 2018, the Fresno County Planning Commission approved your Unclassified Conditional Use Permit 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 Unclassified Conditional Use Permit.

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

Sincerely,

Chrissy Monfette, Planner
Development Services and Capital Projects Division

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Enclosure

DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
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Inter Office Memo

DATE: October 11, 2018

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12743 - INITIAL STUDY APPLICATION NO. 7440 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3608

APPLICANT: Complete Wireless Consulting

OWNER: Lanare Community Service Organization

REQUEST: Allow the construction and operation of a new 120-foot telecommunication tower on a 50-foot by 50-foot lease area on a 4.85-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the east side of South Grantland Avenue, approximately 1,650 feet north of its intersection with West Mount Whitney Avenue, within the unincorporated community of Lanare, addressed as 20620 S. Grantland Avenue (Sup. Dist. 4) (APN 053-041-41S).

PLANNING COMMISSION ACTION:

At its hearing of October 11, 2018, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Lawson and seconded by Commissioner Hill to adopt the Negative Declaration prepared for the project, adopt the required Findings of Fact for approval of a Conditional Use Permit, and approve Unclassified Conditional Use Permit No. 3608, subject to the Conditions listed in Exhibit B.

EXHIBIT A

Initial Study Application No. 7440
Unclassified Conditional Use Permit Application No. 3608

Staff: The Fresno County Planning Commission considered the Staff Report dated October 11, 2018, and heard a summary presentation by staff.

Applicant: The Applicant concurred with the Staff Report and the recommended Conditions. She described the project and offered the following information to clarify the intended use:

- We had originally applied for Conditional Use Permit (CUP) No. 3567, which would install a cell tower to provide coverage to the community of Lanare.
- Due to the opposition to CUP No. 3567, we held a community outreach meeting at the Community Services Center in October 2017.
- Based on the revised position of the tower, the height of the tower had to be increased in order to meet the coverage needs in the area.
- The tower is structurally capable of supporting co-location.

Others: One person presented information in support of the application and no other individuals presented information in opposition to the application.

Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

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Conditions of Approval and Project Notes
Initial Study Application No. 7440 and
Unclassified Conditional Use Permit Application No. 3608

EXHIBIT B

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan, Floor Plans, Elevations and Operational Statement approved by the Commission.
2.	The maximum number of antennas allowed on the tower shall be determined according to wind load calculations as approved by the Fresno County Department of Public Works and Planning.
3.	Prior to the issuance of permits, evidence shall be submitted showing provisions have been made to accommodate colocation, such as provision for colocation in a signed lease agreement, and additional area within lease area for colocation of equipment, or other information that demonstrates the facility shall make itself available for colocation.
4.	The approval shall expire in the event the use of the antennas/microwave dishes ceases for a period in excess of two years. At such time, the antennas/microwave dishes and related facilities shall be removed and the lease area shall be restored as nearly as practical to its original condition.
5.	The following conditions apply to the project in order to maintain the finding of no hazard to air navigation provided by the Federal Aviation Administration: <ul style="list-style-type: none"> • If marking/lighting is accomplished on a voluntary basis, it shall be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1; • Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; and Voluntary Best Practices, effective 21 Nov 2007, will void this determination; • Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA; • If construction or alteration is dismantled or destroyed, the developer shall submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed; • This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

Conditions of Approval reference required Conditions for the project.

Project Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.

Project Notes

2.	Plans, permits and inspections are required for all proposed structures, including, but not limited to, accessible elements and site development, based upon the codes in effect at the time of plan check submittal. 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.	Any runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards.
4.	A grading permit or voucher may be required for any grading proposed with this application.
5.	Facilities proposing to 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 HSC, Division 20, Chapter 6.95 (http://cers.calepa.ca.gov/ or https://www.fresnocupa.com/). For more information, contact the local Certified Unified Program Agency (CUPA) at (559) 600-3271.
6.	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.
7.	Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
8.	If not already present, ten-foot by ten-foot corner cutoffs should be improved for sight distance purposes at any exiting driveways.
9.	The project shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving FCFPD conditions of approval for the subject application, plans must be submitted to the County of Fresno Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD.
10.	The project may be subject to joining the Community Facilities District (CFD). Before plans are submitted to the Fresno County Fire Protection District the Applicant must fill out the Fire Permit Application to submit with the plans. A determination will be made and information provided to the Applicant on how to join the CFD based on the application.
11.	Any proposed lighting shall be hooded and downturned so as not to shine on adjacent properties or the public right-of-way.