



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 6 June 29, 2017

- SUBJECT:**                    **Unclassified Conditional Use Permit Application No. 3561**
- Allow an observatory facility consisting of a 384 square-foot structure and two ground-mounted solar panels on a 2,340 square-foot portion of a 240.00-acre parcel in the RC-40 (Resource Conservation, 40-acre minimum parcel size) Zone District.**
- LOCATION:**                    **The subject parcel is located on the west side of State Route 168 (Tollhouse Road), between Rock Haven Road and Camp Edison Road, within the unincorporated community of Shaver Lake (Sup. Dist.: 5) (APN: 120-110-36SU).**
- OWNER:**                      **Southern California Edison Company**  
**APPLICANT:**                **California State University, Downing Planetarium**
- STAFF CONTACT:**        **Derek Chambers, Planner**  
   **(559) 600-4205**
- Chris Motta, Principal Planner**  
   **(559) 600-4227**
- RECOMMENDATION:**
- Approve Unclassified Conditional Use Permit (CUP) No. 3561 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. Site Plan
6. Floor Plan
7. Elevation Drawings
8. Applicant's Operational Statement

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Public Lands and Open Space in the County-adopted Sierra-North Regional Plan	No change
Zoning	RC-40 (Resource Conservation, 40-acre minimum parcel size)	No change
Parcel Size	240.00 acres	No change
Project Site	Vacant 240.00-acre parcel	2,340 square-foot lease area; 384 square-foot observatory building; two ground-mounted solar panels
Structural Improvements	None	384 square-foot observatory building; two ground-mounted solar panels
Nearest Residence	Approximately 1,350 feet south of the subject parcel	No change
Surrounding Development	State Route 168 (Tollhouse Road) approximately one quarter-mile east of the subject parcel; Shaver Lake Heights No. 3 residential subdivision approximately one half-mile south of the subject parcel	No change

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
Operational Features	N/A	Unmanned observatory facility containing a telescope and related equipment remotely controlled and used via the Internet
Employees	N/A	Two
Customers	N/A	No on-site sales or customer visits
Traffic Trips	N/A	Approximately four one-way employee trips (two round trips) every three months for maintenance
Lighting	N/A	No exterior lighting
Hours of Operation	N/A	24 hours per day, seven days per week, year-round

**EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: No**

**ENVIRONMENTAL ANALYSIS:**

It has been determined pursuant to Section 15303 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 three 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:**

Pursuant to Zoning Ordinance Section 853-B.24, an Unclassified Conditional Use Permit (CUP) is required to allow observatory facilities with an aggregate size larger than 3,000 square feet in the RC-40 (Resource Conservation, 40-acre minimum parcel size) Zone District.

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 regarding an Unclassified CUP Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

**BACKGROUND INFORMATION:**

This proposal entails the recognition of a 384 square-foot observatory building and two ground-mounted solar panels that were constructed/installed without permits on a 2,340 square-foot portion of a 240.00-acre parcel in the RC-40 (Resource Conservation, 40-acre minimum parcel size) Zone District. The 2,340 square-foot project site has been leased from the Southern California Edison Company (property owner) by the California State University Fresno Downing Planetarium for purposes of operating an unmanned observatory facility. Further, the observatory building contains a telescope and related equipment that are remotely controlled and used via the Internet. It is noted by staff that a Code Enforcement Violation has not been issued in this case.

*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	Front: 35 feet Side: 20 feet Rear: 20 feet	Front (east property line): 2,187 feet Side (south property line): 402 feet Side (north property line): 2,272 feet Rear (west property line): 1,792 feet	Yes
Parking	N/A	N/A	N/A (proposed facility to be unmanned)
Lot Coverage	One percent (1%) for parcels 10 acres or larger	0.02 percent	Yes
Space Between Buildings	Six feet minimum (75 feet minimum between human habitations and structures utilized to house animals)	N/A	N/A (single observatory building)
Wall Requirements	No requirement	No requirement	N/A
Septic Replacement Area	100 percent	N/A	N/A (no existing or proposed septic system)
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	N/A	N/A (no existing or proposed septic system)

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

Zoning Section of the Fresno County Department of Public Works and Planning: Proposed improvements satisfy the setback requirements of the RC-40 (Resource Conservation, 40-acre minimum parcel size) Zone District.

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

**Analysis:**

Staff review of the Site Plan demonstrates that the observatory structure does satisfy the minimum building setback requirements of the RC-40 (Resource Conservation, 40-acre minimum parcel size) Zone District. The observatory structure is set back 2,187 feet from the eastern property line of the subject parcel (35-foot minimum setback required); 402 feet from the southern property line (20-foot minimum setback required); 2,272 feet from the northern property line (20-foot minimum setback required); and 1,792 feet from the western property line (20-foot minimum setback required).

Based on the above information, staff believes the subject parcel is adequate to accommodate the proposed use, vehicle circulation, and ingress/egress.

**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	Yes	Camp Edison Road	No change
Public Road Frontage	No	N/A	No change
Direct Access to Public Road	No	N/A	No change
Road ADT		Camp Edison Road: unknown (private road)	Less than significant increase
Road Classification		Camp Edison Road: N/A (private road)	No change
Road Width		Camp Edison Road: unknown (private road)	No change

		Existing Conditions	Proposed Operation
Road Surface		Camp Edison Road: unpaved	No change
Traffic Trips		N/A	Approximately four one-way employee trips (two round trips) every three months for maintenance
Traffic Impact Study (TIS) Prepared	No	N/A	Not required by the California Department of Transportation (Caltrans) or the Design Division of the Fresno County Department of Public Works and Planning
Road Improvements Required		N/A	None required

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

California Department of Transportation (Caltrans): No concerns with the proposal.

Design Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

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

**Analysis:**

The subject parcel has existing access from State Route 168 (Tollhouse Road) via an unpaved access easement identified as Camp Edison Road. There is no new or modified site access requested with the subject proposal.

With regard to traffic, the unmanned observatory facility will generate approximately four one-way employee trips (two round trips) every three months for maintenance purposes. Otherwise, the telescope and related equipment will be remotely controlled and used via the Internet.

This proposal was reviewed by the Design Division of the Fresno County Department of Public Works and Planning, and the California Department of Transportation (Caltrans), neither of which agency identified any concerns with the project, nor did said agencies require a Traffic Impact Study (TIS).

Based on the above information, staff believes that the existing access easement and state route can adequately accommodate the subject proposal.

**Recommended Conditions of Approval:**

None.

**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	520 acres	Vacant	RC-40	None
	640 acres	Vacant	RC-40	None
South	81.29 acres	Grazing land	RC-40	None
East	123.20 acres	Vacant	RC-40	None
	158.86 acres	Vacant	AL-20	None
Southwest	560 acres	Vacant	RC-40	None

**Reviewing Agency/Department Comments:**

Building and Safety Section of the Fresno County Department of Public Works and Planning: If approved, plans related to construction and development of the project prepared by a licensed design professional shall be submitted to the Development Services Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits, and necessary inspections. This mandatory requirement has been included as a Project Note.

Resources Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

Fresno County Department of Public Health, Environmental Health Division: No concerns with the proposal.

Fresno County Sheriff's Department: No objections to the proposal.

California Regional Water Quality Control Board (Water Board): No concerns with the proposal.

San Joaquin Valley Unified Air Pollution Control District (Air District): No concerns with the proposal.

Fresno County Fire Protection District (Fire District): The proposal shall comply with the California Code of Regulations Title 24 – Fire Code, and three sets of County-approved construction plans for the project shall be approved by the Fire District prior to issuance of

Building Permits by the County. The subject parcel shall annex into Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District. These mandatory requirements have been included as Project Notes.

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

**Analysis:**

The subject parcel is located in a predominately vacant wildland area of mountainous terrain with residential subdivisions located approximately one half-mile to the south. Further, Shaver Lake is located approximately three quarter-miles east of the subject parcel, and State Route 168 (Tollhouse Road) is located approximately 1,700 feet to the east.

State Route 168 (Tollhouse Road) is designated as a Scenic Highway in the Fresno County General Plan. According to General Plan Policy OS-L.3, intensive land development proposals shall provide for maintenance of a natural open space area 200 feet in depth parallel to the right-of-way of a Scenic Highway. In this case, the subject parcel is located approximately 1,700 feet west of the western edge of the State Route 168 (Tollhouse Road) right-of-way.

Considering that this proposal is limited in scope to the relatively passive use of an unmanned observatory facility, and the overall lack of development in the area surrounding the subject parcel, this proposal is not anticipated to have a negative aesthetic impact on the surrounding area.

Based on the above information and with adherence to the recommended Conditions of Approval and mandatory Project Notes discussed in this Staff Report, staff believes the proposal will not have an adverse effect upon surrounding properties.

**Recommended Conditions of Approval:**

*None.*

**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>
Policy 402-01:1.00(a) of the Sierra-North Regional Plan: The Public Lands and Open Space designation shall mean land or water areas which are essentially unimproved and planned to remain open in character. These areas are devoted to such activities as the preservation of natural resources, managed production of resources, and parks and recreation.	This proposal is limited in scope to the relatively passive use of an unmanned 384 square-foot observatory structure with two ground-mounted solar panels. Further, the unmanned facility will generate four one-way employee trips (two round trips) every three months for maintenance purposes; otherwise, the telescope and related equipment will be remotely controlled and used via the Internet.



<b>Relevant Policies:</b>	<b>Consistency/Considerations:</b>
<p>General Plan Policy PF-C.17: County shall undertake a water supply evaluation, including determinations of water supply adequacy, impact on other water users in the County, and water sustainability.</p>	<p>The subject parcel is located in a designated Water-Short area; however, this proposal was referred to the Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning, which did not identify any concerns with the project. Further, the telescope and other equipment related to the proposed unmanned observatory facility will be remotely controlled and used via the Internet.</p>

**Reviewing Agency Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated Public Lands and Open Space in the County-adopted Sierra-North Regional Plan.

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

**Analysis:**

As discussed above, the subject parcel is designated Public Lands and Open Space in the Fresno County-adopted Sierra-North Regional Plan. Policies contained within the Sierra-North Regional Plan do not address observatory uses. Further, adherence to the Conditions of Approval and Project Notes discussed in this Staff Report will ensure that the proposal does not have a detrimental impact on the use or management of surrounding properties.

Based on the above information, the proposed observatory facility is consistent with the Fresno County General Plan and County-adopted Sierra-North Regional 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 for granting the Unclassified Conditional Use Permit can be made. Staff therefore recommends approval of Unclassified Conditional Use Permit No. 3561, subject to the recommended Conditions.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to determine the required Findings can be made and move to approve Unclassified Conditional Use Permit No. 3561, 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 Unclassified Conditional Use Permit No. 3561; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

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

See attached Exhibit 1.

DC:ksn  
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**Unclassified Conditional Use Permit Application No. 3561  
Conditions of Approval and Project Notes**

<b>Conditions of Approval</b>	
1.	Development and operation shall be in substantial conformance with the approved Site Plan, Floor Plan, Elevation Drawings and Operational Statement.

Conditions of Approval reference recommended Conditions for the project.

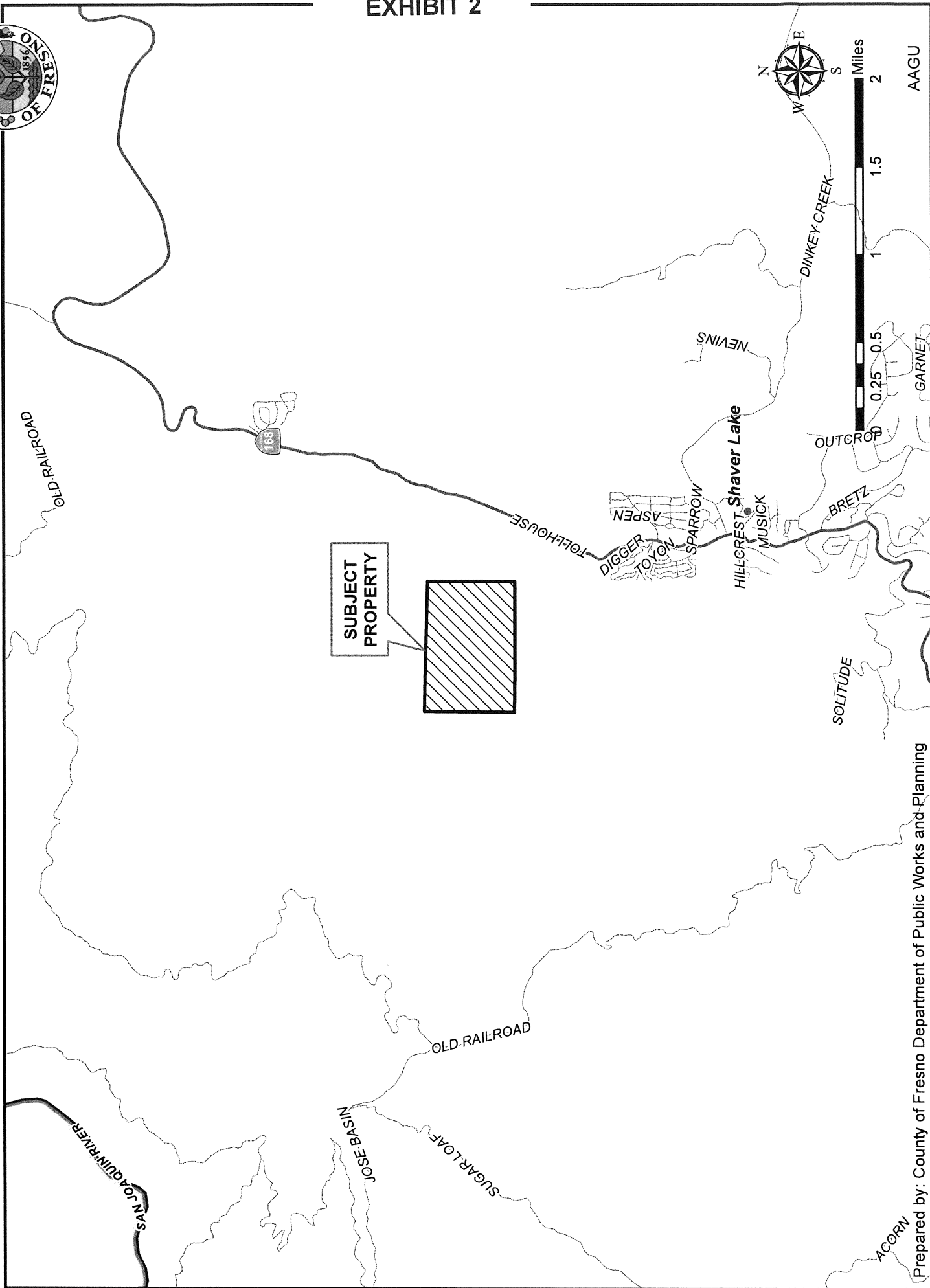
<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	Plans related to construction and development of the project prepared by a licensed design professional shall be submitted to the Development Services Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits, and necessary inspections.
2.	The proposal shall comply with the California Code of Regulations Title 24 – Fire Code, and three sets of County-approved construction plans for the project shall be approved by the Fresno County Fire Protection District prior to issuance of Building Permits by the County.

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LOCATION MAP



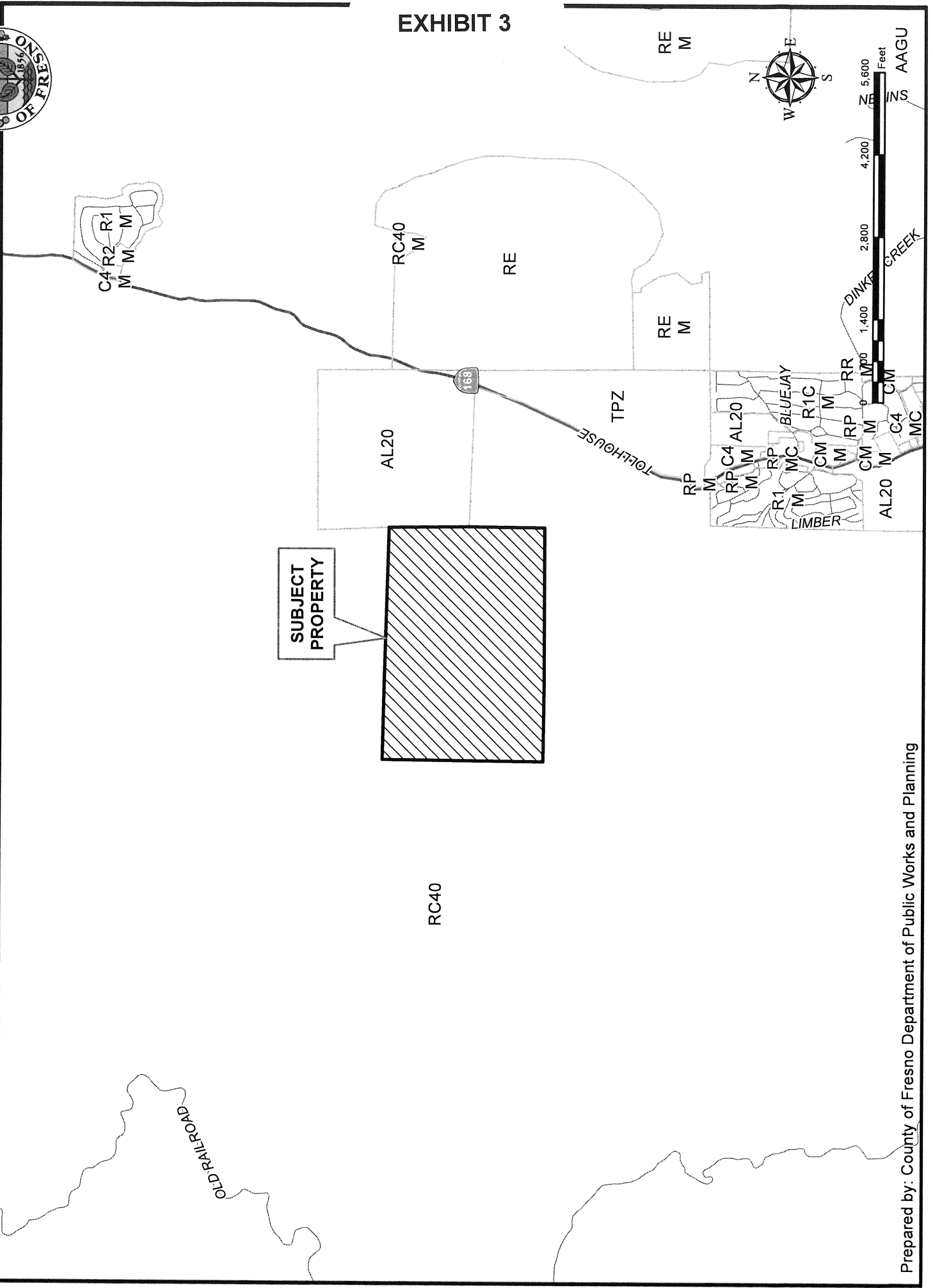
CUP 3561



# EXISTING ZONING MAP



## EXHIBIT 3

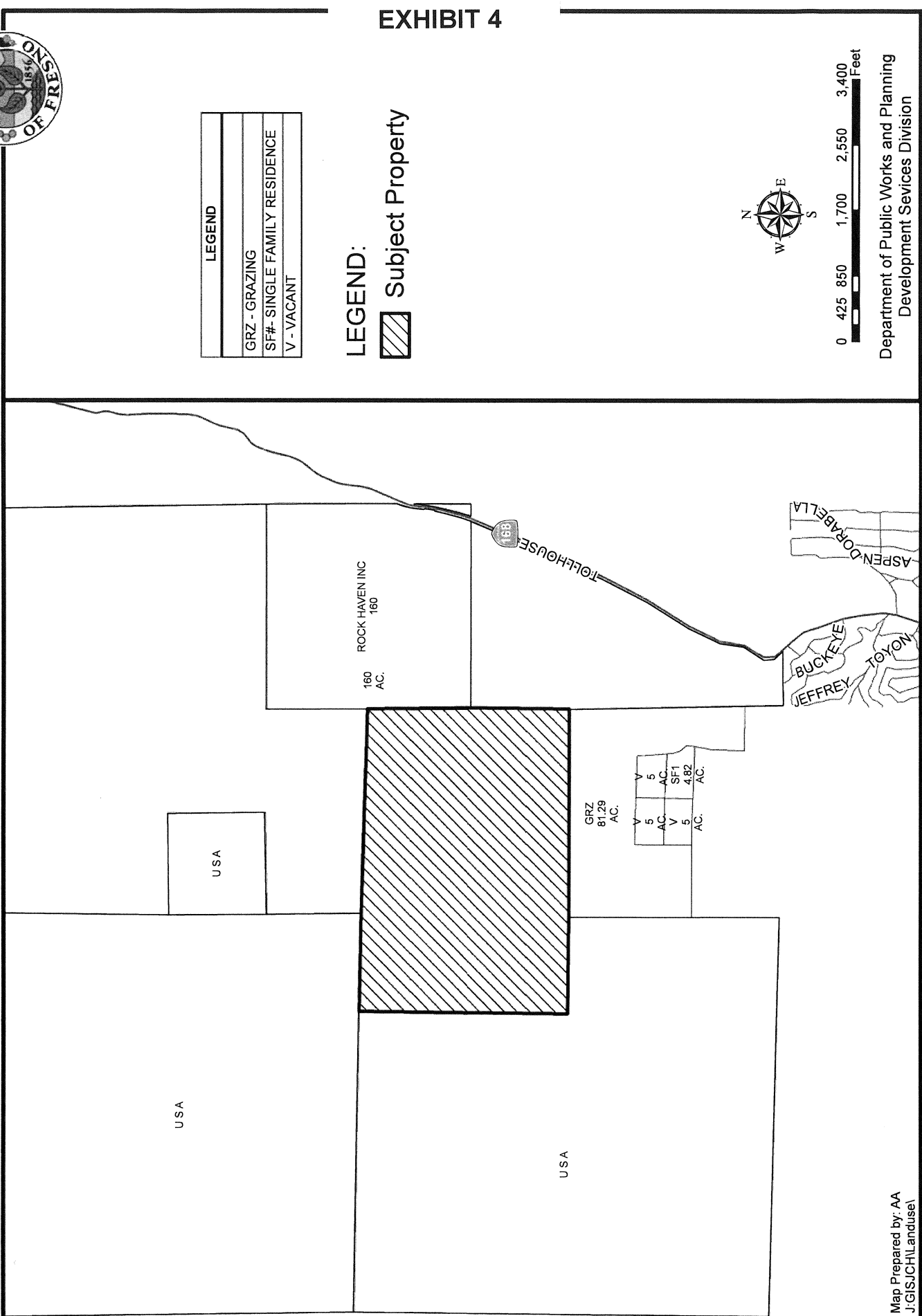




# EXHIBIT 4

## EXISTING LAND USE MAP

CUP 3561



LEGEND	
[Blank]	GRZ - GRAZING
[Blank]	SF# - SINGLE FAMILY RESIDENCE
[Blank]	V - VACANT

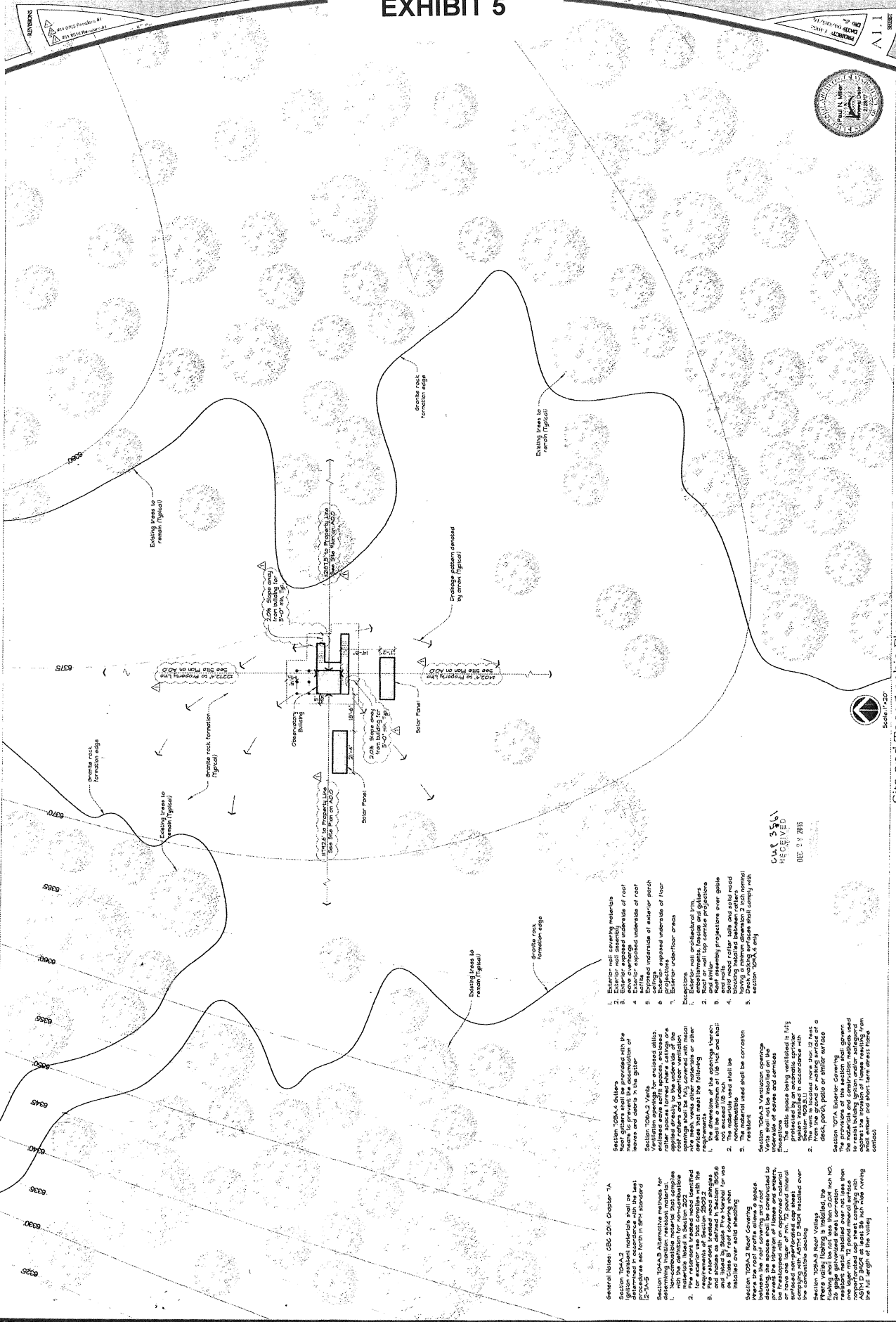
**LEGEND:**  
 Subject Property



Department of Public Works and Planning  
 Development Services Division

GRZ	81.29	AC.
V	5	AC.
V	5	SF1
V	4.82	AC.

# EXHIBIT 5



Fresno State Remote Telescope Building

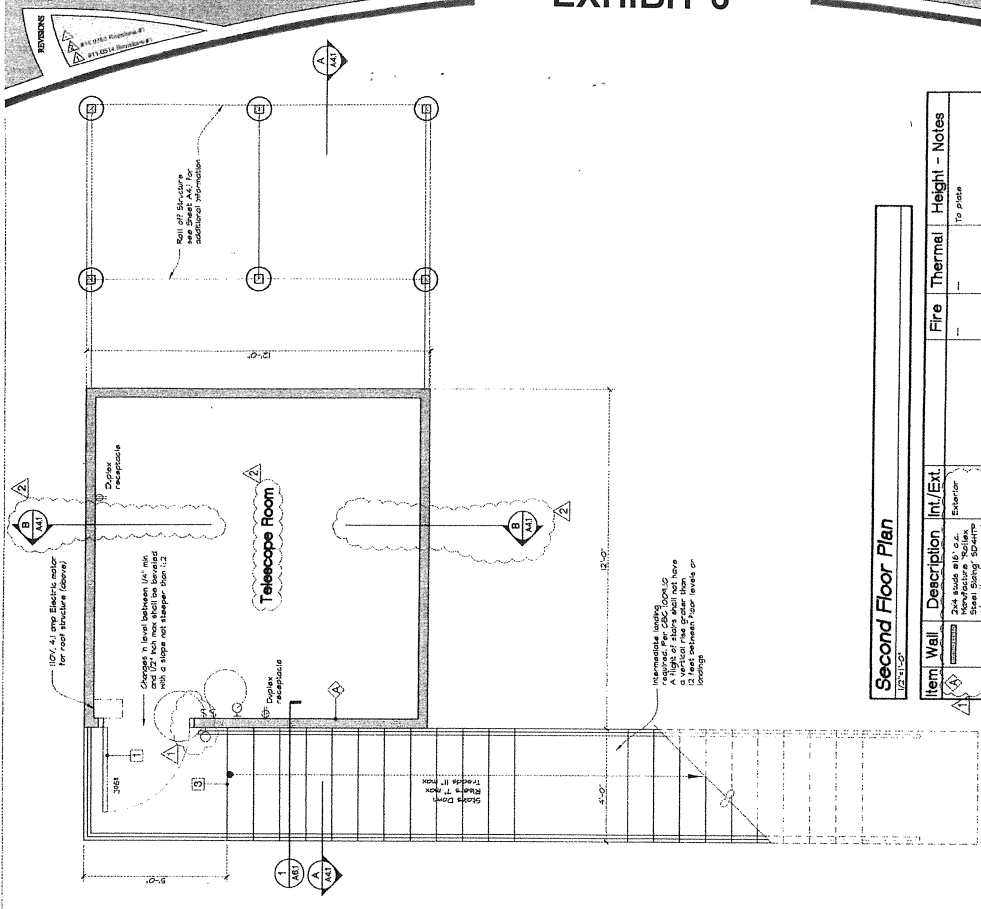
Site and Topographic Plan



- Section 0204.1 - Exterior Wall Assembly**
1. Exterior wall covering materials
  2. Exterior wall assembly
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- Section 0204.2 - Exterior Wall Assembly**
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- Section 0204.3 - Exterior Wall Assembly**
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- Section 0204.4 - Exterior Wall Assembly**
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- Section 0204.5 - Exterior Wall Assembly**
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  10. Exterior wall assembly

DATE: 08/28/2018  
 RECEIVED: 08/28/2018

# EXHIBIT 6



**Second Floor Plan**  
1:5/8"=1'-0"

Item	Wall	Description	Int./Ext.	Fire	Thermal	Height	Notes
1	WT	See table 6.2.1 for window and door labeling	Interior				To grade

**Wall Legend**

Dimensions are to face of stud - Reference Foundation/Wall Plans for additional stud placement (No. 10). (Member studs may be required)

No.	Description
1	Non-Door
2	Non-Window
3	New Precast Insulated Concrete (per detail 17A)
4	New Precast Insulating
5	New Ceiling (see 202)

**Floor Plan Key Notes**

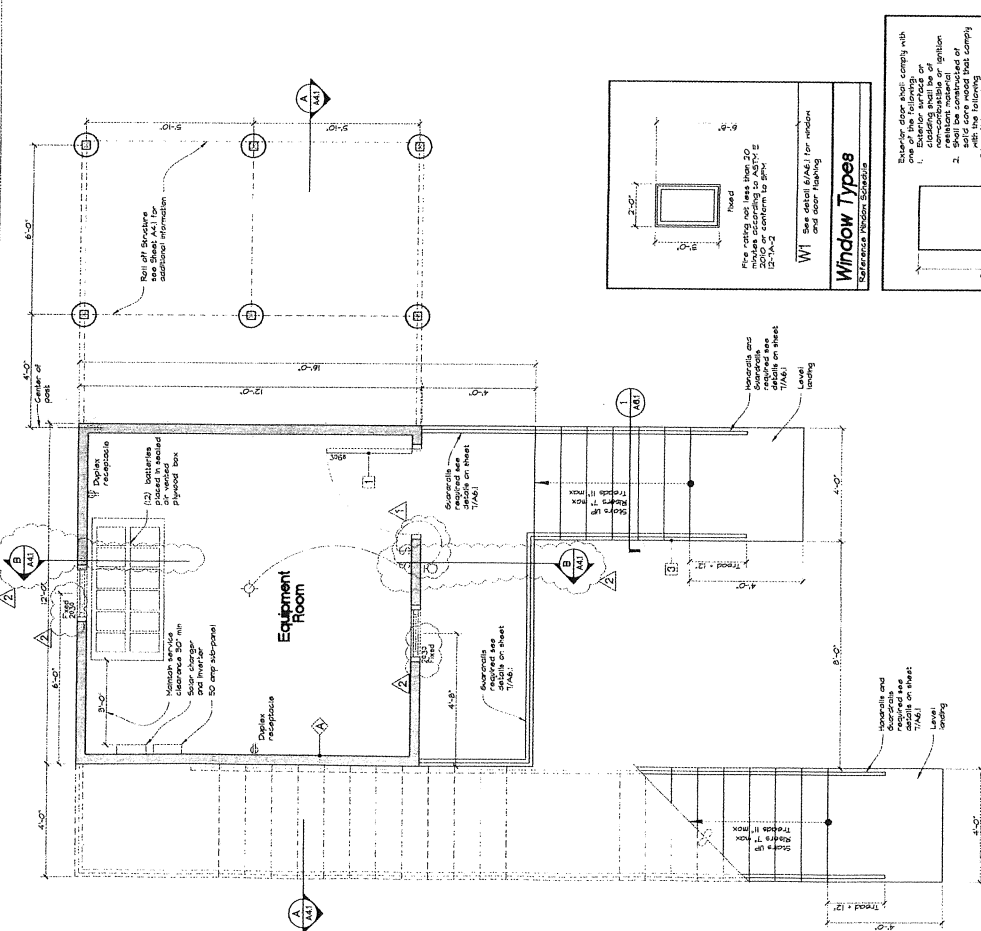
1. PROVIDE AND INSTALL PARTITION WALLS AND PARTITIONS PER 100A.3.5

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DEC 18 2008

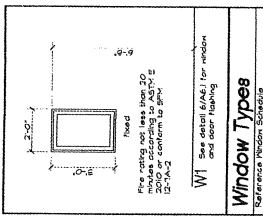


**General Notes:**  
Reference Sheet A2.1 for general items and Plans for specific items.  
**Accessibility Notes:**  
Reference Sheet A2.1 for general accessibility items and Plans for specific accessibility items.  
**Structural Notes:**  
Reference Sheet A2.1 for general structural items and Plans for specific structural items.  
**Mech. Elec. Pl. D. Notes:**  
Reference Sheet A2.1 for specific mechanical, electrical, and plumbing items.

Fresno State Remote Telescope Building



**First Floor Plan**  
1:5/8"=1'-0"



**Window Types**  
Reference Window Schedule

- Window shall comply with one of the following:
  - comparable or ignition retardant
  - comparable or ignition retardant
- Window shall comply with the following:
  - comparable or ignition retardant
  - comparable or ignition retardant
- Window shall comply with the following:
  - comparable or ignition retardant
  - comparable or ignition retardant
- Window shall comply with the following:
  - comparable or ignition retardant
  - comparable or ignition retardant

**Door Type**  
See 202



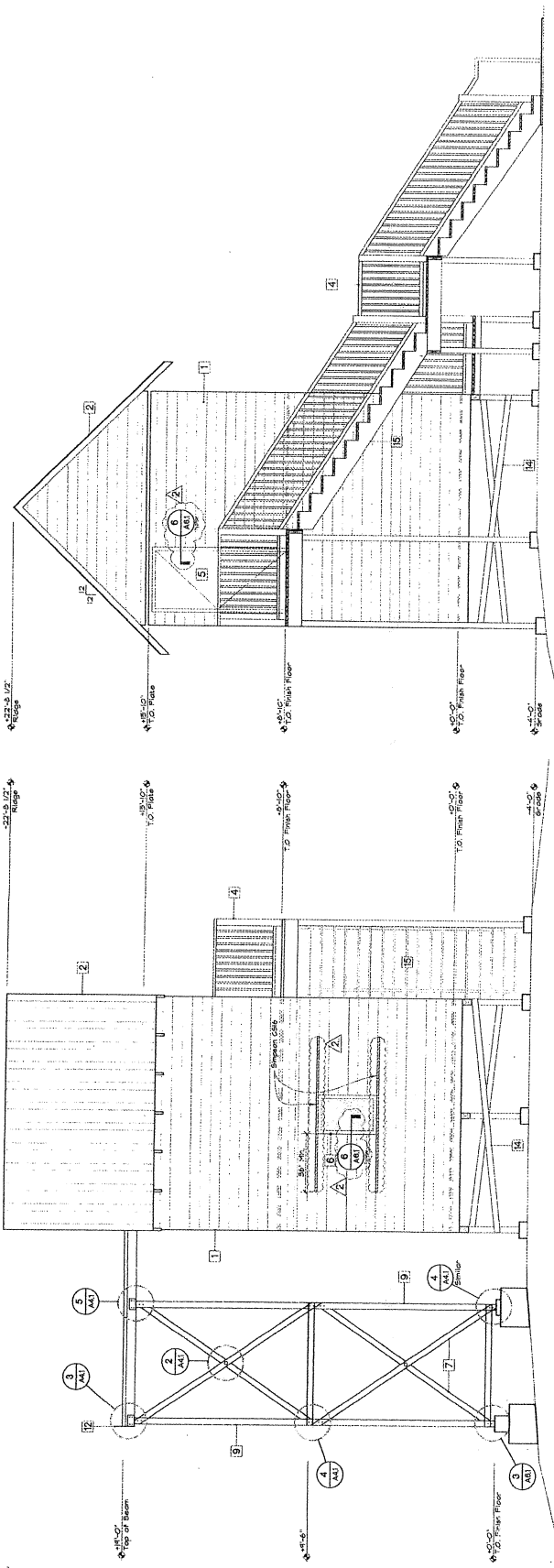
First Floor and Second Floor Plan



# EXHIBIT 7



A3.2  
 SHEET



**South Elevation**  
 310-11-2

**West Elevation**  
 310-11-2

- Notes**
1. Refer to notes on sheets 310-11-1 through 310-11-2 for general notes and details.
  2. Provide fire blocking at all door and ceiling penetrations and from floor to finish.

No.	Description
1	Provide steel plates over window barrier over 200' span.
2	As per noted plans.
3	Provide fire blocking at all door and ceiling penetrations and from floor to finish.
4	12" x 12" Rectangular roof vent.
5	Three Escapes' ducting and ceiling system PVC Slope A frame spread.
6	Exterior door - 200 mm fire rated see floor plan for additional information.
7	Provide 20' x 20' floor plate for additional information.
8	20' x 20' concrete plate over door 310-11-2.
9	20' x 20' concrete plate over door 310-11-2.
10	See floor plan for door 310-11-2.
11	2" x 2" Coronal track reference sheet A4.1.
12	8" x 12" x 1/2" Black steel plate reference sheet A4.1.
13	Concrete landing.
14	Corral framing and dimensions, walls & gill & corners.
15	Roof slope, reference sheet A4.1.

**Elevations Key Notes**

**General Notes:**  
 Reference Sheet A00 for general items.  
 See notes for specific items.  
**Architectural Notes:**  
 Reference Sheet A01 for general items.  
**Structural Notes:**  
 Reference Sheet A02 for general items.  
**Mech. Elect. Plb. Notes:**  
 Reference Sheet A03 for general items.  
 See Sheet A04, A05 and E1 for specific items.  
 See Sheet A06 for details.

DATE: 05/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: [Name]

Fresno State Remoie Telescope Building

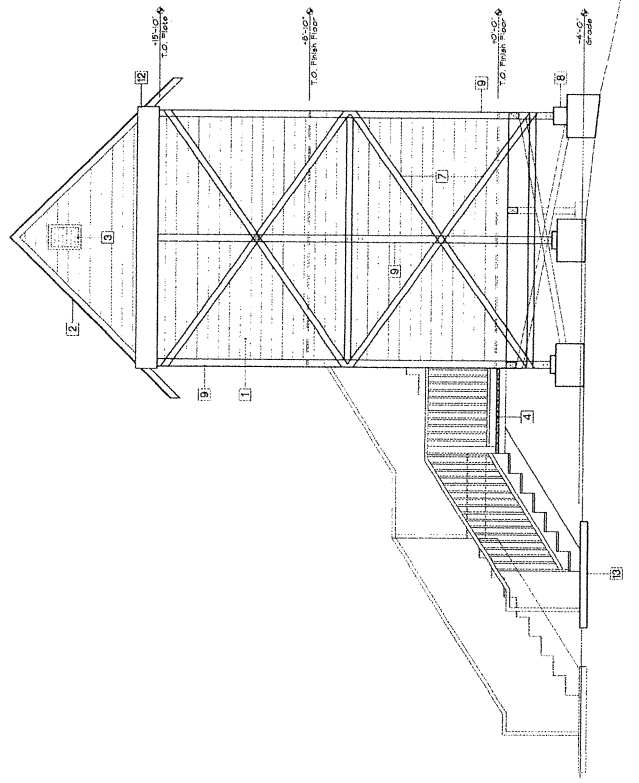
Exterior Elevations

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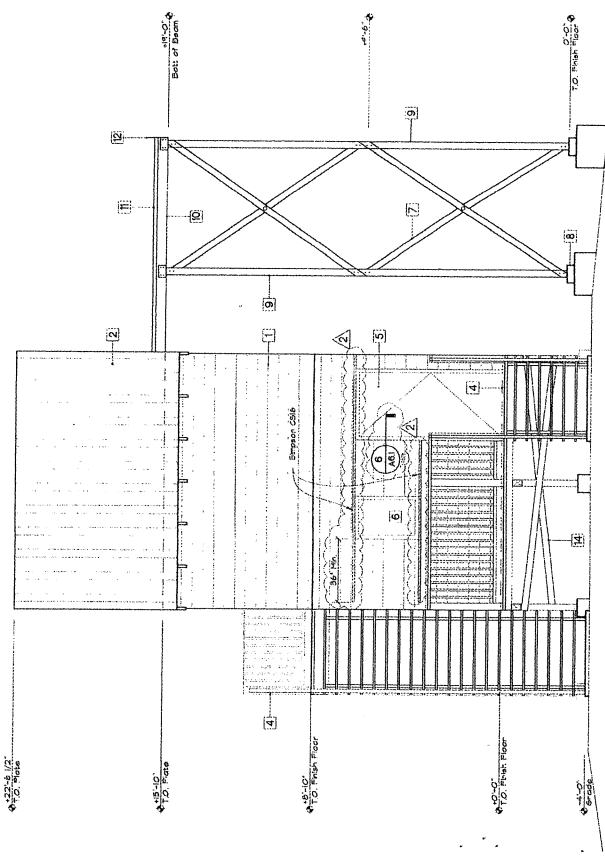
Fresno State Remote Telescope Building

Exterior Elevations



North Elevation  
3/02-11-07

000 351A  
 08/21/07  
 08/21/07



East Elevation  
3/02-11-07

- Notes**
1. Heavy panels shall be structural with bearing at bottom. Insulation shall be placed on exterior side and no header shall be used.

No.	Description
1	1x4 wood joist, 2x12 over weather barrier over 2x8 joist.
2	2x4 Cross bracing, reference sheet A41.
3	2x4 Cross bracing, reference sheet A41.
4	2x4 Cross bracing, reference sheet A41.
5	2x4 Cross bracing, reference sheet A41.
6	2x4 Cross bracing, reference sheet A41.
7	2x4 Cross bracing, reference sheet A41.
8	2x4 Cross bracing, reference sheet A41.
9	2x4 Cross bracing, reference sheet A41.
10	2x4 Cross bracing, reference sheet A41.
11	2x4 Cross bracing, reference sheet A41.
12	2x4 Cross bracing, reference sheet A41.

**Elevations Key Notes**

# EXHIBIT 8

## OPERATIONAL STATEMENT

### FRESNO STATE REMOTE RESEARCH TELESCOPE

1. **Nature of the Operation:** The Fresno State Remote Research Telescope (FSRRT) is a telescope storage building and small solar array near the summit of Stevenson Mountain, west of Shaver Lake, at an elevation of 6,380 feet. The GPS coordinates of the site are 37°11'97" N and 119°33'08" W. The building shell, which has been constructed on piers on granite rock, will house a 16-inch telescope and digital camera controlled remotely from Fresno State.

The site is located on property (APN 120-110-36SU) owned by Southern California Edison (SCE). Recently, the California State University Fresno Foundation and SCE completed a five-year license agreement for the use of the site by Fresno State for the purpose of a remote controlled telescope. The leased site is approximately 2,340 square feet in size on a parcel of 240 acres and is adequate to accommodate the telescope storage building and associated solar panels.

The building and research telescope are part of the Downing Planetarium and Museum which was gifted to Fresno State by the Downing family in 1999. The original gift agreement and subsequent gift agreements define the terms by which the Downing Planetarium, Museum, and research telescope must be operated. Pursuant to the gift agreements, Fresno State provides a Physics Professor and a Physics Technician to operate the Planetarium, Museum, and remote telescope. Dr. Steve White, a tenured Physics Professor, has served as the Planetarium Director since the facility opened in 2000. Kathleen Harrison, a Physics Technician, has served as the Planetarium's Technician since the facility opened.

Dr. White personally designed and built the existing telescope storage building and solar array. The building footprint is 12' x 12' and two stories tall. The building is similar to many microwave relay structures. When the need to obtain land use and building permits from Fresno County became known, Dr. White initially prepared and submitted drawings. The initial plans were not adequate for County purposes so Paul Miller, AIA, was hired to provide architectural drawings and David Lehman was hired to provide engineering.

Upon approval by Fresno County, equipment such as computers, radio transceivers, and batteries will be located on the first floor and the telescope on the second floor. A motorized roof will be able to slide off the building to allow the telescope access to the dark sky. The telescope will be accessed and remotely controlled over the internet.

2. **Operational Time Limits:** Since the telescope will be remotely controlled, there will be no need for a human presence at the site in order to operate the telescope. The telescope will be used for Fresno State Physics Department student research projects on the campus in Fresno. Students will not visit the telescope storage building.

3. **Number of customers or visitors:** Members of the public will not visit the telescope storage building.

4. **Number of employees.** Since the telescope will be accessed over the internet, there will be no need to hold classes at, or take students to the site. The Planetarium Director and Planetarium Technician will visit the site no more than once every three months to maintain the equipment. As indicated above, the Planetarium Director is a Fresno State Physics Professor and the Planetarium Technician is also Fresno State employee. Only these individuals have the skills, specialized knowledge, and authority under the Planetarium gift agreements to maintain the remote telescope.

5. **Service and delivery vehicles.** There will be no service or delivery vehicles.

6. **Access to the site:** The telescope building site is accessible during good weather via a private, ungraded, dirt logging road from Highway 168. Access to the road is restricted by a locked gate and located 0.4 miles north of the town of Shaver Lake on the west side of the highway.

7. **Number of parking spaces for employees, customers, and service/delivery vehicles:** There will be no customers or delivery vehicles. Since the site will only be visited four times per year by 1-2 vehicles, there is no need for formal parking for employees.

8. **Are any goods to be sold on-site?** No goods will be sold on the site.

9. **What equipment is used?** All equipment to be used will be remotely controlled from the Fresno State campus via the internet. This includes the motorized roof, equipment such as computers, radio transceivers, and batteries and the telescope. Electricity for operation of site equipment will be provided by solar panels
10. **What supplies or materials are used and how are they stored?** There will be no storage of supplies or materials outside the building.
11. **Does the use cause an unsightly appearance?** The project will not generate noise, glare, dust or odor. Due to the facility's remote location, it will not be visible from adjacent properties or from roadways, including Highway 168.
12. **List any solid or liquid wastes to be produced:** Given the limited number of people (two) and limited frequency of visits (no more than quarterly), we propose that the telescope storage building will be designated as "U," or unoccupied, thereby eliminating the need for running water, septic, restrooms, parking, and Americans With Disabilities Act accessibility.
13. **Estimated volume of water to be used (gallons per day).** See above response. A limited amount of water will be brought to the site by the Planetarium Director and/or the Planetarium Technician for maintenance and washing of the solar panels.
14. **Describe any proposed advertising including size, appearance, and placement.** No advertising or signage will be used.
15. **Will existing buildings be used or will new buildings be used in the operation:** An existing building has been constructed 12' x 12' with two stories. Upon approval by Fresno County of land use and building permits, equipment such as computers, radio transceivers, and batteries will be located on the first floor and the telescope on the second floor.
16. **Explain which buildings or what portion of buildings will be used in the operation.** The existing building will be fully used in the operation.
17. **Will any outdoor lighting or an outdoor sound amplification system be used?** No.
18. **Landscaping or fencing proposed?** No.
19. **Any other information that will provide a clear understanding of the project or operation.** The building and solar panels are constructed on piers on granite rock. Site grading is not possible. Drainage will not be changed by the project.

It is expected that the Fresno State Remote Research Telescope will greatly enhance research opportunities at Fresno State. This worthwhile project is appropriate in the Resource Conservation Zone District by unclassified conditional use permit, especially given its similarity to microwave relay structures. The project will have little or no environmental impacts and no adverse impacts on surrounding properties which are located miles away. The Downing Planetarium also respectfully requests that building permits be issued, inspections conducted, and a certificate of occupancy be issued so this 13-year project can finally proceed and the telescope can be used for research purposes on the Fresno State campus.

Steven J. White

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