



Inter Office Memo

DATE: September 15, 2016

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12595 - UNCLASSIFIED CONDITIONAL USE PERMIT
APPLICATION NO. 3537

APPLICANT: Verizon Wireless

OWNER: Lance L. Sabin

REQUEST: Allow co-location of wireless telecommunication antennas and related equipment on an existing 105-foot-high Pacific Gas and Electric (PG&E) lattice tower located on a 2.42-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the west side of Locan Avenue between Escalon Avenue and Bullard Avenue, immediately adjacent to the eastern city limits of the City of Clovis (6205 N. Locan Avenue) (Sup. Dist. 5) (APN 553-160-14).

PLANNING COMMISSION ACTION:

At its hearing of September 15, 2016, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Abrahamian and seconded by Commissioner Chatha to adopt the required Findings for approval of a Conditional Use Permit and approve Unclassified Conditional Use Permit No. 3537, subject to the Conditions listed in Exhibit B.

EXHIBIT A

Unclassified Conditional Use Permit Application No. 3537

- Staff: The Fresno County Planning Commission considered the Staff Report dated September 15, 2016, and heard a summary presentation by staff.
- Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. She described the project and offered the following information to clarify the intended use:
- The proposal involves contracting with Pacific Gas & Electric (PG&E) to lease space on the existing lattice tower and separately contracting with the owner of the subject parcel to lease ground space.
 - The proposal would leave room for another wireless carrier to co-locate facilities and equipment at the site, and any other carrier would negotiate with PG&E and the property owner – as opposed to Verizon Wireless – to lease space at the site.
- Others: No other individuals presented information in support of or 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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**Unclassified Conditional Use Permit Application No. 3537
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan, Elevations, Operational Statement, and other application materials 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.	The Applicant shall e-file FAA Form 7460-2, Notice of Actual Construction or Alteration, when the project is abandoned or within five days after construction reaches its greatest height.
4.	All outdoor lighting shall be hooded and directed downward so as not to shine upward or toward adjacent properties or public roadways.

Conditions of Approval reference required Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	If approved, plans, permits and inspections are required, including, but not limited to, accessible elements and site development based upon the codes in effect at the time of plan check submittal.
2.	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.
3.	If not already present, on-site turnarounds are required for vehicles leaving the site to enter the expressway in a forward motion so that vehicles do not back out onto the road. No new access points are allowed without prior approval.
4.	Any additional runoff generated by the proposed development cannot be drained across property lines and must be retained or disposed of per County Standards.
5.	A grading permit or voucher may be required for any grading proposed with this application.
6.	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. The default State reporting thresholds that apply are: >55 gallons (liquids), >500 pounds (solids), >200 cubic feet (gases), or at the threshold planning quantity for extremely hazardous substances.

EXHIBIT B



County of Fresno

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

October 3, 2016

Verizon Wireless
2785 Mitchell Drive
Walnut Creek CA 94598

Dear Applicant:

Subject: Resolution No. 12595 – Unclassified Conditional Use Permit Application No. 3537

On September 15, 2016, the Fresno County Planning Commission approved your application 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 dbrannick@co.fresno.ca.us or 559-600-4297.

Sincerely,

Daniel Brannick, Planner
Development Services Division

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Enclosure