



Inter Office Memo

DATE: March 3, 2016

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12560 - INITIAL STUDY APPLICATION NO. 6977 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3499

APPLICANT: Verizon Wireless

OWNER: Jessie Mae Sorensen & Karen Ann Sorensen

REQUEST: Allow a new wireless communications facility with a 100-foot monopole and associated equipment, including coax and cabling, outdoor cabinets, and a standby generator, on a 50-foot by 50-foot lease area on a 15.18-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 6977 and approve Unclassified Conditional Use Permit Application No. 3499 with Findings and Conditions.

LOCATION: The project site is located on the northeast corner of the intersection of South Columbia Avenue and East Central Avenue, approximately four miles north of the nearest city limits of the City of Reedley (SUP. DIST. 4) (APN 360-190-26).

PLANNING COMMISSION ACTION:

At its hearing of March 3, 2016, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Chairman Mendes and seconded by Commissioner Zadourian to adopt the Mitigated Negative Declaration prepared for the project, adopt the required Findings for approval of a Conditional Use Permit, and approve Unclassified Conditional Use Permit Application No. 3499, subject to the Conditions listed in Exhibit B.

RESOLUTION NO. 12560

This motion passed on the following vote:

VOTING: Yes: Commissioners Mendes, Zadourian, Abrahamian, Chatha, Woolf
 No: None
 Absent: Commissioners Borba, Lawson
 Abstain: None
 Recused: Commissioners Egan, Eubanks

BERNARD JIMENEZ, INTERIM DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By:



William M. Kettler, Manager
Development Services Division

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- NOTES:
1. The Planning Commission action is final unless appealed to the Board of Supervisors within 15 days of the Commission's action.
 2. The approval of this project will expire of this project will expire 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.

Attachments

EXHIBIT A

Initial Study Application No. 6977
Unclassified Conditional Use Permit Application No. 3499

- Staff: The Fresno County Planning Commission considered the Staff Report dated March 3, 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:
- 70% of all 911 calls are generated from cell phones and it's important to keep a strong cell connection.
 - Verizon is receptive to colocation on their towers as part of their underlying lease agreement.
 - Colocation of other wireless carriers on the towers is on a first-come first-serve basis.
- 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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Mitigation Monitoring and Reporting Program
Initial Study Application No. 6977/Unclassified Conditional Use Permit Application No. 3499
(Including Conditions of Approval and Project Notes)

Mitigation Measures					
Mitigation Measure No. *	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	Ground equipment shall be screened from view behind slatted fencing utilizing a non-reflective or earth-tone color.	Applicant	Applicant/ Fresno County Public Works and Planning (PW&P)	Ongoing
*2.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as not to shine upward or toward adjacent properties and public streets.	Applicant	Applicant/PW&P	Ongoing
*3.	Cultural Resources	If previously unidentified cultural materials are unearthed during ground-disturbing activities, all work shall be halted in that area until a qualified archeologist can assess the significance of the find. Additional surveys may be required at that time.	Applicant	Applicant/PW&P	During ground-disturbing activities
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Floor Plan, Elevation, and Operational Statement approved by the Commission.				
2.	The approval of this application shall expire in the event the use of the tower ceases for a period in excess of two years. At such time, the tower and related facilities shall be removed and the lease area shall be restored as nearly as practical to its original condition. This stipulation shall be recorded as a Covenant running with the land. Note: This department will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.				
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.				
*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.					
Notes					
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.					
1.	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 Fresno County Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD.				

Notes

2. The proposed 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 CFD based on the application.

3. All hazardous waste shall be handled in accordance with requirements set forth in the California Health and Safety Code, Chapter 6.5.

4. Equipment shall be maintained according to manufacturers' specifications, and noise-generating equipment equipped with mufflers. Noise-generating activities, such as maintenance, shall be limited to daytime hours.

5. A grading permit or voucher is required for any grading proposed with this application.

6. 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.



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
BERNARD JIMENEZ, INTERIM DIRECTOR

March 21, 2016

Verizon Wireless
3126 W Street #2
Sacramento CA 95817

Dear Applicant:

Subject: Resolution No. 12560 - Initial Study Application No. 6977 and Unclassified
Conditional Use Permit Application No. 3499

On March 3, 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
cmonfette@co.fresno.ca.us or 559-600-4245.

Sincerely,

Christina Monfette, Planner
Development Services Division

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Enclosure