



Inter Office Memo

DATE: May 19, 2022

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12941 – UNCLASSIFIED CONDITIONAL USE PERMIT
APPLICATION NO. 3730

APPLICANT: Sean Moss

OWNER: Ronald and Lisa Hunt

REQUEST: Allow an existing 60-foot private radio tower to be converted to a telecommunications tower on a 2.02-acre parcel within the R-R (Rural Residential, 2-acre minimum parcel size) Zone District to provide wireless internet services to 177 Fresno County residents.

LOCATION: The project site is located on the southwest corner of E. Olive Ave. and N. DeWolf Ave. approximately 1.10-miles northeast from the City of Fresno (APN: 310-152-01) (8083 E. Olive Ave.) (Sup. Dist. 5).

PLANNING COMMISSION ACTION:

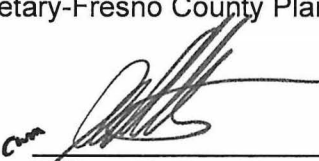
At its hearing of May 19, 2022, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Woolf and seconded by Commissioner Zante to determine the required Findings could be made as described in the staff report, and to approve Unclassified Conditional use Permit No. 3730, subject to the Conditions listed in Exhibit B.

This motion was passed on the following vote:

VOTING: Yes: Commissioners Woolf, Zante, Arabian, Carver, Chatha, Ewell, and Hill
 No: None
 Absent: Commissioner Abrahamian
 Abstain: None

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: 

William Kettler, Manager
Development Services and Capital Projects Division

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NOTES: The approval of this project will expire one year 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 Variance.

The Planning Commission action is final unless appealed to the Board of Supervisors within 15 days of the Commission's action.

Attachments

EXHIBIT A

Unclassified Conditional Use Permit Application No. 3730

- Staff: The Fresno County Planning Commission considered the Staff Report dated May 19, 2022 and heard a summary presentation by staff.
- Presenters: The applicant agreed with the Staff's recommendation. They described their operation and offered the following information to clarify the intended use:
- The subject communications tower was erected operated as a private radio tower since the 1990s.
 - In 2013 a company entered into an agreement to use the tower to provide wireless internet services to the local community. This application is to rectify the permit requirement.
- Others: No 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.

EXHIBIT B

**Mitigation Monitoring and Reporting Program
Conditional Use Permit No. 3730
(Including Conditions of Approval and Project Notes)**

Conditions of Approval	
1.	Development shall be in accordance with the site plan as approved by the Planning Commission.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	All Conditions of Approval for any previous applications shall be implemented if not already in place.
2.	According to FEMA FIRM Panel 1595H LOMR Case No. 10-09-3948P with effective date October 13, 2011, the parcel is not subject to flooding from the 100-year storm.
3.	The project site is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary. FMFCD should be consulted regarding any requirements they may have.
4.	The subject property is within the City of Fresno SOI (Sphere of Influence). Any future off-site improvements and driveway placement relative to the property line adjacent to road should be consulted with the City regarding their requirements.
5.	Any existing or future driveway should be set back a minimum of 10 feet from the property line.
6.	Any existing or future entrance gate should be set back a minimum of 20 feet from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.
7.	If not already present, a 10 foot x 10 foot corner cut-off should be improved for sight distance purposes at any existing or future driveway accessing De Wolf Ave. or Olive Ave.
8.	Any work done within the County Road 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.
9.	A grading permit or voucher may be required for any grading that has been done without permit and any future grading with this application.

EXHIBIT B

Notes	
10.	DeWolf Ave is classified as a Local Road in the General Plan, with a recommended right-of-way width of 60 feet. Records for existing right-of-way show a right-of-way width for DeWolf Ave. of 60 feet. No additional right-of-way is required.
11.	The subject property borders on E. Olive Ave and N. DeWolf Ave, which are county maintained.
12.	Olive Ave. is classified as a Local Road in the General Plan, with a recommended right-of-way width of 80 feet per Precise Plan Line 29. Records for existing right-of-way show a right-of-way width for Olive Ave. of 70 feet, with 40 feet south of section line and 30 feet north of section line. No additional right-of-way is required.

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