



## Inter Office Memo

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**DATE:** March 3, 2016

**TO:** Board of Supervisors

**FROM:** Planning Commission

**SUBJECT:** RESOLUTION NO. 12561 - INITIAL STUDY APPLICATION NO. 7063 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3522

**APPLICANT:** Verizon Wireless

**OWNER:** MP Farms

**REQUEST:** Allow a new wireless telecommunications facility with a 150-foot lattice tower and associated equipment on a 50-foot by 50-foot lease area on a 566-acre property in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7063 and approve Unclassified Conditional Use Permit Application No. 3522 with Findings and Conditions.

**LOCATION:** The project site is located on the southeastern corner of the intersection of South Monterey Avenue and West Excelsior Avenue, approximately 14 miles north of the nearest city limits of the City of Coalinga (SUP. DIST. 4) (APN 058-040-60S).

### 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 Commissioner Zadourian and seconded by Commissioner Abrahamian 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. 3522, subject to the Conditions listed in Exhibit B.

RESOLUTION NO. 12561

This motion passed on the following vote:

VOTING:      Yes:            Commissioners Zadourian, Abrahamian, Chatha, Mendes, 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:   
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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. 7063  
Unclassified Conditional Use Permit Application No. 3522

- 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:
- Verizon is trying to improve cell coverage around Interstate 5.
  - The tower will bring excellent coverage to the area.
  - The coverage is aimed westward due to the mountains to the east and focused on Interstate-5 because of the scarcity of homes.
- 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.

**Mitigation Monitoring and Reporting Program  
Initial Study Application No. 7063/Unclassified Conditional Use Permit Application No. 3522  
(Including Conditions of Approval and Project Notes)**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
*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
<b>Conditions of Approval</b>					
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.				

\*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.

<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.	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.

EXHIBIT B

<b>Notes</b>	
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.
5.	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.
6.	Any additional 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.
7.	An Elevation Certification, pre- and post-construction is required when building within a flood zone. Work outside the flood zone but within 200 feet of the flood zone requires a Map of Survey. All structures and/or equipment installed within the flood zone must be elevated per County Ordinance or flood proofed (certification and calculations required).
8.	A grading permit or voucher is required for any grading proposed with this application.
9.	Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit form the Road Maintenance and Operation Division.
10.	Ten-foot by ten-foot corner cutoffs are necessary for sight distance at the proposed driveway onto Derrick Avenue (Coalinga-Mendota).
11.	The applicant shall file an FAA Form 7460 with the Western Regional Office of the FAA in conjunction with this proposal.

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# 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. 12561 - Initial Study Application No. 7063 and Unclassified  
Conditional Use Permit Application No. 3522

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](mailto:cmonfette@co.fresno.ca.us) or 559-600-4245.

Sincerely,

Christina Monfette, Planner  
Development Services Division

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Enclosure