

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5306

a. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code; and,

Finding a: The proposed use of a wireless telecommunication facility is allowed as a conditionally permitted use within the CC (Community Commercial) zone district and in compliance with the Fresno Municipal Code, and the applicable requirements under the Policies and Procedures Issue No. 33 for Wireless Telecommunication Facilities.

b. The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted; and,

Finding b: The proposed wireless telecommunication facility, as conditioned, has been found to be consistent with the Bullard Community Plan and the applicable Goals and Policies of the Fresno General Plan. as follows:

Goal 12. Resolve existing public infrastructure and service deficiencies make full use of existing infrastructure, and invest in improvements to increase competitiveness and promote economic growth. The wireless telecommunications facility is being proposed to enhance the level of cellular coverage and service in Fresno and the surrounding area and is being incorporated into an existing structure within an established retail commercial center.

Goal 15. Improve Fresno's visual image and enhance its form and function through urban design strategies and effective maintenance. The wireless telecommunication facility cell tower being designed as a mono-eucalyptus tree that will be aesthetically appealing as it will blend in with existing trees in the surrounding area and therefore more visually appealing to the general public.

c. The proposed use will not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements; and,

Finding c: The proposed use, as conditioned will not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements in that;

- the use follows applicable Policies and Procedures Issue No. 33 which establishes procedures to promote quality and consistency in the approval of wireless telecommunication facilities;
- the 80-foot-tall mono-eucalyptus cell-tower will aesthetically match other existing trees in the surrounding area and will be conditioned to maintain that aesthetics as a faux-Eucalyptus tree tower annually to ensure it's maintained over time;
- All wireless telecommunications facility equipment will be located within an existing walled enclosure that will effectively screen all related ground mounted equipment from public views of all neighboring properties;
- The facility will not create significant effects relating to traffic, noise, air quality, or water as this self-operating facility will not generate excessive vehicle traffic or foot traffic; and
- The facility will operate in compliance with the noise level requirements specified

	under Section 15-2506 of the Development Code and as confirmed through a noise study provided by the applicant.
<i>d. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and,</i>	
Finding d:	The design, location, size, and operating characteristic of the proposed activity as conditioned, are compatible with the existing land uses in the surrounding area which are mainly residential single family homes, offices and retail/commercial uses. The project is located within an existing commercial retail center and will utilize an existing structure to house and screen the related cellular facility equipment.
<i>e. The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.</i>	
Finding e:	The type, density, and intensity of the proposal are suitable for the site. The wireless telecommunication facility is within a 600 square-foot lease space on a small portion of a 2.89 acres property of an established retail/commercial center. The project lease area is adequately served by emergency access, utilities and services subject to compliance with Conditions of Approval dated January 19, 2021.
<i>f. The proposed use is consistent with the Fresno County Airport Land Use Compatibility Plan (as may be amended) adopted by the Fresno County Airport Land Use Commission pursuant to California Public Utilities Code Sections 21670-21679.5.</i>	
Finding f	The project is located in the Precision Approach Zone (Zone 7) for Fresno Yosemite International Airport. Per the FCALUCP, the project is required to provide documentation from the FAA that the proposed antenna (tower) would not be a hazard to air navigation and has been conditioned to submit documentation prior to plan check submittal and obtaining building permits.