



PLANNING COMMISSION AGENDA

Room 301, Hall of Records
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Fresno, CA 93721-2198

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Web Site: <https://www.fresnocountyca.gov/PlanningCommission>

ACTION SUMMARY June 22, 2023

8:45 a.m. - CALL TO ORDER

INTRODUCTION

Explanation of the REGULAR AGENDA process and mandatory procedural requirements. Staff Reports are available on the table near the room entrance. Reports and presentations are also available on the County Website at: <https://www.fresnocountyca.gov/PlanningCommission>.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Commissioners Abrahamian, Arabian, Carver, Chatha, and Zante

ABSENT: Commissioners Ewell, Hill, and Woolf

CONSENT AGENDA

Items listed under the Consent Agenda are considered to be routine in nature and not likely to require discussion. Prior to action by the Commission, the public will be given an opportunity to comment on any consent item. The Commission may remove any item from the Consent Agenda for discussion.

There are no consent agenda items for this hearing.

REGULAR AGENDA

1. **PUBLIC PRESENTATIONS** (This portion of the meeting is reserved for persons desiring to address the Planning Commission on any matter within the Commission's jurisdiction and not on this Agenda.)

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2. ACTION: APPROVED

UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3694 and **INITIAL STUDY NO. 7995** filed by **STAMOULES PRODUCE CO, INC.** proposing to allow the construction and operation of a private use airport for business and personal use, and crop-dusting, consisting of an approximately 4,847-foot-long by 75-foot-wide runway, along with an approximately 10,173 square-foot hangar building with offices and a 2,000 square-foot caretakers residence, on a 434.93-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located approximately one half-mile northeast of the intersection of W. California Avenue and S. Lyon Avenue, and approximately four miles southwest of the nearest city limits of the City of Mendota (APN: 019-040-28S) (904 S. Lyon Avenue) (Sup. Dist. 1).

3. ACTION: APPROVED

INITIAL STUDY NO. 8210 and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3738** filed by **H2B2 USA, LLC** proposing to allow a photovoltaic solar energy generation facility on an approximately 40-acre portion of a 324.66-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the south side of State Route 180 (W. Whitesbridge Avenue) approximately 1.5 miles west of its intersection with S. James Road and is approximately 7.4 miles east of the City of Mendota (APN: 015-100-20S) (24387 W. Whitesbridge Road) (Sup. Dist. 1).

4. ACTION: APPROVED

VARIANCE APPLICATION NO. 4121 and **ENVIRONMENTAL REVIEW NO. 8144** filed by **BEN EWELL** proposing to allow for the creation of four parcels (approximately five-acres each) less than the minimum parcel size requirement from an existing 20.43-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project is located on the north side of Biglione Dr., 0.25-miles east of N. Friant Ave., approximately 1.28-miles north from the City of Fresno (APN: 300-320-15S) (12911 Auberry Rd.) (Sup. Dist. 5).

5. ACTION: APPROVED

VARIANCE APPLICATION NO. 4151 and **ENVIRONMENTAL REVIEW NO. 8382** filed by **ASHLEE HEARN** proposing to waive road frontage requirements and lot and depth ratio requirements necessary to allow a property line adjustment concerning three parcels totaling 6.2-acres, resulting in two proposed substandard parcels 2.49-acres and 3.71-acres within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcels are located on the southwest corner of Hochderffer Rd., and S. Clovis Ave., approximately 0.93-miles southwest from the Unincorporated Community of Laton. (APNs: 057-051-49, 54, & 55) (4951 Hockdeffer Rd.) (Sup. Dist. 4).

6. **INFORMATION/DISCUSSION ITEM:**

Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.

-Contact person, David Randall (559) 600-4052, email: drandall@fresnocountyca.gov

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