

# PLANNING COMMISSION AGENDA

Room 301, Hall of Records 2281 Tulare Street Northwest Corner of Tulare & M Fresno, CA 93721-2198 Contact: Planning Commission Clerk Phone: (559) 600-4230 Email: <u>jpotthast@fresnocountyca.gov</u> Call Toll Free: 1-800-742-1011 – Ext. 04230

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

## **AGENDA** June 22, 2023

**PROGRAM ACCESSIBILITY AND ACCOMMODATIONS:** The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4230 or at <u>ipotthast@fresnocountyca.gov</u>. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

### 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: <u>https://www.fresnocountyca.gov/PlanningCommission</u>.

### PLEDGE OF ALLEGIANCE

#### ROLL CALL

### **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.)

2. 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).

-Contact Person Jeremy Shaw (559) 600-4207 Email: jshaw@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. 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).

-Contact Person Jeremy Shaw (559) 600-4207 Email: jshaw@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

4. **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).

-Contact Person Elliot Racusin (559) 600-4245 Email: eracusin@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

5. 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).

-Contact Person Elliot Racusin (559) 600-4245 Email: eracusin@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

#### 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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