



PLANNING COMMISSION AGENDA

Room 301, Hall of Records
2281 Tulare Street
Northwest Corner of Tulare & M
Fresno, CA 93721-2198

Contact: Planning Commission Clerk
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Web Site: <https://www.fresnocountyca.gov/PlanningCommission>

AGENDA October 26, 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 jpotthast@fresnocountyca.gov. 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: <https://www.fresnocountyca.gov/PlanningCommission>.

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.

1. **UNCLASSIFIED CONDITIONAL USER PERMIT NO. 3679 – FIRST ONE YEAR TIME EXTENSION** filed by **WTE RIVERDATE, LLC.** proposing to grant a first one-year time extension to exercise Unclassified Conditional Use Permit No. 3679 which allows the construction of a dairy digester facility and allow connection to an existing pipeline to deliver renewable natural gas. The dairy digester facility will be located on a 613.07-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The pipeline will span approximately 2 miles west of the dairy digester facility to connect with an existing

California Energy Exchange pipeline. The project site is located on the north side of W. Kamm Avenue and is approximately 2.01 miles west of its nearest intersection with S. Jameson Avenue and is approximately 8 miles southeast of the City of San Joaquin (12840 W. Kamm Avenue, Helm, CA) (Sup. Dist. 4) (APN 041-060-60S, 041-060-23S, 040-090-05S).

-Contact Person Alyce Alvarez (559) 600-9669 Email: alyalvarez@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

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. **DIRECTOR REVIEW AND APPROVAL NO. 4720** and **INITIAL STUDY NO. 8319** file by **DONAL MIRANDA** proposing to appeal the of Approval of Directors Review and Approval to allow maintenance and storage of trucks and trailers that transport only agricultural products, supplies and equipment on a 5.02-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the south side of S. Brawley Ave., approximately 927 feet south of W. Church Ave., 0.9 miles west of the City of Fresno. (APN: 327-120-64) (1594 S. Brawley Ave.) (Sup. Dist. 1).

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

-Staff Report Included

-Individual Noticing

3. **VARIANCE NO. 4145** and **ENVIRONMENTAL REVIEW NO. 8342** filed by **NICK SAHOTA, CVEAS** proposing to allow the creation of a 2-acre parcel from an existing 16.30-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located east side of S. Fowler Avenue, 615-feet south of E. Rose Avenue, approximately 2.60 miles west from the nearest city limits of the City of Selma (APN: 385-031-69) (11624 S. Fowler Ave.) (Sup. Dist. 4).

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

-Staff Report Included

-Individual Noticing

4. **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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