



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: <http://www.co.fresno.ca.us/PlanningCommission>

AGENDA April 27, 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: <http://www.co.fresno.ca.us/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.

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. **CONDITIONAL USE PERMIT NO. 3732** and **INITIAL STUDY NO. 8182** filed by **GMA ENGINEERING** proposing to allow a (value added agricultural use and facilities) 2,400 square foot cold storage facility and a 300 square foot storage building on a 5.0-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre minimum acre parcel size) Zone District. The project site is located on the south side of W. North Ave. 750 feet east of S. Fruit Ave. 887 feet west of the City of Fresno (APN: 328-102-09) (1315 W. North Ave.) (Sup. Dist. 1).

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

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY NO. 8186** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3733** filed by **GMA ENGINEERING** proposing to allow the expansion of a fruit packing and cold storage facility on a 59.85-acre parcel. The project will consist of constructing approximately 37,000 square feet of packing buildings, 34,000 square feet of cold storage buildings, 18,000 square feet of Canopies, 650, square feet of accessory structures, a 135,000 square feet fire water storage tank, and 0.66 acres of solar energy collection facilities. The parcel is within the AE-20 (Exclusive Agricultural, 20-acre minimum acre parcel size) Zone District. The subject parcel size is 59.85-acres in size within the AE-20 (Exclusive Agricultural, 20-acre minimum acre parcel size) Zone District. The project site is located on the west side of Hill Avenue, 1,500 feet south of E. American Avenue, and is approximately 1.74-miles west of the City of Orange Cove (APN: 373-032-07) (5555 Hill Ave.) (Sup. Dist. 4).

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

-Staff Report Included

-Individual Noticing

4. **VARIANCE APPLICATION NO. 4108** and **INITIAL STUDY NO 8088** filed by **BOPARAI FARMS** proposing to allow a reduction in the minimum parcel size, for a subsequent mapping procedure in the creation of a 2.5-acre parcel with an existing residential dwelling, and a 26.98-acre parcel from an existing 29.48-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the northwest corner of the intersection of E. American Avenue and S. DeWolf Avenue, approximately 1.75 miles northeast of the City of Fowler (APN: 331-061-67S) (7916 E. American Avenue) (Sup. Dist. 4).

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

-Staff Report Included

-Individual Noticing

5. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3748** and **INITIAL STUDY NO. 8274** filed by **MALAGA BESS, LLC** proposing to allow the construction and operation of a modular battery energy storage system along with appurtenant equipment including inverters, a switchyard, and an approximately 250-foot-long overhead or underground electrical connection to the existing Peaker plant switch yard, with an estimated storage capacity of 140 Megawatts, on an approximately 4.5-acre portion of a 19-acre parcel, and a temporary 4.2-acre construction laydown storage yard, in the M-3 (Heavy Industrial) Zone District. The subject parcel is located on the south side of North Avenue between S. Maple and S. Chestnut Avenues, approximately 740 feet west of its intersection with S. Chestnut Avenue, and approximately 1,300 feet east of the nearest city limits of the City of Fresno (APN: 330-050-27SU) (2611 E. North Avenue) (Sup. Dist. 3).

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

DR:jp

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