



PLANNING COMMISSION AGENDA

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

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

AGENDA April 25, 2024

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) 600-5473 or at ecalvillo@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.

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. **INITIAL STUDY NO. 8380; UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3762** filed by **TORO OF CALIFORNIA AA, LLC** proposing to allow the construction and operation of a landfill gas conditioning system with two 1,980 kW power generators for treating raw landfill gas to a pipeline quality gas on an approximately 43,264 square-foot portion of a 39.55-acre Fresno County landfill site with a proposed 8-mile subsurface biomethane feeder pipeline within a portion of the American Avenue road right-of-way via a franchise agreement and within State Route 145 (S. Madera Avenue) right-of-way via an encroachment permit to a new PG&E Reception Point metering facility to be constructed on an approximately 10,000 square feet portion of a 313.6-acre parcel (APN 030-070-25S) Both facilities are in the AE-20 (Exclusive Agricultural; 20-acre minimum parcel size) Zone District.

The landfill site is located on the north side of American Avenue approximately 1,925 feet west of its intersection with Humboldt Avenue and 3.8 miles southwest of the City of Kerman. The Receipt Point facility site is located on the northwest corner of Manning Avenue and State Route 145 (S. Madera Avenue) approximately seven miles south of the City of Kerman (Sup. Dist. 1) (APNs: 020-052-09, 030-070-25).

-Contact Person Ejaz Ahmad (559) 600-4204 Email: eahmad@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY NO. 8307, GENERAL PLAN AMENDMENT APPLICATION NO. 566, AMENDMENT APPLICATION NO. 3850, TENTATIVE TRACT MAP APPLICATION NO. 6420; AND VARIANCE APPLICATION NO. 4140** filed by **ELEGANT ESTATES, LLC AKA VINTAGE ON THE BLUFF, LLC** proposing to amend the Land Use Element of the Fresno County General Plan by changing the land use designation of a 15.24-acre parcel and a 21.18-acre parcel from Agriculture to Rural Residential; and rezone said parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the R-R (Rural Residential, two-acre minimum parcel size) Zone District to allow the creation of 18 lots (Tract 6420) from the subject parcels; and a Variance application to allow the waiving of the requirements for public road frontage, the 4 to 1 lot depth to lot width ratio, and to waive the required minimum net lot acreage of 2-acres in the proposed Rural Residential Zone District.

The subject parcels are located at the junction of Friant Road and Willow Avenue, approximately 1,870 feet north of the City of Fresno boundary (APN: 579-060-37; 55) (12760 and 12762 N. Friant Road) (Sup. Dist. 2)

-Contact Person Ejaz Ahmad (559) 600-4204 Email: eahmad@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