



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

AGENDA April 12, 2018

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.

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 APPLICATION NO. 7325** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3582** filed by **PATRICK MADDOX**, proposing to allow the expansion of an existing dairy to include an increase in animal units, new structural improvements and a new anaerobic digester with related power generation facilities on an approximately 84.3-acre portion of a 346.79-acre parcel and an 11.3-acre portion of a 240-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southeast corner of W. Davis and S. Chateau-Fresno Avenues approximately 2.6 miles southeast of the unincorporated community of Burrel (7285 W. Davis Ave., Riverdale CA) (SUP. DIST. 4) (APN 053-050-52S; 053-180-07S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7325, and take action on Classified Conditional Use Permit Application No. 3582 with Findings and Conditions.

-Contact person, Ejaz Ahmad (559) 600-4204, email: eahmad@co.fresno.ca.us

-Staff Report Included

-Individual Noticing

3. **VARIANCE APPLICATION NO. 4040** filed by **PETE COHRS**, proposing to allow the division of a 107-acre parcel to create a 96-acre parcel (Parcel A) and an 11-acre parcel (Parcel B), in both the AL-20 (Limited Agricultural, 20-acre minimum parcel size) and O (Open Space) Zone Districts. A Variance is required to allow both parcels to be created with less than five acres of Open Space Zoning, and a Variance is required to allow the creation of Parcel B with less than 20 acres of AL-20 Zoning. The subject parcel is located east of South Riverbend Avenue and north of the Kings River, approximately two miles east of the nearest limits of the City of Sanger. (SUP. DIST. 5) (APN 333-041-33). Staff has determined that the subject proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15061(b)(3) - *Review for Exemption*.

-Contact person, Chrissy Monfette (559) 600-4245, email: cmonfette@co.fresno.ca.us

-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, Marianne Mollring (559) 600-4569, email: mmollring@co.fresno.ca.us

Requests for disability-related modification or accommodation reasonably necessary in order to participate in the meeting must be made to Suzie Novak, Planning Commission Clerk, by calling (559) 600-4497 or email knovak@co.fresno.ca.us, no later than the Monday preceding the meeting by 9:00 a.m.

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