



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 August 23, 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.

1. **TENTATIVE TRACT MAP NO. 5239 – TIME EXTENSION** filed by **BRATTON INVESTMENTS**, proposing to grant the second one-year time extension for Tentative Tract Map No. 5239, originally approved in 2008, which authorizes a planned unit development of 41 single-family residential parcels with a 2-acre minimum parcel size in the R-R (Rural Residential) Zone District. The subject property is located on the east side of Auberry Road between Caballero Road and Green Meadow Road, approximately 9 miles northeast of the city limits of the City of Clovis (SUP. DIST. 5) (APNs 138-021-75, -76).

NOTE: *The sole purpose of the public hearing for this item is to address the time extension request.*

-Contact person, Danielle Crider (559) 600-9669, email: dacrider@co.fresno.ca.us

-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. **INITIAL STUDY APPLICATION NO. 7468** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3615** filed by **JASON OSBORNE** on behalf of **CROWN CASTLE**, proposing to allow a new wireless communication facility consisting of a 280-foot-tall lattice tower with panel antennas, microwave antennas, and a 100-foot by 100-foot fenced area to contain the tower and related ground equipment on a 9.25-acre parcel in the AE-20

(Exclusive Agricultural, 20-acre minimum parcel size) Zone District The project site is located on the north side of W. Nees Avenue approximately 55 feet east of its intersection with N. Russell Avenue, approximately 10 miles west of the nearest city limits of the City of Firebaugh (47920 W. Nees Avenue) (APN 005-070-13S) (Sup. Dist. 1). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7468, and take action on Unclassified Conditional Use Permit Application No. 3615 with Findings and Conditions.

-Contact person, Danielle Crider (559) 600-9669, email: dacrider@co.fresno.ca.us

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY APPLICATION NO. 7373, CLASSIFIED CONDITIONAL USE APPLICATION NO. 3593 and VARIANCE APPLICATION NO. 4049** filed by **MICHAEL OLIVER** on behalf of **HARRIS RANCH BEEF COMPANY**, proposing to allow expansion of an existing cattle slaughtering and meat processing plant on five contiguous parcels in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to include a 33,491 square-foot, 36.9-foot-tall finished goods warehouse distribution center (maximum 35 feet allowed) with truck docks, 54,907 square-foot processing building, 7,500 square-foot processing building, employee and truck parking, 180,000 square-foot anaerobic pond, and a secondary wastewater treatment facility with related improvements on two parcels totaling 59.9 acres (APN 393-141-09S & 10S); a 19.28-acre treated wastewater retention basin on a 20-acre parcel (APN 393-141-08S); and application of treated wastewater from the facility onto 77.99 and 78.79 acres of farmland (APN 393-141-06 & 13) (SUP. DIST. 4). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7373, and take action on Classified Conditional Use Application No. 3593 and Variance Application No. 4049 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

4. **INITIAL STUDY APPLICATION NO. 7384, DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4522 and VARIANCE APPLICATION NO. 4050** filed by **BIOLA COMMUNITY SERVICES DISTRICT**, proposing to construct a 500,000-gallon water storage tank with booster pumps at the existing well site on a 0.45-acre parcel in the R-1 (Single-Family Residential) Zone District. The project also proposes to replace water services, install new 10-inch water mains to replace existing 6-inch and 8-inch water mains in selected areas of the Biola Community Services District, and to replace all existing water meters throughout the District. A Variance is required to allow the installation of six-foot-high fence and wall within the front-yard and street side-yard setbacks, where the maximum permitted wall and fence height is 3 feet. Authorize the existing well and chlorine enclosure, which currently encroach on the street side-yard setback; and allow the installation of new booster pumps with attenuation housing within the front-yard setback. The project site is located on the north side of West F Street, at its intersection with North Third Street, within the unincorporated community of Biola (APN 016-265-10T) (SUP. DIST. 1). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7384 and take action on Director Review and Approval Application No. 4522 and Variance Application No. 4050 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

5. **GENERAL PLAN CONFORMITY APPLICATION (GPC)** filed by **CLOVIS UNIFIED SCHOOL DISTRICT**, proposing to acquire approximately 25 acres of property for a new elementary school site (with related facilities) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The proposed site is located on North Locan Avenue between Shields and Garland Avenues, adjacent to the City of Fresno (SUP. DIST.: 5) (APN: 310-230-24 and -34).

-Contact person, Marianne Mollring (559) 600-4569, email: mmollring@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

6. **ADOPTION OF THE YEAR 2019 PLANNING COMMISSION HEARING CALENDAR**

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

-Staff Report Included

7. **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.