



# 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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## AGENDA June 6, 2019

### 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. 7584** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3638** filed by **CALCOM ENERGY**, proposing to allow a 2,218 kW ground-mount solar system to be developed in two phases on an approximately 11.8-acre portion of a 55-acre parcel to support agricultural operations by energizing existing electrical facilities on an adjacent 116.6-acre parcel. The project will install approximately 1.5 miles of overhead electrical lines to connect the system to the facilities. The subject parcels are located on the south side of Fresno-Coalinga Road (State Route 145) between S. Sonoma and S. Napa Avenues in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District, approximately 10 miles northwest of the City of Huron (SUP. DIST. 4) (APNs 060-140-81S, 065-020-37S). Adopt the Negative Declaration prepared for Initial Study Application No. 7584, and take action on Unclassified Conditional Use Permit Application No. 3638 with Findings and Conditions.

-Contact person, Ejaz Ahmad (559) 600-4204, email: [eahmad@fresnocountyca.gov](mailto:eahmad@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY APPLICATION NO. 7576** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3634** filed by **BEN HACKESTEDDE, SEQUOIA DEPLOYMENT SERVICES** on behalf of **VERIZON WIRELESS**, proposing to allow an unmanned telecommunications facility consisting of a 155-foot lattice tower with nine 8-foot antennas and one microwave dish, with related ground equipment including a backup generator, within a 1,360 square-foot lease area on a 613.32-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The subject parcel is located on the southeast corner of the South Hudson and West Dinuba Avenue alignments and is adjacent to Interstate 5 on the southwest property line, approximately 10.56 miles southwest of the nearest city limits of the City of Mendota (SUP. DIST. 1) (APN 027-180-46S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7576, and take action on Unclassified Conditional Use Permit Application No. 3634 with Findings and Conditions.

-Contact person, Thomas Kobayashi (559) 600-4224, email: [tkobayashi@fresnocountyca.gov](mailto:tkobayashi@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

4. **DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4570** filed by **GLENN T. BAILES**, proposing to allow the installation of a 1,027 square-foot mobile home as a permanent second residence, with a 1,248 square-foot conventional dwelling to remain as a primary residence on a 3.24-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the west side of North Locan Avenue, approximately 150 feet north of its intersection with East Escalon Avenue, and easterly and southerly adjacent to the nearest city limits and within the Sphere of Influence of the City of Clovis (6297 North Locan Avenue) (Sup. Dist. 5) (APN 553-100-27).

-Contact person, Jeremy Shaw (559) 600-4207, email: [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

5. **NORTH KINGS GROUNDWATER SUSTAINABILITY AGENCY** - Presentation on the Implementation of the Sustainable Groundwater Management Act within the North Kings Groundwater Basin

-Contact person, Roy Jimenez (559) 600-4251, [rjimenez@fresnocountyca.gov](mailto:rjimenez@fresnocountyca.gov)

-Contact person, Glenn Allen (559) 600-9672, [gallen@fresnocountyca.gov](mailto:gallen@fresnocountyca.gov)

-Staff Report Included

6. **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@fresnocountyca.gov](mailto:mmollring@fresnocountyca.gov)

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@fresnocountyca.gov](mailto:knovak@fresnocountyca.gov), no later than the Monday preceding the meeting by 9:00 a.m.