



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 June 27, 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.

1. **UNCLASSIFIED CONDITIONAL USE PERMIT NO. 3568 – FIRST ONE-YEAR TIME EXTENSION** filed by **CLAYTON LUDINGTON**, proposing to grant a first one-year time extension to exercise Unclassified Conditional Use Permit No. 3568, which authorizes three exploratory petroleum oil and natural gas wells with the potential for a production facility on two 1.37-acre (60,000 square feet) portions of a 160-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the southwest corner of W. Harlan and S. Lake Avenues approximately 1.9 miles northwest of the unincorporated community of Five Points (SUP. DIST. 1) (APN 050-080-10S).

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

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

-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. 7439** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3607** filed by **FOREFRONT POWER**, proposing to allow a 5 megawatt solar photovoltaic power generation facility with related improvements on an approximately 47-acre parcel of an 88-acre parcel (Exclusive Agricultural, 20-acre minimum parcel size) in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District. The project site is located on the east side of the road approximately 0.4 miles northeast of its intersection with Hill City Road and is approximately 0.4 miles north of the northeast corner of the City of

DELETED

Coalinga (SUP. DIST. 4) (APN 070-020-07). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7439, and take action on Unclassified Conditional Use Permit No. 3607 with Findings and Conditions.

-Contact person, Danielle Crider (559) 600-9669, email: dacrider@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **VARIANCE APPLICATION NO. 4067** filed by **LOYE STONE**, proposing to allow a reduced street side-yard setback of 28 feet two inches, where a 35-foot minimum is required, for a single-family residence currently under construction on a 5.62-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 East Reno Road, approximately one half-mile west of its intersection with Auberry Road, and approximately one mile northeast of the nearest city limits of the City of Fresno (4872 East Reno Road) (SUP. DIST. 5) (APN 580-010-03S).

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

-Staff Report Included

-Individual Noticing

4. **INITIAL STUDY APPLICATION NO. 7561** and **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3629** filed by the **COUNTY OF FRESNO**, proposing to allow a County of Fresno-operated Regional Environmental Compliance Center, with modular office, sanitary, and other structures, and parking areas on 2.67 acres of property owned and located in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the south-west corner of an R. Gamble Drive and S. West Avenue, within the city limits of the City of Fresno (311 S. West Avenue) (SUP. DIST. 4) (APN 458-000-72). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7561, and take action on Unclassified Conditional Use Permit No. 3629 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

5. **GENERAL PLAN CONFORMITY APPLICATION** filed by **SANGER UNIFIED SCHOOL DISTRICT**, proposing to acquire approximately 17.93 acres of property for a new elementary school site (with related facilities) in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The proposed site is located on the west side of South Temperance Avenue, approximately 700 feet north of East Church Avenue, in the City of Fresno Sphere of Influence (1261 and 1345 S. Temperance) (SUP. DIST. 5) (APN 316-160-46 and -72).

-Contact person, Marianne Mollring (559) 600-4569, email: mmollring@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, Marianne Mollring (559) 600-4569, email: 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, no later than the Monday preceding the meeting by 9:00 a.m.