



PLANNING COMMISSION AGENDA

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

Contact: Planning Commission Clerk
Phone: (559) 600-4497
Email: knovak@fresnocountyca.gov
Call Toll Free: 1-800-742-1011 – Ext. 04497

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

AGENDA August 8, 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. **CLASSIFIED CONDITIONAL USE PERMIT NO. 3546 and VARIANCE NO. 4018 – FIRST ONE-YEAR TIME EXTENSION** filed by **MARK E. MYLES**, proposing to grant the first one-year time extension to exercise Classified Conditional Use Permit No. 3546 and Variance No. 4018, which authorize a personal/recreational vehicle storage facility with an office and a caretaker's residence on a 2.28-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District, with a zero-foot rear-yard setback for a storage building. The project site is located on the north side of State Route (SR) 168 (Auberry Road) approximately 470 feet west of the intersection of SR 168 and Lodge Road in the unincorporated community of Prather (SUP. DIST. 5) (APN 128-430-68).

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

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

-Staff Report Included

-Individual Noticing

2. **TENTATIVE TRACT MAP NO. 5050 – TIME EXTENSION** filed by **BILLY WELLS**, proposing to grant a fourth one-year time extension to exercise Tentative Tract Map No. 5050, which authorizes the division of a 22.84-acre parcel into 50 single-family residential lots with a minimum lot size of 2,262 square feet in the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional) Zone District. The subject property is located on the west side of State Route 168 (Tollhouse Road) between Hillcrest Road and Sunset Vista Lane, within the unincorporated community of Shaver Lake (SUP. DIST. 5) (APN 130-031-46).

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

-Contact person, Jeremy Shaw (559) 600-4204, email: jshaw@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. **VARIANCE APPLICATION NO. 4074** filed by **SPINO, INC.**, proposing to allow the creation of a 2.5-acre parcel and a 2.4-acre parcel having a lot width/frontage of 160 feet (165 feet required) and a lot depth to width ratio of 4.12:1 (4:1 maximum allowed) from an existing 4.9-acre parcel (gross) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the south side of W. McKinley Avenue, approximately 420 feet west of its intersection with N. Garfield Avenue, and one mile south of the nearest city limits of the City of Fresno (7605 W. McKinley Avenue, Fresno, CA) (Sup. Dist. 1) (APN 312-290-39).

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

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY APPLICATION NO. 7608** and **UNCLASSIFIED CONDITIONAL USE PERMIT NOS. 3642-47** filed by **FIVE POINTS PIPELINE, LLC, L&J VANDERHAM DAIRY, VAN DER HOEK DAIRY BIOGAS LLC, VAN DER KOOI DAIRY POWER LLC, and WILSON DAIRY BIOGAS LLC**, proposing to allow the installation of four new covered lagoon anaerobic dairy digesters with related biogas conditioning equipment and biogas generators to produce electricity on four existing dairies; the installation of biogas conditioning equipment at a fifth dairy with an existing digester and generator; and the construction of an approximately 10.5-mile underground pipeline to connect the participating dairies and allow produced biomethane to be transported to a centralized hub, where a biogas upgrading facility will be constructed to clean and condense the biogas before it is injected into the PG&E natural gas transmission line. The project is bounded by the unincorporated communities of Five Points to the southwest, Helm to the north, Burrell to the northeast, and Lanare to the east and southeast; State Route 145 (Madera Avenue) on the west; Mount Whitney Avenue on the south; Jameson Avenue on the east; and Kamm Avenue on the north; within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) and AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone Districts (SUP. DIST. 1 and 4) (Dairies: APN Nos. 040-130-51S, 050-160-16S, 050-270-56S, 050-170-41S, 050-260-12S, 040-130-35S) (Pipeline APN Nos. 040-130-35S, 49, 44S, 48S, 51S; 041-100-17, 45S; 050-160-13S, 16S; 050-170-41S; 050-200-38S; 050-230-20S, 23S; 050-260-10S, 11S, 12S; 050-270-56S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7608, and take action on Unclassified Conditional Use Permit Application Nos. 3642-3647 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

4. **INITIAL STUDY APPLICATION NO. 7385** and **VARIANCE NO. 4038** filed by the **DUANE AND KAREN SOARES LIVING TRUST**, proposing to allow the creation of a 2.50-acre homesite parcel from an existing 39.10-acre parcel in the AE-20 (Exclusive Agricultural, 20-

acre minimum parcel size) Zone District where a minimum of 20 acres is required. The project site is located on the east side of S. Valentine Avenue, between W. Muscat and W. Central Avenues, addressed as 3637 S. Valentine Avenue, Fresno, CA 93706 (Sup. Dist. 4) (APNs 327-061-47 and -46; Previously: 327-061-27S). Adopt the Negative Declaration prepared for Initial Study Application No. 7385 and take action on Variance Application No. 4038 with Findings and Conditions.

-Contact person, Chrissy Monfette (559) 600-4245, email: cmonfette@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

5. **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

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) 600-4497 or at knovak@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.

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