



# 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](mailto:knovak@fresnocountyca.gov)  
Call Toll Free: 1-800-742-1011 – Ext. 04497

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

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## \*IMPORTANT NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19\*

Due to the current Shelter-in-Place Order covering the State of California and Social Distance Guidelines issued by Federal, State, and Local Authorities, the County is implementing the following changes for attendance and public comment at all Planning Commission meetings until notified otherwise. The Board Chambers (Planning Commission meeting location) will be open to the public. Any member of the Planning Commission may participate from a remote location by teleconference pursuant to California Governor Gavin Newsom's Executive Order N-25-20.

- The meeting will be webcast (audio) via WebEx. The information to join the WebEx session will be available on the Planning Commission website along with the reports and presentations for the meeting date ([www.co.fresno.ca.us/PlanningCommission](http://www.co.fresno.ca.us/PlanningCommission)).
- If you attend the Planning Commission meeting in person, you will be required to maintain appropriate social distancing, *i.e.*, maintain a 6-foot distance between yourself and other individuals. Due to Shelter-in-Place Order requirements, the number of people in the Board Chambers will be limited. Members of the public who wish to make public comments will be allowed in on a rotating basis even if seating in the chambers is limited.
- If you choose not to attend the Planning Commission meeting but desire to make a general public comment, or comment on a specific item on the agenda, you may do so as follows:

### Written Comments

- Members of the public may submit written comments as follows: by email to [PlanningCommissionComments@fresnocountyca.gov](mailto:PlanningCommissionComments@fresnocountyca.gov), or by mail to the Clerk of the Planning Commission at 2220 Tulare Street, Sixth Floor, Fresno, CA 93721. Comments should be submitted as soon as possible, but not later than 15 minutes before the start of the meeting. You will need to provide the following information:
  - Planning Commission Date
  - Item Number
  - Comments
- Please submit a separate e-mail for each item you are commenting on.
- Please be aware that public comments received that do not specify a particular agenda item will be made part of the record of proceedings as a general public comment.

- If a written comment is received after the start of the meeting it will be made part of the record of proceedings, provided that such comments are received prior to the end of the Planning Commission meeting.
- Written comments will be provided to the Commission members. Comments received during the meeting may not be distributed to Planning Commission members until after the meeting has concluded.

**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](mailto: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.

## **AGENDA**

### **June 25, 2020**

#### **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. Reports and presentations are also available on the County Website at: <http://www.co.fresno.ca.us/PlanningCommission>.

#### **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. 3580 ONE-YEAR TIME EXTENSION** filed by **STEPHEN SHEHADEY**, proposing to grant a first one-year time extension to exercise Unclassified Conditional Use Permit No. 3580, which authorizes construction and operation of an anaerobic digester for the collection of methane to be constructed on a 6.93-acre portion of an existing dairy facility; allows an increase to the herd size to a maximum of 10,839 milking

cows and 20,616 non-milking animals due to a transfer of animals from the Bar 20 Dairy No. 3; and authorizes construction of two new free-stall barns to house said animals on a 324.66-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the south side of Whitesbridge Avenue, between San Mateo Avenue and James Road, addressed as 24387 W. Whitesbridge Avenue, Kerman (Sup. Dist.1) (APN 015-100-21S).

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

-Contact person, Chrissy Monfette (559) 600-4245, email: [cmonfette@fresnocountyca.gov](mailto:cmonfette@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. 7492 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3619** filed by **POM WONDERFUL, LLC**, proposing to allow the construction and operation of an anaerobic digester at the existing POM Wonderful fruit processing facility (previously approved by Classified Conditional Use Permit Nos. 2220, 2559, 2618, and 2668) to process up to 125,000 tons of pomegranate waste and pomegranate juice wastewater per year from the onsite extraction facility to produce bio-methane for pipeline injection, a dewatered cake for land application or composting, optional food and beverage-grade carbon dioxide gas, and filtrate that will be treated by the onsite wastewater treatment plant and used for irrigation of the alfalfa plants surrounding the facility. No increase in the amount of wastewater produced or permitted for application is proposed as part of this application. The proposed digester will be located at the intersection of American Avenue and Del Rey Avenue (APN 350-230-01S), a portion of the larger POM Wonderful site which includes the following APNs: 350-031-11, -13, -63S, 64 and 66; 350-230-17 and -19S (land application area); and 350-230-01S, -07ST, -08, -09S, -10, -11T, -12T, -13, -14S, -15S and -21S (fruit processing facility operations), and addressed as 5286 S. Del Rey Avenue, Del Rey, CA 93616 (Sup. Dist. 4).

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

-Staff Report Included

-Individual Noticing

3. **CLASSIFIED CONDITION USE PERMIT APPLICATION NO. 3637** filed by the **DANTE CLUB**, proposing to revise approved Classified Conditional Use Permit No. 2601 to allow the construction of a new 3,000 square-foot building and enclose the existing bocce ball courts in the on a 6.58-acre parcel in the R-R (Rural Residential) Zone District for use by bocce league members and spectators during weekly events. The new building would include meeting area, bar, restrooms, and kitchen and would not be open to the general public. The subject parcel is located on the east side of North Grantland Avenue, adjacent to the city limits of the City of Fresno (6176 North Grantland Avenue) (Sup. Dist. 1) (APN 504-081-11). Take action on the proposed Conditional Use Permit amendment.

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

-Staff Report Included

-Individual Noticing

4. **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3669** filed by **MATT TOWERS**, proposing to amend Conditional Use Permit Nos. 3479 and 1434 to allow the addition of 20 new wine and brandy tanks totaling approximately 1.4 million gallons of additional storage at an existing winery operation. The proposed tanks will be located on two separate parcels in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The two subject parcels are located northwest and southeast, respectively, of the intersection of South Lac Jac Avenue and East Parlier Avenue (8393 S Lac Jac Avenue and 8550 S. Lac Jac Avenue) (Sup. Dist. 4) (APNs 363-051-21 & 353-061-32).

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

-Staff Report Included

-Individual Noticing

5. **INITIAL STUDY APPLICATION NO. 7814** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3672** filed by **RIVERSIDE NURSERY**, proposing to allow a commercial nursery on an 18.5-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the northeastern corner of the intersection of West Shaw and North Chateau Fresno Avenues, approximately 2,050 feet west of the nearest city limits of the City of Fresno (7864 W. Shaw Avenue, Fresno) (SUP. DIST. 1) (APN 505-050-19).

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

-Staff Report Included

-Individual Noticing

6. **INITIAL STUDY APPLICATION NO. 7798** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3668** filed by **APCO-ETTNER, INC.**, proposing to amend Conditional Use Permit No. 2085 to allow expansion of an existing fertilizer operation on a 5.02-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the west side of South Lassen Avenue (State Route 269) approximately 4,480 feet south of its nearest intersection with West Mount Whitney Avenue, and is approximately 12.9 miles southeast of the nearest city limits of the City of San Joaquin (SUP. DIST. 4) (APN 050-130-04S).

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

-Staff Report Included

-Individual Noticing

7. **AMENDMENT OF THE YEAR 2020 PLANNING COMMISSION HEARING CALENDAR**

-Contact person, Marianne Mollring (559) 600-4569, email: [mmollring@fresnocounty.ca.gov](mailto:mmollring@fresnocounty.ca.gov)

[-Staff Report Included](#)

8. **INFORMATION/DISCUSSION ITEM:**

Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.

-Contact person, David Randall (559) 600-4052, email: [drandall@fresnocountyca.gov](mailto:drandall@fresnocountyca.gov)