



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: imoreno@fresnocountyca.gov
Call Toll Free: 1-800-742-1011 – Ext. 04497

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

AGENDA May 20, 2021

*** SPECIAL 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 will be open to the public. Any member of the Planning Commission may participate from a remote location by teleconference pursuant to Governor Gavin Newsom's executive Order N-25-20. Instructions about how to participate in the meeting will be posted to: <https://www.co.fresno.ca.us/planningcommission> 72 hours prior to the meeting date.

- *The meeting will be broadcast. You are strongly encouraged to listen to the Planning Commission meeting at: <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 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.*
- *If you choose not to attend the Planning Commission meeting but desire to make general public comment on a specific item on the agenda, you may do so as follows:*

Written Comments

- *Members of the public are encouraged to submit written comments to: Planningcommissioncomments@fresnocountyca.gov. Comments should be submitted as soon as possible, but not later than 8:30am (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 email 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 Planning Commission. Comments received during the meeting may not be distributed to the Planning Commission until after the meeting has concluded.*
- *If the agenda item involves a quasi-judicial matter or other matter that includes members of the public as parties to a hearing, those parties should make arrangements with the Planning Commission Clerk to provide any written materials or presentation in advance of the meeting date so that the materials may be presented to the Planning Commission for consideration. Arrangements should be made by contacting the Planning Commission Clerk at (559) 600-4230.*

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) 600-9668 or at imoreno@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 - -

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.

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. **GENERAL PLAN AMENDMENT APPLICATION NO. 564, UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3693 and INITIAL STUDY NO. 7980** filed by **JEFFREY T. ROBERTS** on behalf of **GRANTOR REAL ESTATE INVESTMENTS, LLC.**, proposing to amend the Land Use Element of the County-adopted Millerton Specific Plan to re-designate a proposed 5.17-acre parcel from Open Space and Medium Density Residential to Public Facilities, to allow a Fire Station with related improvements in the 'O' (Open Conservation) and R-1(c) (Single-Family Residential; 6,000 square-foot minimum parcel size, Conditional) Zone Districts. The project is located within the Millerton Specific Plan boundary on the southwest corner of Millerton Road and Morningside Way approximately 1.9 miles east of the unincorporated community of Friant (SUP. DIST. 5) (APN 300-021-27S; 300-340-13S). Adopt the Mitigated Negative Declaration prepared for Initial Study No. 7980 and take action on General Plan Amendment Application No. 564 and Unclassified Conditional Use Permit Application No. 3693 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

3. **VARIANCE APPLICATION NO. 4103** filed by **Camping World Inc**, on behalf of **South Maple Associates, LLC.**, proposing to allow a 130-foot-tall flagpole (maximum 75 feet allowed) on a 5.19-acre parcel in the M-1 (Light Manufacturing) Zone District. The subject parcel is located on the east side of S. Maple Avenue approximately 380 feet north of the intersection of Maple and Central Avenues and the nearest city limits of the City of Fresno (Sup. Dist.: 3) (APN: 330-110-16) (3672 S. Maple Avenue, Fresno, CA).

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

-Staff Report Included

-Individual Noticing

4. **INITIAL STUDY NO. 7872 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3679** filed by **WTE RIVERDALE, LLC.**, proposing to allow construction of a dairy digester facility and allow connection to an existing pipeline to deliver renewable natural gas. The dairy digester facility will be located on a 613.07-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The pipeline will span approximately 2 miles west of the digester facility to connect with an existing California Energy Exchange pipeline. The project site is located on the north side of W. Kamm Avenue and is approximately 2.01 miles west of its nearest intersection with S. Jameson Avenue and is approximately 8 miles southeast of the City of San Joaquin (SUP. DIST. 4) (APN 041-060-60S). Adopt the Mitigated Negative Declaration prepared, based on Initial Study No. 7872, and take action on Unclassified Conditional Use Permit No. 3679 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

5. **INITIAL STUDY NO. 7943 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3691** filed by **H2B2 USA, LLC.**, proposing to allow a renewable hydrogen generation facility on a 324.66-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the south side of State Route 180 (W. Whitesbridge Avenue) approximately 1.5 miles west of its nearest intersection with S. James Road and is approximately 7.4 miles east of the City of Mendota (SUP. DIST. 1) (APN 015-100-20S). Adopt the Mitigated Negative Declaration prepared, based on Initial Study No. 7943, and take action on Unclassified Conditional Use Permit No. 3691 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

6. **INITIAL STUDY NO. 7641 and CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3651** filed by **GERRIT ROELOFFS**, proposing to allow expansion of an existing pre-October 23, 2007 cattle feedlot to a total of 8,000 heads of cattle on an 88.77-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located at the southwest corner of W. Annadale Avenue and S. Chateau Fresno Avenue easterly adjacent to the City of Fresno Wastewater Treatment Facility (SUP. DIST. 1) (APN 327-200-10). Adopt the Mitigated Negative Declaration prepared, based on Initial Study No. 7641, and take action on Classified Conditional Use Permit Application No. 3651 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

7. **VARIANCE APPLICATION NO. 4102** filed by **BART and NANCY RAMENTAS**, proposing to allow the reduction of the front yard setback to allow a 20' x 20' carport within 15-feet (35-feet required) of the front property line in the R1B (Single Family Residential) Zone District. The subject parcel is located on the east side of Arcade Avenue, approximately 100 feet from the intersection of Arcade Avenue and Fairmont Avenue. (APN: 425-141-09) (4866 N. Arcade Avenue, Fresno, CA 93704)

-Contact person, Ethan Davis (559) 600-9669, email: thdavis@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

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

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