



# PLANNING COMMISSION AGENDA

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

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

## ACTION SUMMARY May 20, 2021

-- 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**

**PRESENT:** Commissioners Abrahamian, Carver, Chatha, Ede, Eubanks, Ewell, Hill, and Woolf

**ABSENT:** Commissioners Burgess

#### **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 WERE 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.)

THERE WERE NO PUBLIC PRESENTATIONS FOR THIS HEARING.

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](mailto:eahmad@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

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](mailto:eahmad@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: ITEM REMOVED FROM AGENDA

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](mailto:tkobayashi@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

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](mailto:tkobayashi@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

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](mailto:tkobayashi@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

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](mailto:thdavis@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

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)

ACTION: REPORT GIVEN