



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) 600-4230
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Web Site: <http://www.co.fresno.ca.us/PlanningCommission>

AGENDA December 16, 2021

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 jpotthast@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.

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. **SECONDARY ONE-YEAR TIME EXTENSION: INITIAL STUDY NO. 7442 AND UNCLASSIFIED CONDITIONAL USE PERMIT NO. 3610** filed by **JAMES ANDERSON**, proposing to allow a one-megawatt photovoltaic solar power generation facility with related improvements on an approximately 11.4-acre portion of a 53.81-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of Phelps Ave and S. San Mateo Avenue approximately 875 feet east of the nearest city limits of the City of Coalinga (APN: 070-070-62S) (Sup. Dist. 4).

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

-Contact person, Elliot Racusin (559) 600-4245, email: eracusin@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. **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3655 and PROPOSED MITIGATED NEGATIVE DECLARATION** based on **INITIAL STUDY NO. 7664** filed by **DAULAT SANDHU** proposing to allow a Rural Commercial Center consisting of a convenience store/fast-food restaurant and a gasoline fueling facility (fuel island canopy with gasoline pumps) and related improvements on an approximately 1.78-acre portion of a 4.99-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the northwest corner of W. Belmont and N. Cornelia Avenues approximately 2,190 feet south of the nearest city limits of the City of Fresno (APN: 312-390-13) (5064 W. Belmont Avenue) (Sup. Dist. 1).

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

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY NO. 8043 and CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3707** filed by **GREG COX**, proposing to allow a farm supply sales office and farm supply storage on a 38.67-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size). The project site is located on the north side of E. Adams Avenue, approximately 626 feet east of its intersection with S. Buttonwillow Avenue and is approximately 1.15 miles north of the city limits of the City of Reedley (APN: 360-180-24S) (Sup. Dist. 4). Adopt the Mitigated Negative Declaration prepared for Initial Study No. 8043 and take action on Classified Conditional Use Permit Application No. 3707 with Findings and Conditions.

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

-Staff Report Included

-Individual Noticing

4. **VARIANCE APPLICATION NO. 4114** filed by **WADE OBERMANN** proposing to allow a 15 foot front-yard and street-side-yard setback, where a minimum of 35 feet are required to allow the construction of a 1,000 square foot detached personal storage building on a 2-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the east side of N. McCarty Avenue between E. Kings Canyon Road and E.

CANCELLED

Tulare Avenue, northerly adjacent to E. Kings Canyon Road (State Route 180), and approximately two miles northeast of the City of Sanger (APN: 128-301-36) (41175 Acorn Road) (Sup. Dist. 5).

NOTE: THIS ITEM HAS BEEN REMOVED FROM THE AGENDA AND SCHEDULED TO BE ON JANUARY 13, 2022.

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

-Staff Report Included

-Individual Noticing

5. **INITIAL STUDY NO. 7998 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3696** filed by **SAR 1, LLC.**, proposing to allow an anaerobic digester and biomethane facility to produce pipeline compliant biomethane gas for delivery to a utility owner pipeline point of connection on a 98.14-acre parcel and 48.48-acre parcel in the AE-20 (E. Kings Canyon Road, Sanger, CA) (Sup. Dist. 5). The proposed facility will be located on approximately 3.2 acres south east to a point of connection with an approved biomethane gas facility. The biomethane gas facility is located on the northeast corner of W. Nebraska Avenue and S. Blaine Avenue, approximately 0.7 miles west of Sanger, California. The proposed facility is located approximately 9 miles west of the city limits of the City of Caruthers (APN: 041-030-47S and 48S) (11511 W. Floral Avenue) (Sup. Dist. 4). Adopt the Mitigated Negative Declaration and take action on Classified Conditional Use Permit Application No. 3696 with Findings and Conditions.

NOTE: THIS ITEM HAS BEEN REMOVED FROM THE AGENDA, WHEN RESCHEDULED, SEPARATE NOTICING WILL OCCUR.

-Contact Person, Thomas Kobayashi (559) 600-4224, email: tkobayahshi@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, David Randall (559) 600-4052, email: drandall@fresnocountyca.gov