



# PLANNING COMMISSION AGENDA

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

Contact: Planning Commission Clerk  
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Web Site: <http://www.co.fresno.ca.us/PlanningCommission>

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## ACTION SUMMARY September 15, 2022

### 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, Arabian, Chatha, Ewell, Hill, Zante

**ABSENT:** Commissioners Carver and Woolf

#### 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.

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#### 1. ACTION: **APPROVED**

**UNCLASSIFIED CONDITIONAL USE PERMIT NO. 3607 – SECOND TIME EXTENSION** filed by **ForeFront Power** proposing to allow a 5-megawatt solar photovoltaic power generation facility with related improvements on an approximately 47-acre portion of an 88.23-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) and AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone Districts. The project site is located on the east side of Shell Road, 0.4 miles northeast of its intersection with Oil City Road, and 2.6 miles north of the nearest city limits of the City of Coalinga (APN: 070-020-07) (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](mailto: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.)

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2. **INFORMATION/DISCUSSION ITEM:**

Receive a presentation on the 6<sup>th</sup> Cycle Housing Element Update. The presentation will provide an overview of the 6<sup>th</sup> Cycle Housing Element, the Regional Housing Needs Assessment (RHNA), and Key Changes to State Law. This presentation is a part of an outreach plan to discuss the 6<sup>th</sup> Cycle Housing Element and receive initial input on potential housing issues and opportunities.

-Contact Person Anton Kremer (559) 600-4292 Email: [akremer@fresnocountyca.gov](mailto:akremer@fresnocountyca.gov)

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3. **ACTION: APPROVED**

**VARIANCE APPLICATION NO. 4131** filed by **Keith Collins** proposing to allow the creation of a 4.8-acre and a 4.32-acre parcel, from a 9.12-acre parcel, and allow a lot width to depth ratio in excess of the 4 to 1 maximum ratio allowed, for the proposed 4.8-acre parcel, in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the north side of E. Muscat Avenue, approximately 800 feet east of Locan Avenue, and approximately 1.8 miles southeast of the City of Fresno (APN: 331-040-92) (7664 E. Muscat Avenue) (Sup. Dist. 4).

-Contact Person Jeremy Shaw (559) 600-4207 Email: [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

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4. **ACTION: APPROVED**

**UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3696** and **INITIAL STUDY NO. 7998** filed by **SAR1, LLC** proposing to allow the installation and operation of two anaerobic digesters and a biomethane facility to produce commercial grade biogas for conveyance to an existing utility owned pipeline, via an existing point of interconnection at a previously approved digester site; and allow the construction of an approximately 3.5-mile-long underground pipeline, which will connect the proposed biomethane facility to the existing utility owned pipeline. The processing portion of the project will be located on portions of three adjacent parcels, a 159.26 acre, a 98.14-acre and 48.48-acre parcel; and the proposed pipeline will traverse six additional parcels to the point of interconnection, at the previously approved digester site, in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located approximately 0.5 miles west of S. Jameson Avenue, between W. Floral Avenue, and W. Nebraska Avenue; the proposed pipeline route would extend southwesterly to an existing dairy site located approximately one half mile northeast of the intersection of W. Kamm Avenue and the S. Bishop Avenue alignment, and approximately 4 miles northeast of the unincorporated community of Helm (APNs: 041-030-47S 48S, 20S, 041-020-30S, 29S, 31S, 32S, 27S, 041-060-60S) (11511 W. Floral Avenue) (Sup. Dist. 4).

-Contact Person Jeremy Shaw (559) 600-4207 Email: [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

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5. **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)

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