



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>

AGENDA May 18, 2023

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) 600-4230 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.

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. **TENTATIVE TRACT MAP APPLICATION NO. 6382** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATIONS NO. 3726** and **INITIAL STUDY NO. 8154** proposing to allow the creation of a nine-lot residential subdivision from a 39.63-acre parcel and a 2.09-acre parcel in the R-R (Rural Residential, two-acre minimum parcel size) Zone District. The ninth 2.09-acre parcel (Lot 9) is a remainder lot from an approved Parcel Map No. 8193. The subject parcels are located on the west side of Auberry Road approximately 600 feet southwest of its intersection with Thunderbird Road, within unincorporated community of Prather (APNs: 118-340-69 and 118-340-75) (28733 Auberry Road) (Sup. Dist. 5).

-Contact Person Ejaz Ahmad (559) 600-4204 Email: eahmad@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3718** and **INITIAL STUDY NO. 8116** proposing to allow the construction, operation, and ultimate decommissioning of a battery energy storage system consisting of lithium-ion based battery modules housed in purpose-built metal enclosures with integrated power conversion equipment, fire suppression system, transformer and 115kV transmission poles for the overhead wires crossing McCall Avenue for interconnection to nearby PG&E Sanger substation. The project will be located on an approximately 11.3-acre portion of a 37.56-acre parcel in the AE-20 (Exclusive Agriculture; 20-acre minimum parcel size) Zone District. The subject parcel is located on the northeast corner of S. McCall and E. Jensen Avenues approximately 1.26 miles west of the nearest city limits of the City of Sanger (APN: 314-080-36) (10018 E. Jensen Avenue) (Sup. Dist. 4).

-Contact Person Ejaz Ahmad (559) 600-4204 Email: eahmad@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

4. **GENERAL PLAN CONFORMITY – FRESNO UNIFIED SCHOOL DISTRICT PROPOSED SUNNYSIDE HIGH SCHOOL AGRICULTURAL EDUCATION CENTER** proposing to determine General Plan Conformity of Fresno Unified School District's proposal to acquire property comprised of three parcels totaling approximately 17.75 acres, for construction of agricultural education facilities for Sunnyside High School in the AL-20 (Limited Agriculture, 20-acre minimum parcel size) Zone District, and the R-1-B(nb)(Single Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District. The proposed agricultural education center site is located on three adjacent APN's, located at the southwest corner of the intersection of Kings Canyon Road and S. Minnewawa Avenue, and southerly adjacent, on the west side of S. Minnewawa Avenue between E. Montecito Avenue and E. Lane Avenue, approximately 0.75 miles southeast of the nearest city limits of the City of Fresno, and easterly adjacent to the nearest city limits and within the Sphere of Influence of the City of Fresno (APNs: 472-022-12, 13, 05) (748 S. Minnewawa Ave., 810 S. Minnewawa Ave., and 1010 S. Minnewawa Ave. (Sup. Dist. 3).

-Contact Person David Randall (559) 600-4052 Email: drandall@fresnocountyca.gov

-Staff Report Included

5. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3749** and **INITIAL STUDY NO 8281** proposing to allow a solid waste processing facility for the recycling of well drilling mud on portions of a 5.16-acre parcel (APN 326-150-18) and a contiguous 12.44-acre parcel (APN 326-150-19) that are located in the AL-20 (Limited Agriculture, 20-acre minimum parcel size) Zone District and are designated as Industrial Residential (the disorderly use community) and the proposed solid waste processing facility would have access from the intersection of the Avenue via a 7' wide easement to the M-1

CANCELLED

(Light Manufacturing) Zone District and designated as Limited Industrial Reserve in the Edison Community Plan. The subject parcels are located on the north side of Kings Canyon/State Route 180, 100- feet east of N. Valentine Ave., the City of Fresno lies north of the subject site (APNs: 326-150-18, 28, & 30) (Sup. Dist. 1).

6. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3754** and **INITIAL STUDY NO. 8340** proposing to allow an unmanned telecommunications facility consisting of a 105 foot-tall monopine wireless communication tower with related facilities on a 50 foot x 50 foot fenced site leased area of a 5-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The subject parcels are located on the west side of Sunnyslope Rd., between E. Trimmer Springs Rd. and Sunnyslope Rd. within the unincorporated community of Trimmer (Pine Flat) (APNs: 153-200-30, 31, & 32) (Sup. Dist. 5).

-Contact Person Elliot Racusin (559) 600-4245 Email: eracusin@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

7. **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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