



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: <https://www.fresnocountyca.gov/PlanningCommission>

AGENDA October 10, 2024

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) 600-5473 or at ecalvillo@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: <https://www.fresnocountyca.gov/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

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. **VARIANCE APPLICATION NO. 4173** filed by **HARRIS RANCH FEED COMPANY**, proposing to allow an increase in maximum height allowance for a proposed modernized flake grain mill, including a 115'

Receiving Tower, a 95' Bin Fill Bridge/Support Tower, 90' Grain Silos, and a 72'-7" Cleaner Service Platform ranging from 60 ft. to 115 ft. in height, located in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

The subject parcel is located on the north side of interchange of Interstate 5 and Fresno Coalinga Rd., approximately 9.53 miles northeast from the City of Coalinga (APN: 065-020-16S) (29475 Fresno Coalinga Rd.) (Sup. Dist. 4).

-Contact Person Alex Pretzer (559) 600- 4205 Email: apretzer@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **VARIANCE APPLICATION NO. 4076** filed by **DIRK POESCHEL LAND DEVELOPMENT SERVICES, INC.**, proposing to allow creation of two substandard parcels, a 2.00-acre parcel and a 30.22-acre parcel from an existing 32.22-acre parcel that is dual zoned with the AL-20 (AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District and the R-C-40 (Resource Conservation, 40-acre minimum parcel size) Zone District.

The subject parcel is located on the south side of Rainbow Avenue, approximately 1,204 feet west of its nearest intersection with Riverbend Avenue and is approximately 1.37 miles northeast of the nearest city limits of the City of Sanger (APNs: 333-021-91 & 92) (746 S. Rainbow Ave.) (Sup. Dist. 5).

Contact Person: Alyce Alvarez (559) 600- 9669, Email: alyalvarez@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

4. **UNCLASSIFIED CONDITIONAL USE PERMIT NOs. 3734, 3802, 3803 and 3804 KEY ENERGY STORAGE PROJECT** and **associated ENVIRONMENTAL IMPACT REPORT NO. 8189.**

The project proposes to construct, operate, maintain and provide for the future decommissioning of a battery energy storage facility on approximately 260-acres, along with a new approximately 2,500-foot-long 500-kilovolt transmission line to connect with the existing PG&E's Gates Substation located north of the project site. The project in the AE-40 (Exclusive Agriculture, 40-acre minimum parcel size) Zone District.

The project site is located on the south side of W. Jayne Avenue, between Interstate 5 and S. Lassen Avenue (State Route 269), and approximately 3.8 miles southwest of the City of Huron. The project site comprises approximately 260-acres of three parcels totaling 318-acres. APNs: 085-040-58, 085-040-36, and 085-040-37). (Sup. Dist. 4)

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

-Staff Report Included

-Individual Noticing

5. **CONTINUED TO DATE UNCERTAIN AMENDMENT TO TEXT APPLICATION NO. 388** filed by **CORNUCOPIA HYBRID, LLC**, proposing to amend 822.3.100 (B) and (F) of the Fresno County Zoning Ordinance to exempt energy production and/or storage projects secured by a financial security from interior setback requirements and permit construction of structures across interior property lines.

Contact Person: Alex Pretzer (559) 600-4205 Email: apretzer@fresnocountyca

-Staff Report Included

-Individual Noticing

6. **CONSIDER AND ADOPT THE 2025 PLANNING COMMISSION MEETING CALENDAR**

Consider and adopt the 2025 Planning Commission Hearing Calendar.

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