



# PLANNING COMMISSION AGENDA

Room 301, Hall of Records  
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Fresno, CA 93721-2198

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## ACTION SUMMARY October 10, 2024

### 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

**PRESENT:** Commissioners Abrahamian, Arabian, Borchardt, Carver, Chatha, Hill, Quist, and Zante

**ABSENT:** Commissioner Whelan

#### 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.)

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2. **ACTION: APPROVED**

**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).

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3. ACTION: **APPROVED**

**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).

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4. ACTION: **APPROVED**

**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).

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5. ACTION: **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.

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6. ACTION: **APPROVED**

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

Consider and adopt the 2025 Planning Commission Hearing Calendar.

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7. **INFORMATION/DISCUSSION ITEM:**

Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.