



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 July 18, 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. **INITIAL STUDY NO. 8307, GENERAL PLAN AMENDMENT APPLICATION NO. 566, AMENDMENT APPLICATION NO. 3850, VARIANCE APPLICATION NO 4140, and TENTATIVE TRACT MAP APPLICATION NO. 6420** filed by **ELEGANTE ESATES, LLC aka VINTAGE ON THE BLUFF, LLC.** proposing to Amend the Land Use Element of the Fresno County General Plan by changing the land use designation of a 15.24-acre parcel and a 21.18-acre parcel from Agriculture to Rural Residential; and

Rezone said parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the R-R (Rural Residential, two-acre net minimum parcel size) Zone District to allow the creation of 16 lots (Tract 6420) from the subject parcels; and

A Variance to waive the public road frontage requirement and the 4 to 1 lot depth to lot width ratio requirement for the lots; and

Approve a Tentative Tract Map for the creation of a 16 lot residential development with an exception for private road width and minimum centerline road curve radius per County Ordinance Code 17.72.333-A. The subject parcels are located on the southeast corner of Friant Road and Willow Avenue, approximately 1,870 feet north of the City of Fresno boundary (APN: 579-060- 37; 55) (12760 and 12762 N. Friant Road) (Sup. Dist. 2)

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

-Staff Report Included

-Individual Noticing

3. **INITIAL STUDY NO. 8168 and CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3729** filed by **SINGH HARPREET and HARMEET K. MAND** proposing to allow a carwash with related uses (automobile service station with convenience store retail building/commercial business suite) on an approximately 2.5-acre portion of a 4.44-acre parcel in the C-6 (General Commercial) Zone District. The subject parcel is located on the south side of Auberry Road (State Route 168) approximately 750 feet north of Lockwood Lane and 11.2 miles northwest of the City of Clovis. (APN: 118-422-69) (29650 Auberry Road, Prather) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

4. **UNCLASSIFIED CONDITIONAL USER PERMIT NO. 3771 and INITIAL STUDY NO. 8477** filed by **JAMIE TERZULLI, CV BIOGAS DEVCO** proposing to allow the installation of four anaerobic dairy digesters with related biogas conditioning equipment and biogas generators to connect to an approximately 10.5-mile underground pipeline (approved in 2019) to a biogas upgrading facility central hub site (located easternly adjacent to the subject area) to clean and condense the biogas before it is injected into the Pacific Gas and Electric's (PG&E) main natural gas transmission line. The subject parcel is located on the southeast corner of W. Elkhorn Ave. and S. Howard Ave., approximately 15.70-miles northwest from the City of Lemoore. (APN: 050-170-50s) (12103 Elkhorn Ave., Riverdale) (Sup. Dist. 1).

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

-Staff Report Included

-Individual Noticing

5. **VARIANCE NO. 4162, DIRECTOR REVIEW AND APPROVAL NO. 4757, and ENVIRONMENTAL REVIEW NO. 8528**, filed by **RED WOLF FARMS, LLC**, proposing to allow a reduction in the property development standards to allow a reduced lot width and road frontage of 53.2-feet (165-foot minimum), allow a lot depth-to-width ratio in excess of 4 to 1, and allow a reduction of the minimum required setbacks for a single family residence and accessory buildings and consider a Directors Review and Approval to allow two existing residences to remain on a proposed 1.86 parcel (APN: 373-111-28). Subject applications are necessary to allow a proposed Property Line Adjustment (PLA) 22-09 between an existing 1.86-acre parcel and 153.1-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum) Zone District. The subject parcels are located on the east side of south Alta Ave, approximately 272 feet southeast from the intersection with Manning Ave., approximately 1.5-miles east from the City of Reedley. (APNs: 373-111-27 & 373-111-28) (9234 S. Alta Ave) (Sup. Dist. 4).

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

-Staff Report Included

-Individual Noticing

6. **TENTATIVE TRACT MAP NO. 5771 TIME EXTENSION 5** filed by **JEFFREY ROBERTS ASSEMI GROUP INC / 104 INVENTMENTS LLC**. proposing to grant a fifth one-year discretionary time extension to exercise Tentative Tract Map No. 5771, which authorized a planned residential development consisting of 79 single-family residential lots and a 10.14-acre remainder lot totaling approximately 37.24 acres in the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) and R-2(c) (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size, Conditional) Zone Districts. The subject property is located south of Marina Drive within the Millerton New Town Specific Plan area between the Brighton Crest Subdivision and the Friant-Kern Canal, approximately 2.5 miles east of the unincorporated community of Friant (APN: 300-542-19 & 21) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

7. **TENTATIVE TRACT MAP NO. 5430 TIME EXTENSION NO. 5** filed by **JEFFREY ROBERTS ASSEMI GROUP INC / 104 INVENTMENTS LLC**. proposing to grant a fifth, one-year discretionary time extension to exercise Vesting Tentative Tract Map No. 5430, which authorizes the division of 179.57 acres into 561 residential lots in the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) and R-1-C(c) (Single-Family Residential, 9,000 square-foot minimum parcel size, Conditional) Zone Districts. The subject property is located on the north side of Millerton Road between Winchell Cove Road and the Friant-Kern Canal, within the Millerton New Town Specific Plan area, approximately 1.8 miles east of the unincorporated community of Friant (APNs: 300-021-27S, 300-032-12S, 300-340-01S, 300-340-03S, 300-340-30S, 300-340-37S, 300-032-66S) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

8. **TENTATIVE TRACT MAP NO. 5393 TIME EXTENSION NO. 4** filed by **JEFFREY ROBERTS ASSEMI GROUP INC / 104 INVENTMENTS LLC**. proposing to grant a fourth, one-year discretionary time extension to exercise Vesting Tentative Tract Map No. 5393, which authorizes a Planned Unit Development consisting of 275 single-family residential lots, two commercial lots, two undesignated lots, and other out lots on approximately 224-acres in the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional), R-

1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional), R-2(c) (Low Density Multiple-Family Residential, 6,600 square-foot minimum parcel size), C-M(c) (Commercial and Light Manufacturing), C-1(c) (Neighborhood Shopping Center), and R-E(c) (Recreational District, 2.0-acre minimum parcel size) Zone Districts. The subject property is located within the Millerton New Town Specific Plan, south of Millerton Road between the Brighton Crest Subdivision and the Friant Kern Canal, approximately 2.5 miles east of the unincorporated community of Friant (APN: 300-542-23, 26, and 35) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

9. **TENTATIVE TRACT MAP NO. 6226 TIME EXTENSION 4** filed by **JEFFREY ROBERTS ASSEMI GROUP INC / 104 INVENTMENTS LLC**. proposing to grant a fourth, one-year time extension to exercise Tentative Tract Map No. 6226, which authorized a Planned Unit Development consisting of 80 single-family residential lots on a 25-acre portion of a 40-acre parcel in the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District. The subject parcel is located within the Millerton New Town Specific Plan area, approximately 1,163 feet south of Millerton Road, and approximately 880 feet west of Marina Drive approximately 2.2 miles east of the unincorporated community of Friant (APN: 300-542-12) (Sup. Dist. 5).

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

-Staff Report Included

-Individual Noticing

10. **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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