



## Inter Office Memo

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DATE: July 20, 2017

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12657 - INITIAL STUDY APPLICATION NO. 7176 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3536

APPLICANT: TCD&S, LLC

OWNER: Jacob Heibert

REQUEST: Allow a Solid Waste Transfer Facility to be partially located on two 2.27-acre parcels and a 2.43-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the south side of E. Clayton Avenue, between S. Crawford and S. Wakefield Avenues, approximately 2.7 miles northwest of the nearest city limits of the City of Orange Cove and approximately 3.8 miles northeast of the nearest city limits of the City of Reedley (23191, 23205, 23241 and 23243 E. Clayton Avenue) (SUP. DIST. 4) (APNs 373-280-24, 28 and 29).

### PLANNING COMMISSION ACTION:

At its hearing of July 20, 2017, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Woolf and seconded by Commissioner Ede to deny Unclassified Conditional Use Permit Application No. 3536, concurring with Staff's inability to make required Finding Nos. 3 and 4.

RESOLUTION NO. 12657

This motion passed on the following vote:

VOTING:        Yes:            Commissioners Woolf, Ede, Chatha, Lawson and Mendes  
                  No:            Commissioners Eubanks and Borba  
                  Absent:        Commissioner Abrahamian  
                  Abstain:      None

STEVEN E. WHITE, DIRECTOR  
Department of Public Works and Planning  
Secretary-Fresno County Planning Commission

By:   
\_\_\_\_\_  
William M. Kettler, Manager  
Development Services Division

WMK:ksn  
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Attachments

EXHIBIT A

Initial Study Application No. 7176  
Unclassified Conditional Use Permit Application No. 3536

- Staff: The Fresno County Planning Commission considered the Staff Report dated July 20, 2017, and heard a summary presentation by staff.
- Applicant: The Applicant's representative did not concur with the Staff Report. He described the project and offered the following information:
- The project site has been extensively developed, and was previously utilized for industrial purposes.
  - There will be no processing or disposing of waste at the project site.
  - The proposed facility will not accept materials from the public, including recyclables.
  - The proposed facility has a limited water demand, and a closed-loop wash system will be utilized.
  - Special studies prepared for the proposed facility were found to be acceptable, including a Health Risk Assessment for potential air impacts and an acoustical analysis for noise impacts.
  - Road improvement requirements have been included as Mitigation Measures.
- Others: One other individual presented information in support of the application stating that the location of the project site would increase the efficiency of the Applicant's waste collection operations, which could result in lower fees for waste collection services.
- One individual spoke in opposition to the application stating that school buses travel in proximity to the project site, stormwater runoff from the project site has flooded his property in the past, and that hazardous materials could inadvertently be transferred to the proposed facility.
- Correspondence: Three letters and one email were presented to the Planning Commission in opposition to the application.



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

August 9, 2017

TCD&S, LLC  
PO Box 129  
Reedley CA 93654

Dear Applicant:

Subject: Resolution No. 12657 - Initial Study Application No. 7176 and Unclassified Conditional Use Permit Application No. 3536

On July 20, 2017, the Fresno County Planning Commission denied your Unclassified Conditional Use Permit. A copy of the Planning Commission Resolution is enclosed.

Since no appeal was filed with the Clerk to the Board of Supervisors within 15 days, the Planning Commission's decision is final.

If you have any questions regarding the information in this letter please contact me at [dchambers@co.fresno.ca.us](mailto:dchambers@co.fresno.ca.us) or 559-600-4204.

Sincerely,

Derek Chambers, Planner  
Development Services Division

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Enclosure