



City of Firebaugh Planning Commission Agenda September 9, 2024 • 6:00 p.m.

1. Call to Order

2. Roll Call:

Chairperson:	Ivan Garcia
Vice Chairperson:	Dennis Vasquez
Commissioners:	Nicole Molina
	Wendy Ozburn
	Dillion Knight
	Martha Sandoval-Torres
City Manager	Ben Gallegos
City Planner	Karl Schoettler/Kelsey George

3. Pledge of Allegiance

4. Approval of Minutes: June 10, 2024

5. Public Comments

Any person or persons wishing to address the Planning Commission on any matter that is not listed on the agenda may do so at this time. Individuals must limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments should be directed at the chairperson and not at individual Commissioners or staff members.

6. Public Hearings

- A. **Tentative Parcel Map 2024-01.** Application requesting approval to create two parcels from an existing ±177.68-acre parcel, located on the southwest side of W Behymer Avenue and Clyde Fannon Drive, Assessor Parcel Number is 007-061-22S. Parcel map shall comply with all provisions of the Subdivision Map Act. Resolution PZ 24-05.

7. Other Business:

- A. **None**

8. City Planner's Comments

9. Planning Commissioner Comments

10. Adjournment

Next Resolution Number PZ 24-06

Next Planning Commission Meeting: Tentatively scheduled for December 9, 2024.

Public Notification: Agenda posted 72 hours prior to meeting date.

Date/Time posted: September 6, 2024, 5:00 p.m.

Verified by Rita Lozano, Deputy City Clerk



City of Firebaugh

Planning Commission Special Minutes

June 10, 2024, • 6:00 p.m.

1. Call to Order: 6:00 p.m., by Deputy Clerk Lozano

2. Roll Call: Commissioners Dennis Vasquez
Wendy Ozburn
Dillion Knight
Martha Sandoval-Torres
City Planner Kelsey George
City Manager Ben Gallegos
Absent Ivan Garcia, Nicole Molina

3. Pledge of Allegiance *Planning Commissioner Vasquez led the pledge of Allegiance.*

4. Approval of Minutes: May 29, 2024

Motion to approve minutes by Commissioner Knight, second by Commissioner Vasquez motion passes by 4-0 vote.

5. Public Comments: None

6. Public Hearings:

- A. **General Plan Amendment 2024-01: Firebaugh Housing Element Update.** A public hearing to consider adoption of the Commonsense Exemption to CEQA as the environmental finding and recommendation approval to the City Council of the 2023-2031 Multi-Jurisdictional Housing Element and the 2023-2031 Firebaugh General Plan Housing Element. Resolution PZ 24-04.

Motion to approve Res. PZ 24-04 by Commissioner Vasquez, second by Commissioner Knight, motion passes by 4-0 vote.

7. Other Business:

A. None

8. City Planner's Comments: Nothing to report.

9. Planning Commissioner Comments: No comment given

10. Adjournment

Motion to adjourn by Commissioner Vasquez, second by Commissioner Knight; motion passes by 4-0 vote; meeting adjourned at 6:17 pm.

FIREBAUGH PLANNING COMMISSION
STAFF REPORT

Date: September 9, 2024
To: Firebaugh Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Tentative Parcel Map 2024-01

Recommendation

It is recommended the Planning Commission take the following actions:

- Ask for the Planner to deliver the staff report;
- Ask any questions of staff regarding the project;
- Open the public hearing and accept any public testimony regarding the project;
- Close the public hearing and discuss the project further as necessary;
- Ask for a motion for action on the project. It is recommended the Planning Commission approve the project by adopting Resolution PZ 24-05.

Discussion

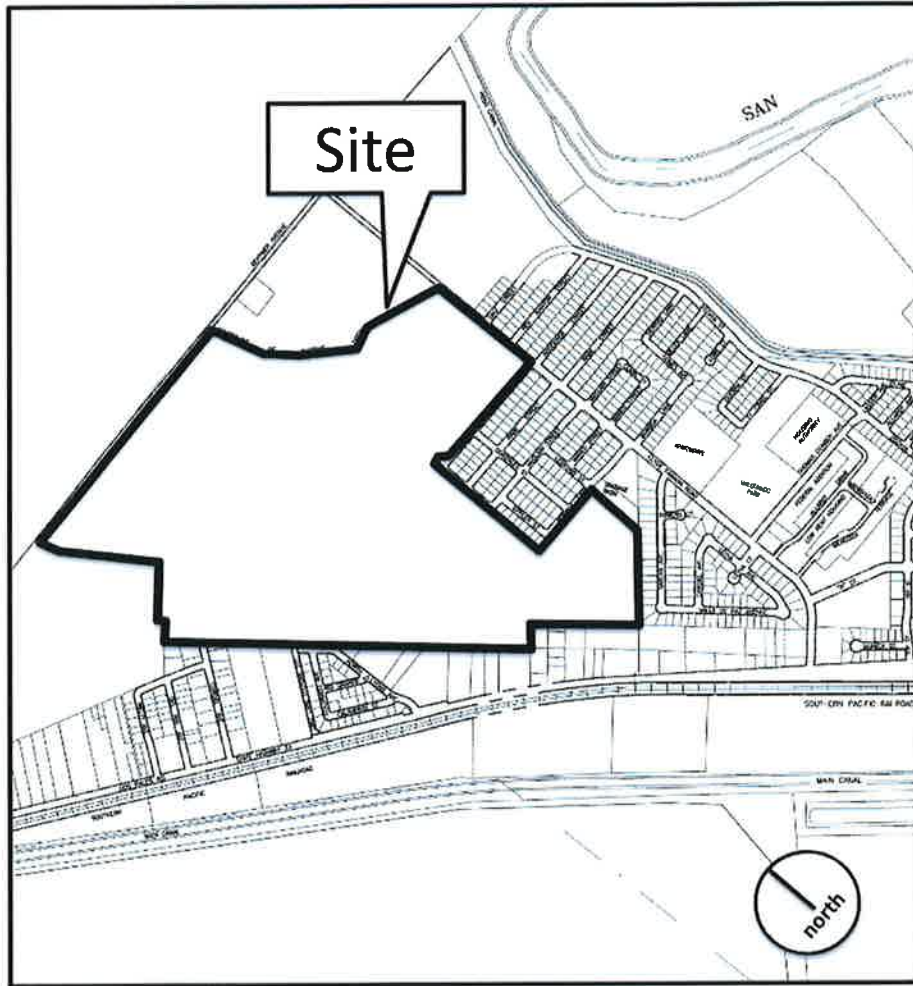
The applicant is requesting approval to subdivide a site of approximately 177.68 acres into two parcels. The site is located near the southwest corner of W Behymer Avenue and Clyde Fannon Drive (see location map and aerial photo). Currently, the site is minimally developed and primarily used for agricultural operations, mainly cotton farming. Exhibit 1 shows the proposed parcel map.

The proposed easterly parcel (Parcel A) contains approximately 30.93 acres and is anticipated to be further subdivided into single-family residential lots in the near future. The second and larger parcel, containing approximately 146.75 acres, is expected to remain as-is and continue its existing agricultural use.

The existing site comprises several zoning districts, including R-1 (Single Family Residential District), O (Open Space Recreation District), R-3 (Medium Density Multiple Family Residential District), and G (Government District), as shown in Exhibit 2. The majority of the existing site, including all of the proposed Parcel A, is zoned R-1 for single-family residential use. The proposed parcel map complies with zoning standards, and the anticipated use (single-family residential development) is a permitted use.

As noted above, it is expected that the applicant will submit an application for a Tentative Subdivision Map (TSM) to facilitate the subdivision of the proposed Parcel A into single-family residential lots, in the near future. The proposed parcel map has been reviewed by the City Engineer, who has provided conditions of approval listed in Resolution PZ 24-05.

Map 1: Location



Map 2: Aerial Photo



**Report to Firebaugh Planning Commission (9/9/2024)
Tentative Parcel Map 2024-01**

Exhibit 1: Proposed Parcel Map (excerpt)

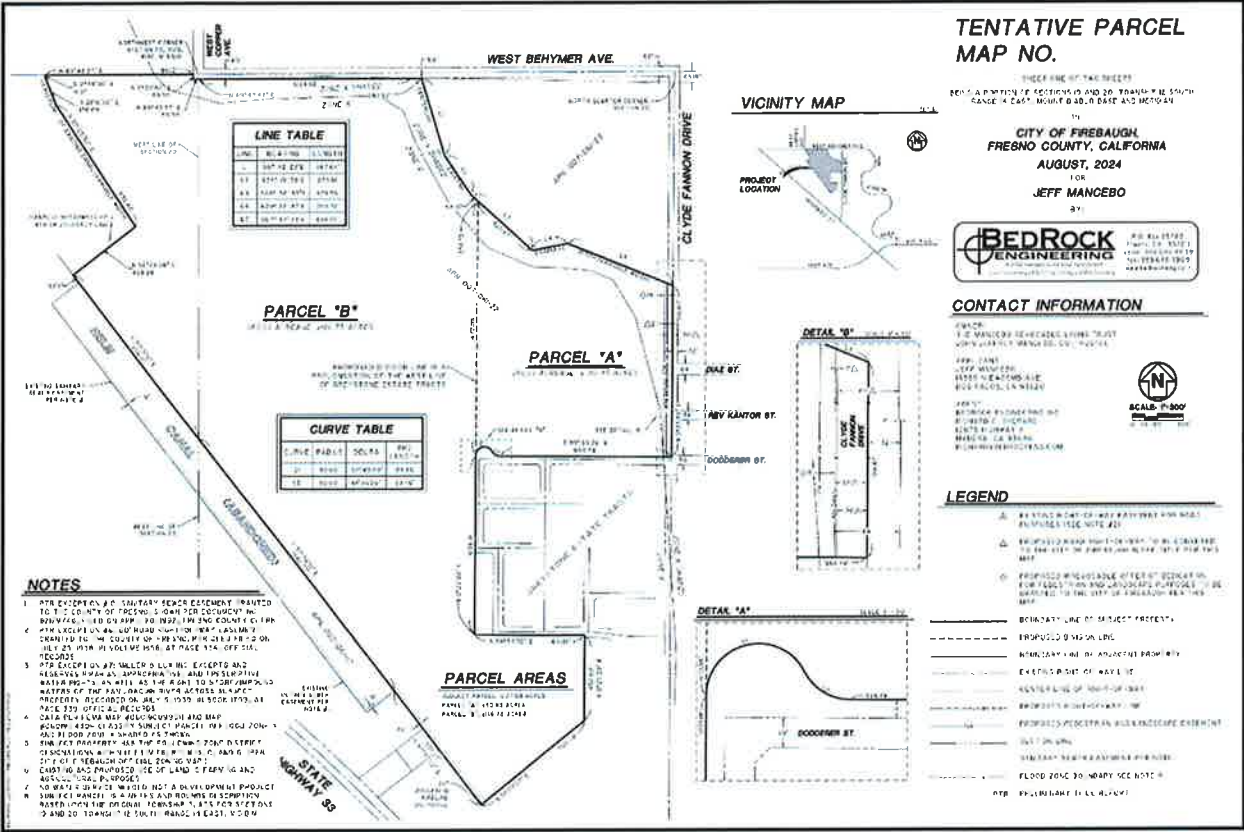
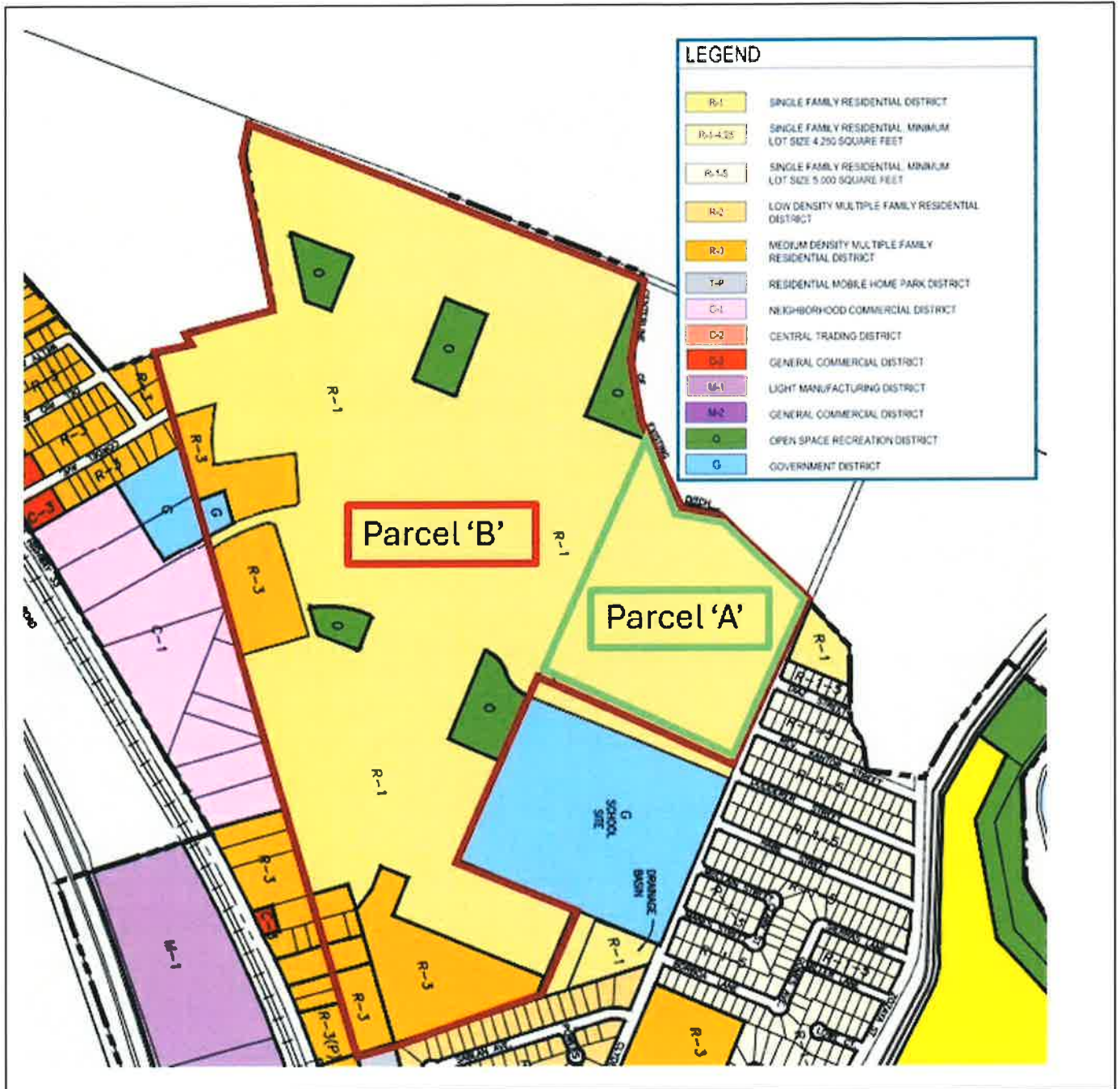


Exhibit 2: Zoning Map (excerpt)



BACKGROUND INFORMATION

Applicant/ Owner: Jeff Mancebo
15385 N. Newcomb Avenue
Dos Palos, CA 93620

Agent: Patrick Popp and Richard Shepherd; Bedrock Engineering
10878 Highway 41
Madera, CA 93636

Location: The subject site includes one parcel located near the southwest corner W Behymer Ave and Clyde Fannon Dr. The Assessor Parcel Number (APN) is 007-061-22S.

Request: The applicant is requesting approval of a Tentative Parcel Map to create two parcels from the existing 177.68-acre site. Proposed Parcel A will consist of approximately 30.93 acres and is intended for further subdivision into single-family residential lots. Parcel B will consist of approximately 146.75 acres and will remain as is.

Zoning: The site is mainly zoned R-1 (Single Family Residential). Applicable zoning standards for this zone include:

- Lot size: 6,500 square feet
- Lot Depth: 100-feet
- Lot Width: 60-feet interior lots; 65-feet corner lots
- Building Height: 25 feet/two stories, maximum
- Setbacks
- Front Yard: 20 feet, minimum
- Side Yard: 5-feet interior side; 10-feet corner lot street side
- Rear Yard: 10-feet

Surrounding zone classifications are as follows:

- North: County agricultural zoning
- South: R-2
- West: C-1, R-3, G
- East: R-1-3

General Plan: The subject site is currently designated Low Density Residential, Park/Recreation, Public/Quasi Public, and High Density Residential by the Land Use Element of the Firebaugh General Plan.

Land Use: The site is undeveloped and is primarily being used for agriculture. Surrounding land uses are as follows:

- North: Agriculture
- South: Single family residential
- East: Single family residential
- West: Multifamily residential, single family residential

Report to Firebaugh Planning Commission (9/9/2024)
Tentative Parcel Map 2024-01

- Access:** Access to the site is provided by both Behymer Avenue and Clyde Fannon Road, both of which are designated as Collector Streets on the Firebaugh General Plan Circulation System Map. Additionally, three future collector streets are proposed within the subject property. At the time of development, access will need to be reviewed and approved for compliance with the General Plan and any other relevant plans.
- Services:** Police and fire protection is provided by the City of Firebaugh.
- Infrastructure:** Future development on the site will be required to connect to any existing water and sewer lines and pay impact fees.
- Environmental** The proposed parcel map is exempt from environmental review, per Section 15315, Minor Land Divisions, of the California Environmental Quality Act (CEQA).

RESOLUTION PZ 24-05

**BEFORE THE PLANNING COMMISSION
CITY OF FIREBAUGH
COUNTY OF FRESNO, STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FIREBAUGH
APPROVING TENTATIVE PARCEL MAP 2024-01**

WHEREAS, A Parcel Map application has been submitted to the City requesting approval to create two parcels from an existing ±177.68-acre parcel, generally situated on the southwest side of W Behymer Avenue and Clyde Fannon Drive. The Assessor Parcel Number is 007-061-22S; and

WHEREAS, the proposed Tentative Parcel Map is shown in Exhibit 1 (attached and on file with Firebaugh City Hall). Proposed Parcel A will contain 30.93 acres; Parcel B will contain 146.75 acres; and

WHEREAS, property owners within 300 feet of the subject site were notified of the Planning Commission's meeting and a public hearing notice was published ten (10) days prior to the Planning Commission's meeting, and

WHEREAS, the Planning Department has prepared a staff report and environmental finding, and

WHEREAS, the Planning Commission held a public hearing on this project and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this project:

1. The project is consistent with the Firebaugh General Plan, Land Use Element and zoning designations.
2. The project will not have a significant impact on the environment and is exempt from review under Section 15315 of the Guidelines of the California Environmental Quality Act.
3. The project will not have an adverse impact on the health, safety and welfare of residents in the neighborhood or community.

NOW, THEREFORE BE IT RESOLVED THAT Tentative Parcel Map 2024-01, as shown in Exhibit 1, is approved subject to the following conditions:

1. Label the tentative map with the corresponding parcel map number as provided by the County of Fresno.
2. Provide a preliminary title report to verify the parcel information shown on the tentative map and to support the parcel and/or easement lines established for the map.
3. Show and properly identify the width and location of any missing public or private easements within and around the proposed subdivision.
4. Verify the dedication to the County of Fresno for Clyde Fannon Drive is in fee title and label accordingly.
5. Label the legacy parcel number and record map for the subject parcel.

6. Show and label a 32' irrevocable offer of dedication in fee title for street right of way for Clyde Fannon Drive.
7. Show and label a 15' irrevocable offer of dedication in fee title for pedestrian and landscape purposes for Clyde Fannon Drive.
8. Show and label the boundaries for the flood zone areas overlaying the proposed parcels.
9. Verify the statement for domestic water supply is applicable to this parcel subdivision and modify accordingly.
10. All minimum conditions of subdivision approval in the City of Firebaugh Subdivision Ordinance are included by reference.
11. The parcel map shall comply with all provisions of the Subdivision Map Act.
12. Approval of the Tentative Parcel Map is subject to all required California Environmental Quality Act studies and corresponding mitigation measures as determined by the City Planner.
13. Approval of the Tentative Parcel Map is subject to all zoning and land use requirements as determined by the City Planner.
14. The Parcel Map shall be prepared by a California Licensed land surveyor or registered civil engineer and filed for City Council approval.
15. Subdivider shall provide an irrevocable offer of dedication in fee title to the City of Firebaugh for street right of way for the west half (32') for Clyde Fannon Drive. This irrevocable offer of dedication shall extend the length of the property line.
16. Subdivider shall provide an irrevocable offer of dedication in fee title to the City of Firebaugh for a 15' outlot for pedestrian and landscape purposes for Clyde Fannon Drive. This irrevocable offer of dedication shall extend the length of the property line.
17. Subdivider shall provide all required documents as determined by the City Engineer for review and approval of a parcel map and recording thereof including, but not limited to, map check print, closure calculations, current title report, property deeds and exceptions, and electronic files.

The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Firebaugh Planning Commission on the 9th of September, 2024 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

ATTEST:

Chairperson, Firebaugh Planning Commission

Secretary, Firebaugh Planning Commission

Exhibit 1: Parcel Map 2024-01

