



PLANNING COMMISSION AGENDA

Room 301, Hall of Records
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Web Site: <https://www.fresnocountyca.gov/PlanningCommission>

ACTION SUMMARY

June 4, 2026

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, Garcia, Quist and Roman

ABSENT: Commissioner Hill and Chaney

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. **ACTION: APPROVED**

UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3630, HEARTLAND SOLAR PROJECT and ASSOCIATED ENVIRONMENTAL IMPACT REPORT NO. 7564 (STATE CLEARINGHOUSE NO.2022100609) filed by **HEARTLAND SOLAR LLC** proposing to allow the construction and operation of the Heartland Solar Project. The project proposes to construct, operate, maintain and provide for the future decommissioning of photovoltaic (PV) solar energy generation and battery energy storage system facilities. Proposed facilities would generate approximately 300 megawatts alternating current (MWAC) of solar PV energy and have capacity to store up to 300 MW of energy on approximately 2,362 acres of private land in western Fresno County. The facilities would

interconnect to the regional electrical grid via an electrical generation-tie (gen-tie) line between the solar facility and the existing Tranquility Switching Station, which is located approximately 1.25 miles south of the solar and energy storage facility site. The Tranquility Switching Station is owned and operated by the Pacific Gas and Electric Company (PG&E). PG&E also would conduct other necessary infrastructure work to support interconnection of the Heartland Solar Project. The project site is in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project area is located approximately 6 miles southwest of the City of Mendota, 10 miles east of Interstate 5 (I-5), to the east of S. San Bernardino and Los Angeles avenues, south of W. American Avenue, west of State Route (SR) 33 (also called S. Derrick Avenue), 0.5 mile north of W. Manning Avenue, and 1.25 miles north of PG&E's Tranquility Switching Station. The Tranquility Switching Station is located near the northeast corner of the intersection of W. Dinuba Avenue and S. Ohio Avenue, within the boundaries of the Tranquility Solar Generating Facility. (APNS: 028-140-38, 028-140-41, 028-170-77, 028-060-84, 028-160-23, 028-060-77, 028-101-85, 028-101-81, 028-101-82) (Sup. Dist. 1).

3. **ACTION: APPROVED**

UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3852-A and 3852-B filed by **PETE LOCASTRO, AREA OPERATIONS MANAGER, CEMEX** proposing to amend Unclassified Conditional Use Permit Nos. 3755 A and B, 3093, 3094 and related UCUP Nos. 367, 2032, 2209, 2241, 2235, 3064 and 3063, to extend the operational time limit for the existing aggregate (sand and gravel) operation, processing plants, and related currently permitted uses for one (1) year (extend expiration date from July 28, 2026 to July 28, 2027). The Project includes the Plant Site and the Quarry Site as described below:

- Plant Site (UCUP 3852-A): located on approximately 122 acres on the west side of N. Friant Road 0.65-miles north of Willow Avenue, and approximately 1.5-miles north of the nearest boundary of the City of Fresno (APNS: 300-070-56S, 57S, 58S, 59S, and 60S) (13475 N. Friant Road) (Sup. Dist. 2).
 - Quarry Site (UCUP 3852-B): located on approximately 354 acres on the west side of N. Friant Road at its intersection with Merrill Avenue, and approximately 2.0-miles north of CEMEX's current Plant Site (APNS: 300-040-19, 300-040-20, 300-080-01S, 300-250-12 and portion of 300-310-01) (13475 N. Friant Road) (Sup. Dist. 5).
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4. **INFORMATION/DISCUSSION ITEM:**

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

-Contact person, Tawanda Mtunga (559) 600-4256, Email: tmtunga@fresnocountyca.gov

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