



PLANNING COMMISSION AGENDA

TEMPORARY LOCATION
Fresno County Ballroom
2220 Tulare Street (Plaza Bldg.)
Southwest corner of Tulare & M
Fresno, California

Contact: Planning Commission Clerk
Phone: (559) 600-4497
Email: knovak@fresnocountyca.gov
Call Toll Free: 1-800-742-1011 – Ext. 04497

Web Site: <http://www.co.fresno.ca.us/PlanningCommission>

ACTION SUMMARY December 6, 2018

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.

PLEDGE OF ALLEGIANCE

ROLL CALL:

PRESENT: Commissioners Abrahamian, Burgess, Chatha, Delahay, Eubanks, Hill, Lawson and Vallis

ABSENT: Commissioner Ede

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 were 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.)

There were no public presentations for this hearing.

2. **INITIAL STUDY APPLICATION NO. 7347** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3588** filed by **DERREL'S MINI STORAGE, INC.**, proposing to allow a personal/recreational vehicle storage facility and a caretaker's residence with office on a 38.03-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northwest corner of E. Copper Avenue and Auberry Road approximately 2,800 feet east of the nearest city limits of the City of Fresno (Sup. Dist. 5) (APN 580-040-09). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7347, and take action on Classified Conditional Use Permit Application No. 3588 with Findings and Conditions.

-Contact person, Ejaz Ahmad (559) 600-4204, email: eahmad@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

ACTION: APPROVED WITH CONDITIONS

3. **ENVIRONMENTAL IMPACT REPORT NO. 7225 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATIONS NO. 3550, 3551, 3552, 3553, AND 3577** filed by **FIRST SOLAR 1 LLC, FIRST SOLAR 3 LLC, FIRST SOLAR 4 LLC, FIRST SOLAR 5 LLC, and FIRST SOLAR 6 LLC**, proposing to:

Allow the construction, operation, maintenance, and ultimate decommissioning of an up to 180-megawatt (MW) photovoltaic (PV) electricity generating facility and associated infrastructure, to be known as Little Bear Solar 1, 3, 4, 5, and 6 on approximately 1,288 acres in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. No Little Bear 2 facility is proposed. The solar facility would consist of five individual facilities, ranging from approximately 161 to 322 acres, with a 60-foot monopole design telecommunications tower and associated equipment proposed at the Little Bear Solar 1 site. Each individual facility would include a substation, inverters, transformers, and a 34.5 kilovolt (kV) overhead collection system, and could include an energy storage system. Other necessary infrastructure would include a permanent operation and maintenance building, water storage, meteorological data system, access roads, telecommunications infrastructure, and security fencing. The Project site is located approximately 13 miles east of Interstate 5, approximately 2 miles southwest of the City of Mendota, and adjacent to and west of State Route 33. The Project site is comprised of approximately 1,288 acres of Westlands Water District-owned lands, and would encompass the six parcels. A new 115 kV generation tie-line will be strung along the existing North Star generation tie-line, which has been constructed within private easements along W. California Avenue (Solar Facility APNs: 019-110-03ST, -04ST, -05ST, -06ST, and -13ST) (Sup Dist. 1).

-Contact person, Chrissy Monfette (559) 600-4245, email: cmonfette@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

ACTION: DENIED

4. **VARIANCE APPLICATION NO. 4062** filed by **MICHAEL E. KELLEY**, proposing to allow a building height of 66 feet (35-foot maximum height permitted) for the construction of two baghouses on a 39.60-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the west side of Madera Avenue approximately 0.5 miles north of its intersection with Manning Avenue, approximately 6.2 miles east of the nearest city limits of the City of San Joaquin (8325 S. Madera Avenue) (SUP. DIST. 1) (APN 030-070-67S).

-Contact person, Danielle Crider (559) 600-9669, email: dacrider@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

RECUSED: Commissioner Abrahamian

ACTION: APPROVED

5. **INFORMATION/DISCUSSION ITEM:**

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

-Contact person, Marianne Mollring (559) 600-4569, email: mmollring@fresnocountyca.gov

ACTION: REPORT GIVEN

Requests for disability-related modification or accommodation reasonably necessary in order to participate in the meeting must be made to Suzie Novak, Planning Commission Clerk, by calling (559) 600-4497 or email knovak@fresnocountyca.gov, no later than the Monday preceding the meeting by 9:00 a.m.

MM:ksn

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