



PLANNING COMMISSION AGENDA

Room 301, Hall of Records
2281 Tulare Street
Northwest Corner of Tulare & M
Fresno, CA 93721-2198

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

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

AGENDA September 9, 2021

*** SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19 ***

Due to the current Shelter-in-Place Order covering the State of California and Social Distance Guidelines issued by Federal, State, and Local Authorities, the County is implementing the following changes for attendance and public comment at all Planning Commission meetings until notified otherwise. The Board chambers will be open to the public. Any member of the Planning Commission may participate from a remote location by teleconference pursuant to Governor Gavin Newsom's executive Order N-25-20. Instructions about how to participate in the meeting will be posted to: <https://www.co.fresno.ca.us/planningcommission> 72 hours prior to the meeting date.

- *The meeting will be broadcast. You are strongly encouraged to listen to the Planning Commission meeting at: <http://www.co.fresno.ca.us/PlanningCommission>.*
- *If you attend the Planning Commission meeting in person, you will be required to maintain appropriate social distancing, i.e., maintain a 6-foot distance between yourself and other individuals. Due to Shelter-in-Place requirements, the number of people in the Board chambers will be limited. Members of the public who wish to make public comments will be allowed in on a rotating basis.*
- *If you choose not to attend the Planning Commission meeting but desire to make general public comment on a specific item on the agenda, you may do so as follows:*

Written Comments

- *Members of the public are encouraged to submit written comments to: Planningcommissioncomments@fresnocountyca.gov. Comments should be submitted as soon as possible, but not later than 8:30am (15 minutes before the start of the meeting). You will need to provide the following information:*
 - *Planning Commission Date*
 - *Item Number*
 - *Comments*
- *Please submit a separate email for each item you are commenting on.*
- *Please be aware that public comments received that do not specify a particular agenda item will be made part of the record of proceedings as a general public comment.*
- *If a written comment is received after the start of the meeting, it will be made part of the record of proceedings, provided that such comments are received prior to the end of the Planning Commission meeting.*

- *Written comments will be provided to the Planning Commission. Comments received during the meeting may not be distributed to the Planning Commission until after the meeting has concluded.*
- *If the agenda item involves a quasi-judicial matter or other matter that includes members of the public as parties to a hearing, those parties should make arrangements with the Planning Commission Clerk to provide any written materials or presentation in advance of the meeting date so that the materials may be presented to the Planning Commission for consideration. Arrangements should be made by contacting the Planning Commission Clerk at (559) 600-4230.*

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) 600-9668 or at imoreno@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.

- - AGENDA - -

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: <http://www.co.fresno.ca.us/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 for this hearing.

5. UNCLASSIFIED CONDITIONAL USE PERMIT (CUP) APPLICATION NO. 3555 and ASSOCIATED ENVIRONMENTAL IMPACT REPORT NO. 7230.

Proposing a 4,089-acre project site in the AE-20 (Exclusive Agriculture; 20-acre minimum parcel size) Zone District for the construction, operation, maintenance, and ultimate decommissioning of:

- 3,500 acre 400-megawatt (MW) solar photovoltaic (PV) electricity generating facility,
- 10-acre 400 MW energy storage system,
- Related improvements such as a maintenance and operations buildings, telecommunications tower etc.,
- Two substations on approximately 5-acres each,
- Onsite switchyard on approximately 5-acres.
- Expansion to PG&E electrical infrastructure would include 0.5 Acre expansion of the Tranquillity Switching Station and approximately 1,900 feet of 230 kilovolt (kV) transmission line to connect the solar facility to the Tranquillity Switching Station.

The project is identified as the Scarlet Solar Energy Project.

The project site is located in unincorporated Fresno County, approximately:

- 3.5 miles west-southwest of the community of Tranquillity
- 6.5 miles east of Interstate 5 (I-5)
- south of W. South Avenue
- north of W. Dinuba Avenue
- east of State Route 33 (S. Derrick Ave.)
- west of S. San Mateo Avenue)

Northeast of and adjacent to the Great Valley Solar Facility (previously the Tranquillity Solar Facility) and would encompasses up to 33 parcels (total 4,089 acres).

APNs: 028-071-34 028-071-39 028-071-40 028-071-41 028-071-43 028-071-44
028-071-45 028-071-47 028-071-48 028-071-49 028-081-66 028-111-01
028-111-02 028-111-04 028-111-06 028-111-07 028-111-09 028-111-10
028-111-12 028-111-13 028-111-14 028-111-15 028-111-16 028-111-17
028-111-19 028-111-20 028-121-61 028-120-62 028-101-74 028-101-72
028-101-82 028-101-81 028-101-75

(Sup. Dist.1).

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

-Staff Report Included

-Individual Noticing

6. 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

DR:jp
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