



PLANNING COMMISSION AGENDA

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

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

ACTION SUMMARY September 9, 2021

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

PRESENT: Commissioners Abrahamian, Carver, Chatha, Ede, Ewell, and Hill

ABSENT: Eubanks, Woolf

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.

REGULAR AGENDA

- CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3699** and **INITIAL STUDY NO. 8021** filed by **TRAFALGAR LAND COMPANY** proposing to allow the processing, storage, and sale of agricultural chemicals on a 2.09-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the north side of E. Conejo Avenue approximately 1,290 feet east of its intersection with S. Cedar Avenue and is approximately 7.2 miles west of the City of Selma (2246 E. Conejo Avenue) (APN 042-310-03) (Sup. Dist. 4).

-Contact person, Thomas Kobayashi (559) 600-4224, email: tkobayashi@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

3. **VARIANCE APPLICATION NO. 4110** filed by **RAYMOND D. JOHNSON**, proposing to waive of the minimum lot size requirement in order to Allow the creation of an approximately 0.88-acre parcel, with an existing single-family dwelling, from an approximately 20.88-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the east side of S. James Road between W. Martin Road and W. Masters Avenue, approximately one and one half-mile southwest of the unincorporated community of Tranquillity and approximately four miles west of the City of San Joaquin (030-210-80) (7802 James Road) (Sup. Dist. 1).

-Contact person, Jeremey Shaw (559) 600-4207, email: jshaw@fresnocountca.gov

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

4. **UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3712** filed by **SEAN MOSS (UNWIRED BROADBAND INC.)** proposing to allow the installation of an unmanned communications site with a corresponding solar array to provide wireless internet service in the AL-40 (Limited Agricultural, 40-acre minimum parcel size) Zone District. (13638 E. Shepard Ave.) (APN: 150-070-90) (Sup. Dist. 5)

-Contact person, Elliot Racusin (559) 600-4245, email: eracusin@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

ACTION: APPROVED

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 Tranquility Solar Facility) and would encompass 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

ACTION: APPROVED

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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Action Summary.docx