



# 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) 600-5473  
Email: [ecalvillo@fresnocountyca.gov](mailto:ecalvillo@fresnocountyca.gov)  
Call Toll Free: 1-800-742-1011 – Ext. 05473

Web Site: <https://www.fresnocountyca.gov/PlanningCommission>

---

## AGENDA September 19, 2024

**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) 600-5473 or at [ecalvillo@fresnocountyca.gov](mailto:ecalvillo@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.

### **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**

#### **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. **INITIAL STUDY NO. 8459 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3772** filed by **FRESNO COUNTY SHERIFF'S OFFICE** proposing to allow the development of a multi - purpose training facility, with the capacity to host multiple local and regional law enforcement agencies. The project site contains a decommissioned County detention facility located on a 317.12-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

The subject parcel is located on the northeast of the intersection of E. Elkhorn Ave. and State Route 41, approximately 3.5-miles southeast of the unincorporated community of Caruthers. (APN: 042-043-51ST) (500 E. Elkhorn Ave., Riverdale) (Sup. Dist. 4).

Contact Person: Jeremy Shaw (559) 600- 4207, Email: [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

3. **UNCLASSIFIED CONDITIONAL USE PERMIT (CUP) Nos. 3789, 3790, 3791 and 3792, AMENDING UNCLASSIFIED CONDITIONAL USE PERMIT (CUP) No. 3555 AND AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT NO. 7230 PREVIOUSLY CERTIFIED FOR THE PROJECT** filed by **RE Scarlet, L.L.C.** to:

**AMEND CUP NO. 3555 APPROVED FOR THE SCARLET SOLAR ENERGY PROJECT ON A 4,089-ACRE SITE IN THE AE-20** (Exclusive Agricultural; 20-acre minimum parcel size) Zone District separating the CUP into four individual entitlements (CUP 3789, 3790, 3791, 3792) to allow for independent financial securities and decommissioning of the project and; increase the physical footprint of the approved battery storage system, allow shared use of infrastructure (gen-tie, switching station, electrical substation and related infrastructure) with Sonrisa Solar Facilities CUP 367, eliminate 320 acres approved under CUP No. 3555, provide an alternative Condition of Approval related to the repair of public roads, and provide an addendum to EIR No. 7230 to incorporate an updated hydrology technical memorandum and an updated air quality technical memorandum.

The project site is in unincorporated Fresno County, approximately 3.5 miles west-southwest of the community of Tranquillity and 6.5 miles east of Interstate 5 (I-5) and is bordered by W. South Avenue to the south, W. Dinuba Avenue to the north State Route 33, S. Derrick Ave. to the east and S. San Mateo Avenue to the west.

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  
                      028-111-13   028-111-14   028-111-15   028-111-16   028-111-17   028-111-19  
                      028-111-20   028-120-61   028-120-62   028-101-84   028-101-82   028-101-81  
                      028-101-75   (Sup. Dist. 1).

-Contact Person Ejaz Ahmad (559) 600- 4204 Email: [eahmad@fresnocountyca.gov](mailto:eahmad@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

4. **DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4771 and ENVIRONMENTAL REVIEW NO. 8584**, filed by **KEITH GARDNER**, proposing to allow the expansion of an existing 31,264 square-foot Private School constructing eight 960 square-foot buildings (5 classrooms, 1 office, 1 library, 1 storage), and one 384 square-foot building (restroom) on a 36.9-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the southeast corner of East Belmont Ave. and North Academy Ave., approximately 0.68-miles north from the City limits of the City of Sanger. (APN: 314-150-28s) 13189 E. Belmont Ave.) (Sup. Dist. 5).

-Contact Person Alyce Alvarez (559) 600- 9669 Email: [alyalvarez@fresnocountyca.gov](mailto:alyalvarez@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

5. **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](mailto:drandall@fresnocountyca.gov)

DR:ec

G:\4360Devs&PIn\PROJSEC\PLANNING COMMISSION\Agendas and Action Summaries\2024 Agenda & Action Summaries\2024-09-19 Agenda.docx