



PLANNING COMMISSION AGENDA

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

Contact: Planning Commission Clerk
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Web Site: <https://www.fresnocountyca.gov/PlanningCommission>

AGENDA November 14, 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) 600-4230 or at jpotthast@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

- 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.)
- UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3677, SONRISA SOLAR PROJECT** and associated **ENVIRONMENTAL IMPACT REPORT NO. 7869 (STATE**

CLEARINGHOUSE NO. 2020110008) filed by **EDPR CA Solar Park VI LLC** proposing to allow the construction, operation, maintenance, and decommissioning of the Sonrisa Solar Project (Project), of a photovoltaic (PV) solar electricity generating up to 200 megawatts and energy storage facilities with a capacity of approximately 184 megawatts on approximately 2,000 acres.

The Project would connect to the electrical grid via an approximately 0.2-mile gen-tie connection to an existing 3.3 mile long 230 kilovolt (kV) gen-tie through an adjacent energy project which connects to the existing Tranquillity Switching Station, which is operated by Pacific Gas and Electric Company (PG&E). The requested term for the CUP is 35 years.

The approximately 2,000-acre site is located in western Fresno County, generally bounded by State Route 33 (SR 33 also known as S. Derrick Avenue) to the west, West Manning Avenue to the south, S. Merced Avenue to the east, and W. Adams Avenue to the north, W. South Avenue bisects the site from east to west, approximately 7 miles west of the unincorporated community of Tranquillity.

-Contact Jeremy Shaw Planner (559) 600-4207 Email: jshaw@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **VARIANCE NO. 4142** and **INITIAL STUDY NO. 8329** filed by **JAMES HEISDORF** proposing to allow the creation of three 20-acre parcels and a remaining 63-acre parcel from an existing 123-acre parcel within the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

The subject parcel is located on the north side of Millerton Rd. 1.21-miles east of Auberry Rd., approximately 6.8-miles east from the community of Friant (APN 138-061-16) (10836 Millerton Rd.) (Sup. Dist. 5).

-Contact Alex Pretzer Planner (559) 600-4205 Email: apretzer@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

4. **VARIANCE APPLICATION NO. 4153** and **ENVIRONMENTAL REVIEW NO. 8430** proposing to allow for the creation of a 7.64 substandard parcel, from an existing 21.51-acre parcel with a condition to submit a Property Line Adjustment Application to meet the minimum lot size requirements of the AE-20 (Exclusive Agricultural, 20-acre minimum) Zone District from the balance of APN 314-120-52 and 314-120-65S and waive development standards to allow for a 12-foot side yard setback for the existing shade structures where a 20 foot side yard setback is required within the AE-20 Zone District. If approved, a mapping procedure will follow.

The subject parcel is located on the north side of King Canyon Road, approximately 1.7-miles from the City of Sanger. (APN: 314-120-52) (10386 E. Kings Canyon Road) (Sup. Dist. 5).

-Contact Alex Pretzer Planner (559) 600-4205 Email: apretzer@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

5. **TEXT AMENDMENT NO. 389** and **ENVIRONMENTAL REVIEW (ER) NO. 8627** to modify the text of the Fresno County Zoning Ordinance to amend Article 5, Chapter 842.5 – Conditional Use Permits, Section 842.5.020.B.14 for Power Production and Generation Facilities, and Article 7 – Definitions for Public Utility Facilities to expand and provide additional clarity by including power storage and transmission and specific Government Code references.

-Contact Chris Motta Planner (559) 600-4227 Email: cmotta@fresnocountyca.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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