



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

July 10, 2019

CalCom Energy
635 S. Atwood Street
Visalia CA 93277

Subject: Resolution No. 12778 - Initial Study Application No. 7584 and Unclassified
Conditional Use Permit Application No. 3638

Dear Applicant:

On June 6, 2019, the Fresno County Planning Commission approved your Unclassified Conditional Use Permit with Conditions. A copy of the Planning Commission Resolution is enclosed.

Since no appeal was filed with the Clerk to the Board of Supervisors within 15 days, the Planning Commission's decision is final.

The approval of this project will expire two years from the date of approval unless a determination is made that substantial development has occurred. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Unclassified Conditional Use Permit.

If you have any questions regarding the information in this letter please contact me at eahmad@fresnocountyca.gov or 559-600-4204.

Sincerely,

Ejaz Ahmad, Planner
Development Services and Capital Projects Division

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Enclosure



Inter Office Memo

DATE: June 6, 2019

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12778 - INITIAL STUDY APPLICATION NO. 7584 and UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3638

APPLICANT: CalCom Energy

OWNER: Pappas Ranch, LLC
Friendship LLC
California Trade LLC

REQUEST: Allow a 2,218 kW ground-mount photovoltaic solar system to be developed in two phases on an approximately 11.8-acre portion of a 55-acre parcel to support agricultural operations by energizing existing electrical facilities on an adjacent 116.6-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project will install approximately 1.5 miles of overhead electrical lines to connect the system to the facilities.

LOCATION: The subject parcels are located on the south side of Fresno-Coalinga Road (State Route 145) between S. Sonoma and S. Napa Avenues approximately 10 miles northwest of the City of Huron (SUP. DIST. 4) (APNs 060-140-81S, 065-020-37S).

PLANNING COMMISSION ACTION:

At its hearing of June 6, 2019, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Ede and seconded by Commissioner Eubanks to adopt the Negative Declaration prepared for the project, adopt the recommended Findings of Fact for approval of a Conditional Use Permit, and approve Unclassified Conditional Use Permit No. 3638, subject to the Conditions listed in Exhibit B.

RESOLUTION NO. 12778

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Ede, Eubanks, Abrahamian, Burgess, Delahay, Hill and Lawson
	No:	None
	Absent:	Commissioners Chatha and Vallis
	Abstain:	None

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: 

 William M. Kettler, Manager
 Development Services and Capital Projects Division

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NOTE: The approval of this project will expire two years from the date of approval unless a determination is made that substantial development has occurred. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Unclassified Conditional Use Permit.

Attachments

EXHIBIT A

Initial Study Application No. 7584
Unclassified Conditional Use Permit Application No. 3638

- Staff: The Fresno County Planning Commission considered the Staff Report dated June 6, 2019, and heard a summary presentation by staff.
- Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:
- Our proposal entails two separate net energy-metering projects for aggregating different meters on the Applicant's adjacent properties.
 - We will have one interconnection point on the northerly parcel and one on the southerly parcel.
 - Pacific Gas and Electric (PG&E) will aggregate all of the Applicant's other meters and offset the power use for all of the Applicant's well pumps per our power agreement.
- Others: No other individuals presented information in support of or in opposition to the application.
- Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

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**Conditions of Approval and Project Notes
Initial Study Application No. 7584 and
Unclassified Conditional Use Permit Application No. 3638**

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plans, Elevations and Operational Statement approved by the Planning Commission.
2.	A Site Plan Review (SPR) Application shall be submitted for approval by the Director of the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance prior to the issuance of Building Permits. The SPR shall be applicable to those portions of the project site to be improved with substations, inverters, perimeter access roads, parking, and driveway access, excluding the solar panel fields. Items to be addressed under the SPR may include, but are not limited to, design of parking and circulation, driveway, access, grading and drainage, fire protection and lighting.
3.	As part of the SPR submittal process, an agreement incorporating the provisions of the "Right-to-Farm" Notice (Ordinance Code Section 17.40.100) shall be entered into with Fresno County, acknowledging the presence of surrounding agricultural operations and their related activities.
4.	If the site takes access to Fresno-Coalinga Road (State Route 145), a 20-foot by 20-foot asphalt pavement or shakedown shall be provided to minimize debris from entering SR 145.
5.	The Notice of Non-Renewal on the 11.8-acre portion of the 55-acre subject parcel shall be recorded prior to issuance of any permits for grading or construction of the proposed ground-mount solar system.
6.	The Applicant shall prepare an Over and Across Agreement to permit access, equipment, conduit, etc. crossing from one parcel to another from APN 060-140-81S to 065-020-37S. The Agreement shall be reviewed and approved by the Development Services and Capital Projects Division prior to the issuance of building permits.
Conditions of Approval reference required Conditions for the project.	
Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.
2.	Plans, permits, and inspections will be required for all onsite improvements, including solar array installation and fences over six feet in height. Contact the Building and Safety Section of the Department of Public Works and Planning at (559) 600-4540 for more information.
3.	To address health impacts resulting from the project, the Fresno County Department of Public Health, Environmental Health Division requires the following: <ul style="list-style-type: none"> • Facilities proposing to use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5.

Notes

- Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.
- All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5.

4. To address site development impacts resulting from the project, the Development Engineering Section of the Development Services and Capital Projects Division requires the following:

- A grading permit or voucher shall be required for any grading that has been done without a permit and any grading proposed with this application.
- Any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standard.

5. To address site development impacts resulting from the project, the Site Plan Review Section of the Fresno County Department of Public Works and Planning requires the following:

- All parking and circulation areas that are not concrete or asphalt concrete paved shall be treated with a dust palliative to prevent the creation of dust.
- Internal roads shall be sufficient in width, satisfying fire district requirements, for emergency vehicle access.
- Any proposed gate that provides initial access to this site shall be set back from the edge of the road right-of-way a minimum of 20 feet or the length of the longest vehicle to enter the site, whichever is greater.
- All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.

Note: These requirements will be addressed through Site Plan Review.

6. The project shall comply with the California Code of Regulations Title 24 – Fire Code and California Code of Regulations, Title 14 Natural Resources 1272.00. County-approved site plans shall be approved by the Fire District prior to issuance of building permits by the County, and the project shall annex to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District.

7. Westlands Water District (WWD) has underground facilities located on and/or near the subject parcels, which shall not be disturbed. Prior to construction, the Underground Service Alert shall be contacted.