

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT

**NOTICE OF INTENT TO TAKE ACTION
CONDITIONAL USE PERMIT APPLICATION NO. P18-03189**

Please Note: You are receiving this notice because you live within 1,000 feet of a property that has requested a special permit for a use described below. For this type of permit, the Fresno Municipal Code (FMC) requires that the City give notice to surrounding property owners to give you the opportunity to express concerns or appeal the permit. Further information is provided below. If you have no concerns regarding the permit, no response is needed.

NOTICE IS HEREBY GIVEN that the Director of the Planning and Development Department, in accordance with Common Procedures of the FMC Section 15-5007, will take action on Conditional Use Permit Application No. P18-03189 on September 27, 2021. Conditional Use Permit Application No. P18-03189 was filed by Chip Clements of Clements Environmental Inc., and pertains to the existing West Coast Waste Material Recovery Facility (MRF) generally located south of East North Avenue, between South Cedar and South Golden State Boulevard. This application (P18-03189) requests to expand the existing facility to include a 24,000 square-foot Biomass Cogeneration Plant (BCP) and a wood pellet mill. The proposed BCP will generate renewable electricity via a fully enclosed gasification/combustion process to create steam to run a turbine generator. The turbine will generate approximately five (5) megawatts (MW), of which 1.2 to 2.0 MW will be used to offset grid power used by the new process and to power new electric grinders. The remaining 3 MW will be sold to PG&E through an interconnection at the north edge of the site on South Golden State Frontage Road. The property is zoned IH (*Heavy Industrial*).

All documents (including the application and environmental determination) related to this project are available for review at the Planning and Development Department, Development Services Division. **Please contact the planner listed below via email or by phone to view documents.**

In the event you wish to protest the possible approval of this project, provide comment, or be notified of the action taken by the Director, you may do so by submitting a written request or protest letter with the Director prior to 5 p.m. on September 27, 2021. The protest letter must include the protester's interest in, or relationship to, the subject property and specific reason(s) why the protester believes the project should not be approved. Failure to object to the approval and state said reasons prior to the decision shall potentially bar any later court challenge to the project approval.

ANY WRITTEN protest of the potential approval must be submitted to this office prior to close of business on:

September 27, 2021

Protest letters and requests for notice of action shall be sent by email to PublicCommentsPlanning@fresno.gov (CC Planner listed below) or mailed to the address noted below.

Once the Director takes action there will be a 15-day appeal period. Unless otherwise specified in governing state or federal law, all appeals shall be filed with the Director in writing, **along with a \$30.00 appeal hearing fee**, within 15 days of the date of the action, decision, CEQA determination, motion, or resolution from which the action is taken. Failure to object to the approval and state said reasons prior to the decision shall potentially bar any later court challenge to the project approval.

For additional information regarding this project, contact Jose Valenzuela, Planner III, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8070 or via email at Jose.Valenzuela@fresno.gov. ***Si necesita información en español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070 o email Jose.Valenzuela@fresno.gov.***

PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, AICP, Director

Dated: September 10, 2021

Assessor's Parcel Nos. 330-040-42, & -49S

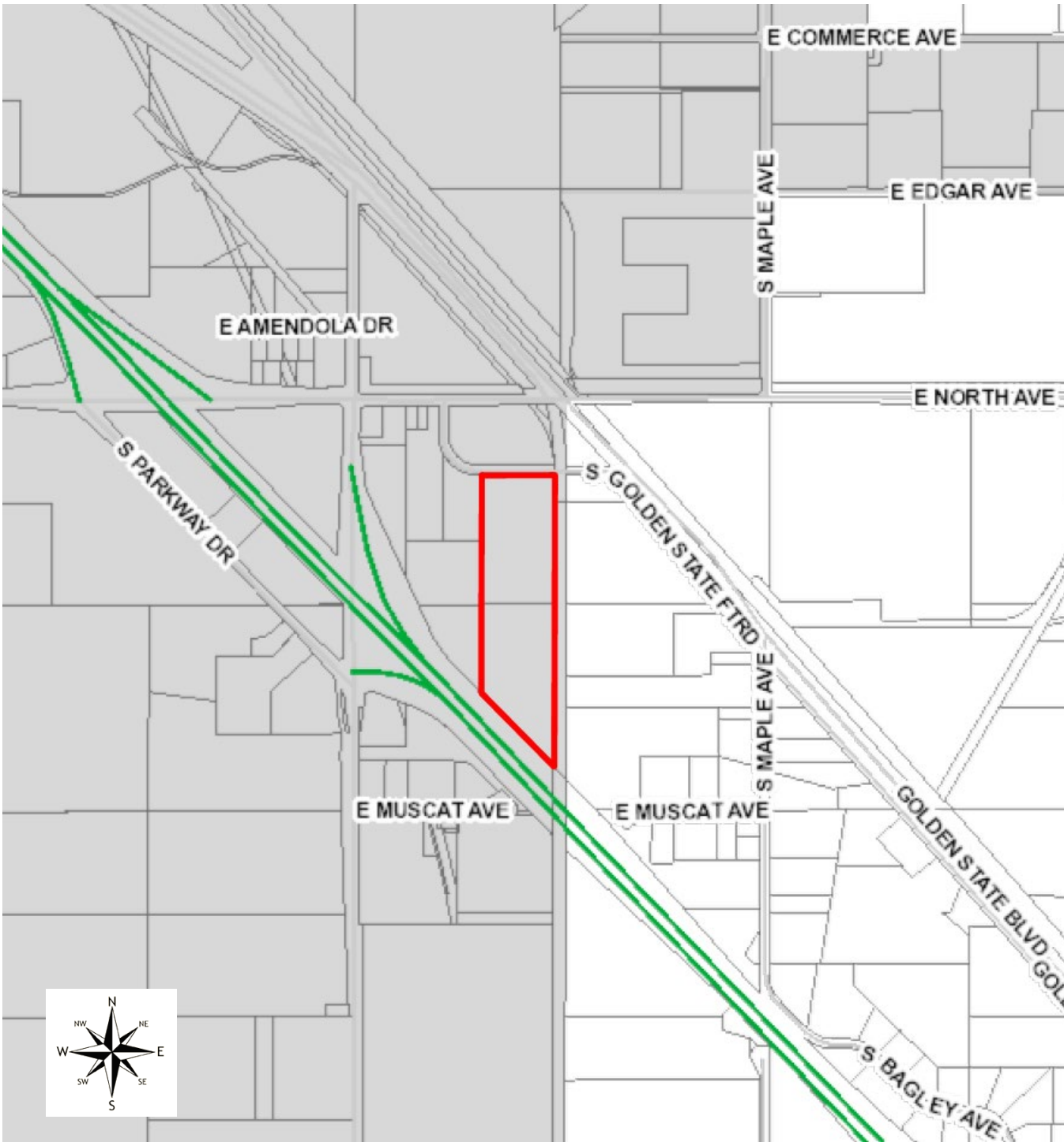
SEE MAP ON REVERSE SIDE
Planning and Development Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277



J. Valenzuela
PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO ST
FRESNO CA 93721-3604

THIS IS A LEGAL NOTICE
CONDITIONAL USE PERMIT APPLICATION NO. P18-03189
3077 South Golden State Frontage Road

VICINITY MAP



 Subject Property