

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF ACTION GRANTING SPECIAL PERMIT
CONDITIONAL USE PERMIT APPLICATION NO. P18-03189

NOTICE IS HEREBY GIVEN that the Director of the Planning and Development Department, in accordance with Special Permit Procedure of the Fresno Municipal Code Section 15-5009, has approved Conditional Use Permit Application No. P18-03189 and Environmental Assessment No. P18-03189, filed by Chip Clements of Clements Environmental, Inc., on behalf West Coast Waste, Inc., pertaining he 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.. An Initial Study Mitigated Negative Declaration (ISMND) was completed for the project by the Planning and Development Department on August 4, 2021, in accordance with the California Environmental Quality Act (CEQA) Guidelines. The property is zoned IH (*Heavy Industrial*). The special permit has been granted subject to compliance with the Conditions of Approval, dated September 29, 2021. *

*This document is available for review provided by the Planning and Development Department. Please email Jose.Valenzuela@fresno.gov or Phillip.Siegrist@fresno.gov to request approval documents.

Conditional Use Permit Application No. P18-03189 was granted subject to the following findings:

Findings per Fresno Municipal Code Section 15-5306	
A Conditional Use Permit shall only be granted if the decision-maker determines that the project as submitted or as modified conforms to all of the following criteria. If the decision-maker determines that it is not possible to make all of the required findings, the application shall be denied.	
Finding a:	<i>The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code;</i>
a. The proposed use, a recycling facility use, is a permitted use, subject to a conditional use permit, in the IH (Heavy Industrial) zone district. The proposed project is subject to the development standards of said zone district and Code Section 15-1301.	
Finding b:	<i>The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted;</i>
b. A recycling facility is a conditionally permitted use. The proposed project is a modification to an existing facility consistent with the applicable policies of the Fresno General Plan, the Roosevelt Community Plan, as well as with the planned land use designation of Heavy Industrial.	
Finding c:	<i>The proposed use will not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements;</i>
c. Compliance with the Conditions of Approval dated September 29, 2021 and the related environmental assessment mitigation measures, will ensure that the proposed development will not be detrimental to the public health, safety, or general welfare of the community, and will not be detrimental to surrounding properties or improvements.	
Finding d:	<i>The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and,</i>
d. The proposed biomass plant is a permitted use, subject to a conditional use permit amendment, in the IH (<i>Heavy Industrial</i>) zone district. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing land uses.	
Finding e:	<i>The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.</i>
e. The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required; and,	
Finding f:	<i>The proposed use is consistent with the Fresno County Airport Land Use Compatibility Plan (as may be amended) adopted by the Fresno County Airport Land Use Commission pursuant to California Public Utilities Code Sections 21670-21679.5.</i>
f. The proposed use is consistent with the Fresno County Airport Land Use Compatibility Plan.	

The Conditional Use Permits will not become effective until 15 days from the date the permit is granted in order to allow time for any interested parties to file an appeal.

NOTE: A Notice of Intent to Take Action (Neighborhood Notification) was sent to the applicant and to any other person or entity that has filed a written request for such notification with the Planning Division pursuant to the requirements of Section 15-5009 of the Fresno Municipal Code on September 10, 2021.

In the event you wish to appeal the Director's decision, you may do so by filing a written appeal with the Director. The appeal must include the appellant's interest in, or relationship to, the subject property, the decision or action appealed, specific reason(s) why the appellant believes the decision or action should not be upheld, **and an appeal hearing fee of \$30.00. The fee is required prior to accepting the appeal, as required by Section 15-5017-A.1 and established by Master Fee Schedule.**

ANY WRITTEN appeal must be submitted to this office prior to close of business on **October 14, 2021.**

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 e-mail at Jose.Valenzuela@fresno.gov. ***Si necesita información en Español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070 o por correo electrónico a Jose.Valenzuela@fresno.gov.***

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

Dated: September 29, 2021

Assessor’s Parcel No. 330-040-42 & -49S

SEE MAP BELOW



Legend

 **Subject Property**

**Planning and Development Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277**