

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
PLANNED DEVELOPMENT PERMIT APPLICATION NO. P18-03189

NOTE: This public hearing notice is being mailed to surrounding property owners within 1,000 feet of the project site pursuant to the requirements of FMC Section 15-5007.

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission, in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code and in accordance with the procedures of Article 50, Chapter 15, of the Fresno Municipal Code (FMC), will conduct a public hearing to consider the items below. The applicant requests authorization to expand the existing West Coast Waste Material Recovery Facility generally located south of East North Avenue, between South Cedar and South Golden State Boulevard. The proposed expansion will include a 24,000 square-foot Biomass Cogeneration Plant (BCP) and a wood pellet mill. The BCP will generate renewable electricity via a fully enclosed gasification/combustion process to create steam to run a turbine generator. The turbine will generate 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. On September 30, 2021, the Planning and Development Department Director approved the request based upon the ability to make the required findings for Conditional Use Permits under Section 15-5306 of the FMC. The subject application is being considered by the Planning Commission on an appeal. At this hearing, the following will be considered:

1. **Environmental Assessment No. P18-03189**, 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.
2. **Conditional Use Permit Application No. P18-03189**: Staff recommends the Planning Commission deny the appeal and uphold the action of the Planning and Development Department Director to approve Conditional Use Permit Application No. P18-03189, a request approve the construction of a small Biomass Cogeneration Plant (BCP) and wood pellet mill at the existing West Coast Waste Material Recovery Facility (MRF).

FRESNO CITY PLANNING COMMISSION

Date: Wednesday, December 1, 2021

Time: 6:00 p.m., or thereafter

Place: Watch the live broadcast via the Zoom link located on the Planning Commission agenda found here:
<https://fresno.legistar.com/Calendar.aspx>

*The above documents are available for public review via e-mail (noted below) and within the upcoming Planning Commission Agenda. At this time, the documents are available for review in person at Fresno City Hall by appointment only. Please contact the Planner identified below for additional information.

In response to COVID-19, City Hall Council Chambers may or may not be open to the public and/or limited in occupancy for Planning Commission hearings, however any interested person may appear electronically, by either Zoom meeting or telephone with instructions provided on the Planning Commission Agenda, at the public hearing and present written testimony at least 24 hours in advance, via an eComment or by email to PublicCommentsPlanning@fresno.gov (cc Jose.Valenzuela@fresno.gov), or speak in favor or against the project proposal. All documents submitted to the Planning Commission for its consideration prior to or at the hearing shall be submitted to the Planning Commission at least 24 hours prior to the Commission agenda item being heard, pursuant to the Planning Commission rules and procedures, or they may be excluded from the administrative record of proceedings. The Planning Commission action on the proposed Planned Development Permit and Environmental Assessment will be final unless appealed to the City Council.

If you challenge any of the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Fresno City Planning Commission or contact person below, at, or prior to, the public hearing.

For additional information regarding this project, please contact Jose Valenzuela, Planning and Development Department, Development Services Division, City Hall, 2600 Fresno Street, Fresno, California 93721-3604, by telephone 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.

Jennifer M. Clark, Secretary
Fresno City Planning Commission

APNs: 330-040-42 & -49S
DATED: November 19, 2021

SEE MAP ON REVERSE SIDE

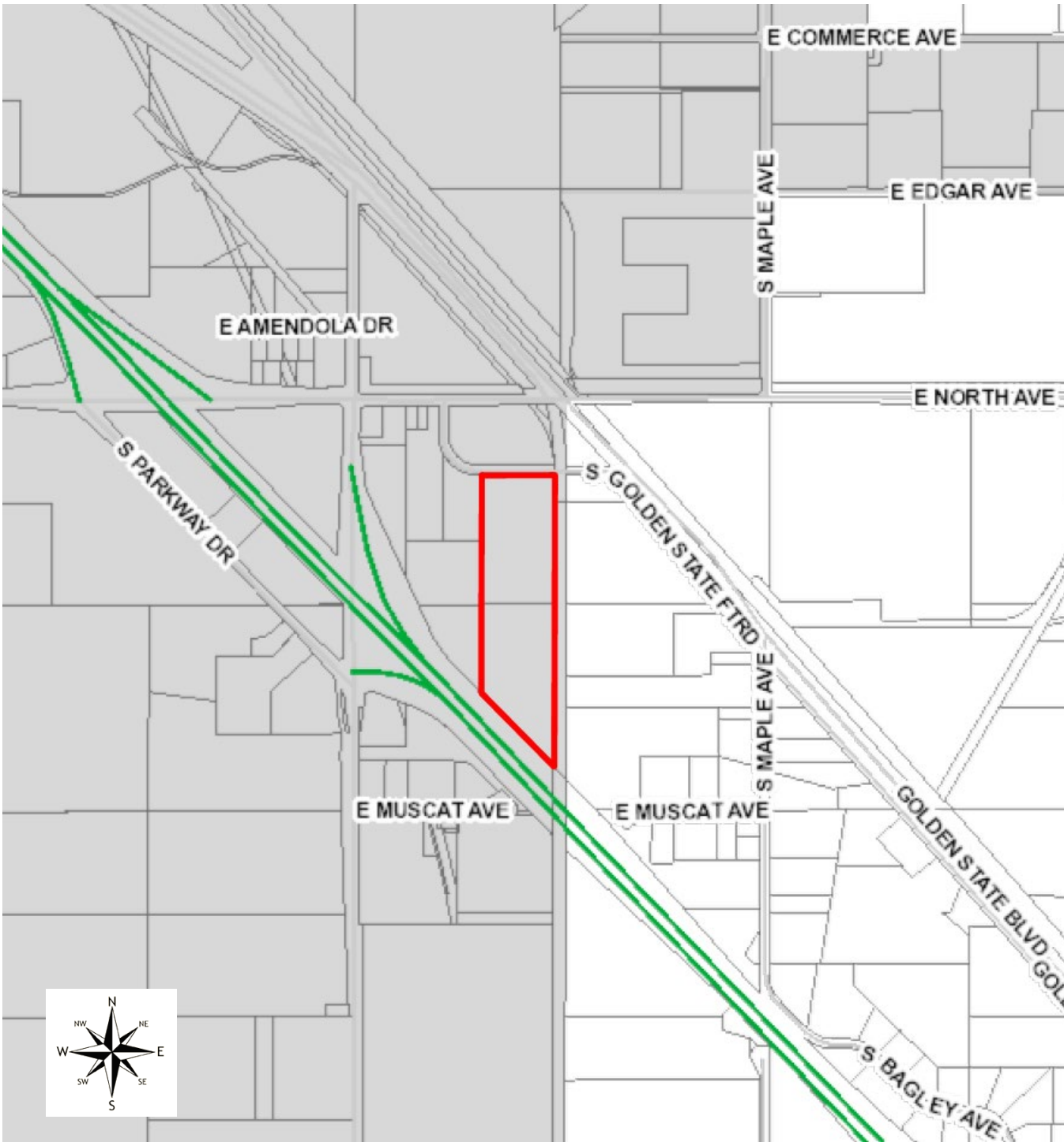
Planning and Development Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277



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