



## Planning Commission Agenda Report

**From:** Darcy Delgado, Associate Planner

**Subject:** Request for approval of a time extension of the entitlements associated with Planned Development 22-21 and Conditional Use Permit 22-21, to construct a 1.2-megawatt (MW) solar ground-mounted single axis tracker system on approximately 4.84-acres within a

**CEQA:** In compliance with the California Environmental Quality Act (CEQA), an initial study and mitigated negative declaration (SCH 2023040553) were prepared for the project and were circulated between April 24, 2023 and May 23, 2023. Staff recommends the Planning Commission find there is no substantial evidence that the project will have a significant effect on the environment with the incorporation of mitigation measures.

**Location:** Northern end of Ramada Drive/east of US Hwy 101 / APN: 009-631-018

**Date:** July 8, 2025

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### Facts

1. REC Solar has applied for TEX 25-03, a request for approval of a two-year extension of the entitlements associated with Planned Development 22-21 and Conditional Use Permit 22-21 (P22-0128).
2. The project consists of a ground mount solar system proposed on an approximately 4.84-acre site located east of Firestone's main building operations, near the water treatment ponds (See Attachment 1, Vicinity Map).
3. The General Plan land use designation is Business Park (BP) and the zoning is Planned Industrial (PM), which conditionally allows electrical generation facilities such as solar systems.
4. On June 13, 2023, the entitlements for Planned Development 22-21 and Conditional Use Permit 22-21 were approved by the Planning Commission via Resolution 23-033 (Attachment 2, Resolution 23-033). The entitlements were due to expire on June 13, 2025.
5. The applicant, REC Solar, has requested a two-year extension of these entitlements, requesting the Planning Commission extend the entitlements to June 13, 2027. The time extension request is being made due to delays with PG&E that impact the project moving forward (See Attachment 4, Time Extension Request Letter).
6. In compliance with the California Environmental Quality Act (CEQA), an initial study and mitigated negative declaration (SCH 2023040553) were prepared for the project and were circulated between April 24, 2023 and May 23, 2023. Staff recommends the Planning Commission find this action does not require further environmental review under State CEQA Guidelines Section 15162.

### Options

After consideration of any public testimony, the Planning Commission should consider the following options:

1. Approve the project by adopting Draft Resolution PC 25-XXX based on findings and subject to conditions of approval;

2. Grant a time extension for a shorter period of time; or
3. Amend, modify, or reject the above noted options.

### **Analysis and Conclusions**

There are no changes to the project being requested as part of the time extension request. There have been no changes to the General Plan or General Plan designation (BP) since the approval of PD 22-21 and CUP 21-22 that would impact the prior approval of this project or the conditions that were imposed with it. The Zoning Code was updated in October 2024, but there have been no changes to the zoning designation or applicable development standards of the PM zone that would alter the findings of approval for Planned Development 22-21 and Conditional Use Permit 21-22.

Further, the project has an active grading permit (E23-0019) and building permit (B23-0360) currently in review with the Community Development Department. Corrections for the grading permit were recently issued to the applicant in June 2025, indicating the applicant is diligently working on moving this project forward, despite past delays that impacted the project's progress.

### **Fiscal Impact**

There are no fiscal impacts to the City associated with approval of this time extension.

### **CEQA**

The City prepared an Initial Study/Mitigated Negative Declaration ("MND") (SCH No. 2023040553) that analyzed the proposed project's environmental impacts pursuant to CEQA. On June 13, 2023, the Planning Commission conducted a duly noticed public hearing and considered the entire administrative record (as of that date), including staff reports, the MND, Mitigation Monitoring and Reporting Program ("MMRP"), and oral and written testimony from interested persons, all of whom were given an opportunity to be heard. At its meeting, the Planning Commission adopted Resolution 23-032, adopting the MND and MMRP for the project based on its findings that there is no substantial evidence supporting a fair argument that the project will have a significant effect on the environment with the incorporation of mitigation measures. As there are no proposed changes to the project, and there have been no changes in the character of the site or its surroundings, staff recommends the Planning Commission find that this project is within the scope of the MND and MMRP, which adequately describes the activity for the purposes of CEQA such that no additional environmental assessment is required. No Subsequent MND or EIR is required under State CEQA Guidelines section 15162, because there are no substantial changes proposed in the project, there have been no substantial changes that have occurred with respect to the circumstances under which the project will be undertaken, the project will not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and there is no new information of substantial importance that would allow for a Subsequent MND or EIR under State CEQA Guidelines section 15162. Therefore, no further environmental review is required.

### **Recommendation (Option 1)**

Approve Draft Resolution PC 25-XXX; approving the request for a two-year time extension for Planned Development PD 22-21 and Conditional Use Permit 22-21.

### **Attachments**

1. Vicinity Map
2. Resolution 23-033
3. Draft Resolution PC 25-XXX

4. Time Extension Request Letter
5. Mail Affidavit
6. Legal Affidavit