



# PLANNING COMMISSION AGENDA

Room 301, Hall of Records  
2281 Tulare Street  
Northwest Corner of Tulare & M  
Fresno, CA 93721-2198

Contact: Planning Commission Clerk  
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Web Site: <https://www.fresnocountyca.gov/PlanningCommission>

## ACTION SUMMARY August 24, 2023

### 8:45 a.m. - CALL TO ORDER

#### INTRODUCTION

Explanation of the REGULAR AGENDA process and mandatory procedural requirements. Staff Reports are available on the table near the room entrance. Reports and presentations are also available on the County Website at: <https://www.fresnocountyca.gov/PlanningCommission>.

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

**PRESENT:** Commissioners Abrahamian, Arabian, Carver, Chatha, Ewell, Hill, Woolf and Zante

**ABSENT:** None

#### CONSENT AGENDA

Items listed under the Consent Agenda are considered to be routine in nature and not likely to require discussion. Prior to action by the Commission, the public will be given an opportunity to comment on any consent item. The Commission may remove any item from the Consent Agenda for discussion.

- UNCLASSIFIED CONDITIONAL USE PERMIT NO. 3693 FIRST ONE YEAR TIME EXTENSION** filed by **JEFFREY ROBERTS** proposing to grant a first one-year time extension to the unclassified Conditional Use Permit No. 3693 which allows a residential use on the parcel located at the intersection of Merton and Milna Dr. and approximately 0.9 miles west of the unincorporated community of Friant (APN: 300-021-27S; 300-340-13S) (Sup. Dist. 5).

**This item has been moved to the September 14, 2023 Planning Commission Hearing**

-Contact Person Alyce Alvarez (559) 600-9669 Email: [alyalvarez@fresnocountyca.gov](mailto:alyalvarez@fresnocountyca.gov)

2. ACTION: **APPROVED**

**UNCLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3671 FIRST ONE YEAR TIME EXTENSION** filed by **LUNA VALLEY SOLAR I, LLC** proposing to grant a first one-year time extension to exercise Unclassified Conditional Use Permit No. 3671, which authorized the construction, operation, maintenance, and ultimate decommissioning of a photovoltaic (PV) electricity generating facility, which will generate an estimated 200-megawatts (MW) with and estimated 200 megawatts of battery energy storage. The proposed project is comprised of the solar panel array, battery energy storage components, and a 34.5 kilovolt (KV) overhead transmission line with supporting electrical infrastructure. The project site is located on the west side of State Route 33 (S. Derrick Avenue), between the W. South Avenue and W. Dinuba Avenue, bisected by W. Manning Avenue, and approximately nine miles south of the City of Mendota (APNs: 028-060-34T, 69ST, 70ST, 71ST, 72ST, 028-101-15ST, 17ST, 19ST, 29ST, 58ST, 59ST, 65ST, 69ST, 72ST, 74ST, 77ST) (Sup. Dist. 1).

-Contact Person Jeremy Shaw (559) 600-4207 Email: [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

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**REGULAR AGENDA**

1. **PUBLIC PRESENTATIONS** (This portion of the meeting is reserved for persons desiring to address the Planning Commission on any matter within the Commission's jurisdiction and not on this Agenda.)

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2. ACTION: **APPROVED**

**CONDITIONAL USE PERMIT APPLICATION NO. 3757** and **INITIAL STUDY NO. 8354** filed by **LINDA DINEEN** proposing to allow expansion of existing observatory facilities constructing fourteen additional buildings (thirteen Observatory Buildings, one Breakroom Building) on a 4.95-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the west side of Bald Mountain Rd., approximately 1,074 feet south of its intersection with Auberry Rd, and approximately 17 miles north of the City of Clovis (APN: 128-740-07) (42140 Bald Mountain Rd.) (Sup. Dist. 5).

-Contact Person Alyce Alvarez (559) 600-9669 Email: [alyalvarez@fresnocountyca.gov](mailto:alyalvarez@fresnocountyca.gov)

-Staff Report Included

-Individual Noticing

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3. **INFORMATION/DISCUSSION ITEM:**

Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.

-Contact person, David Randall (559) 600-4052, email: [drandall@fresnocountyca.gov](mailto:drandall@fresnocountyca.gov)