



# PLANNING COMMISSION AGENDA

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

Contact: Planning Commission Clerk  
Phone: (559) 600-4230  
Email: [jpotthast@fresnocountyca.gov](mailto:jpotthast@fresnocountyca.gov)  
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Web Site: <https://www.fresnocountyca.gov/PlanningCommission>

## AGENDA August 24, 2023

**PROGRAM ACCESSIBILITY AND ACCOMMODATIONS:** The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4230 or at [jpotthast@fresnocountyca.gov](mailto:jpotthast@fresnocountyca.gov). Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

### **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**

#### **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.

1. **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 exercise Unclassified Conditional Use Permit No. 3693, 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).

**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. **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

## **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.)
2. **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

### **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)

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