



DEPARTMENT of PUBLIC WORKS and PLANNING
DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

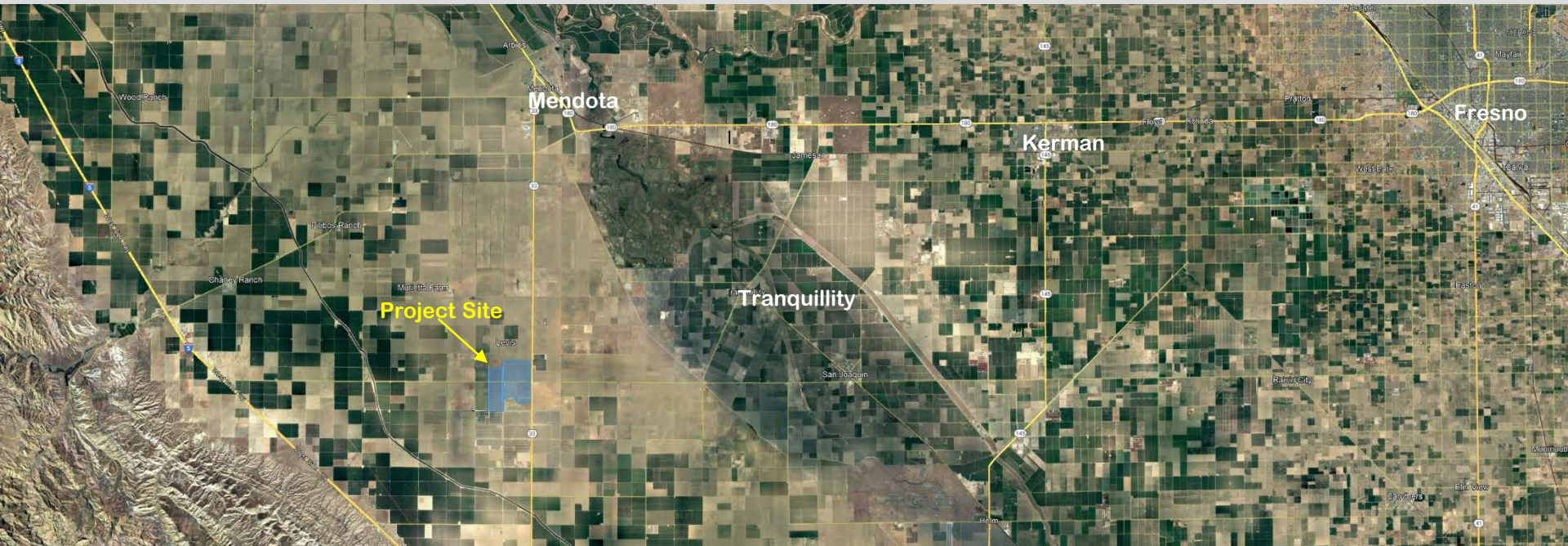
CUP 3671
EIR 7813



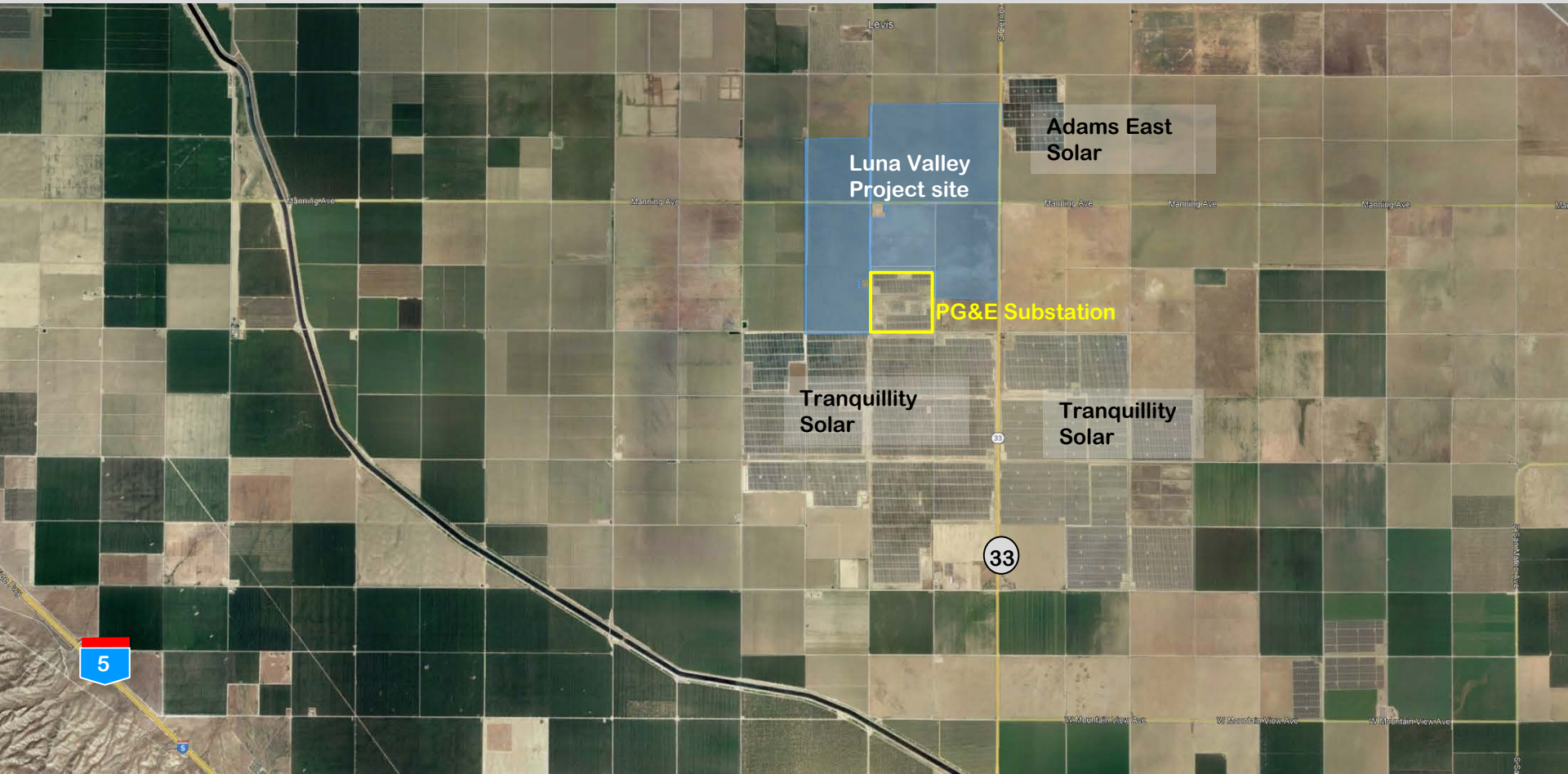
- 200-megawatt solar facility
- 100-megawatt energy storage facility
- 3.5-mile transmission line (Gen-Tie)
- Located on 1,300 acres of non-irrigated farmland

- The Commission's recommended actions include certification of the EIR; and
- Consideration for approval of the Unclassified Conditional Use Permit Application

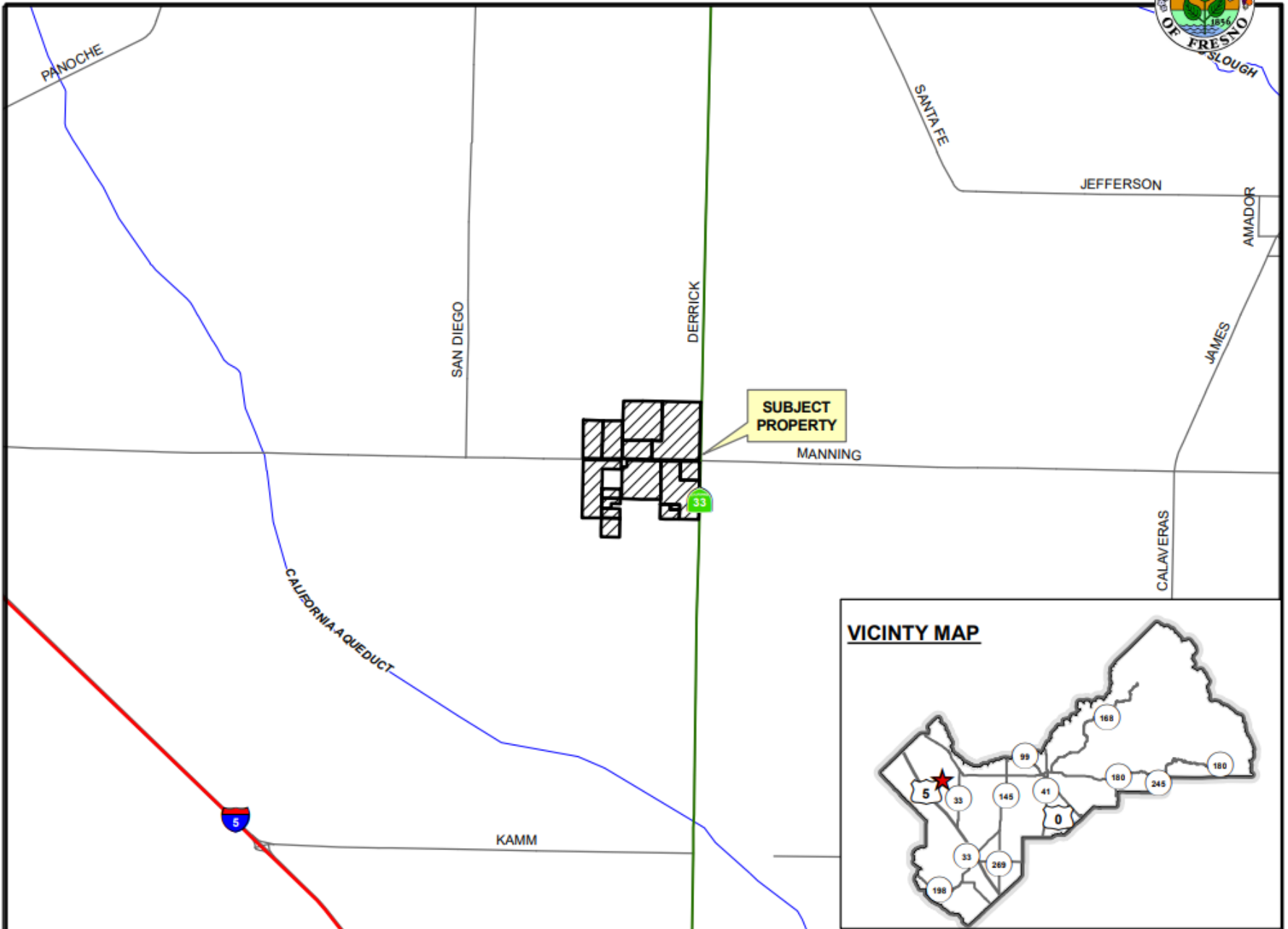
Luna Valley Solar Project Location



Luna Valley Project site vicinity



LOCATION MAP



EXISTING ZONING MAP

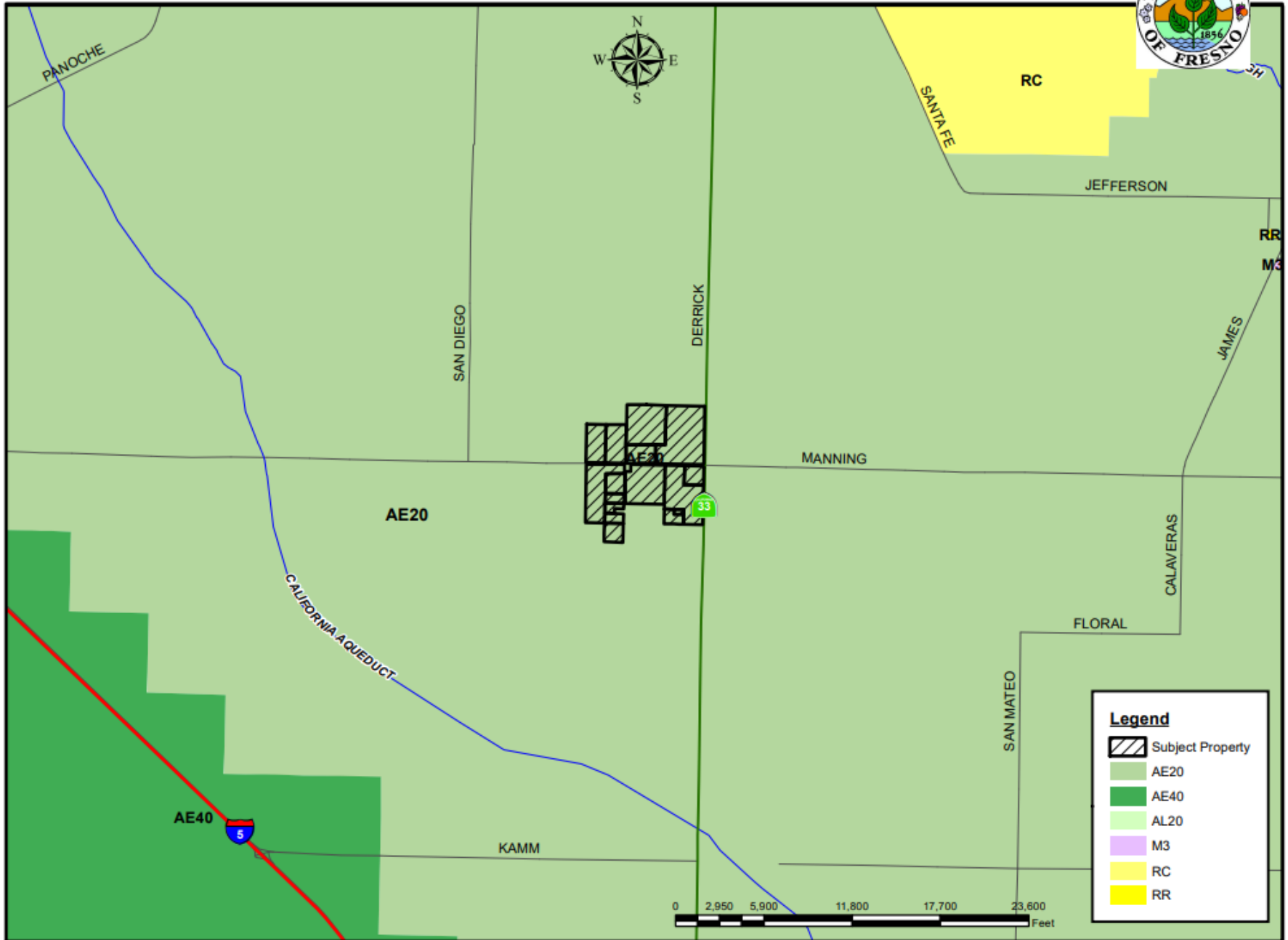




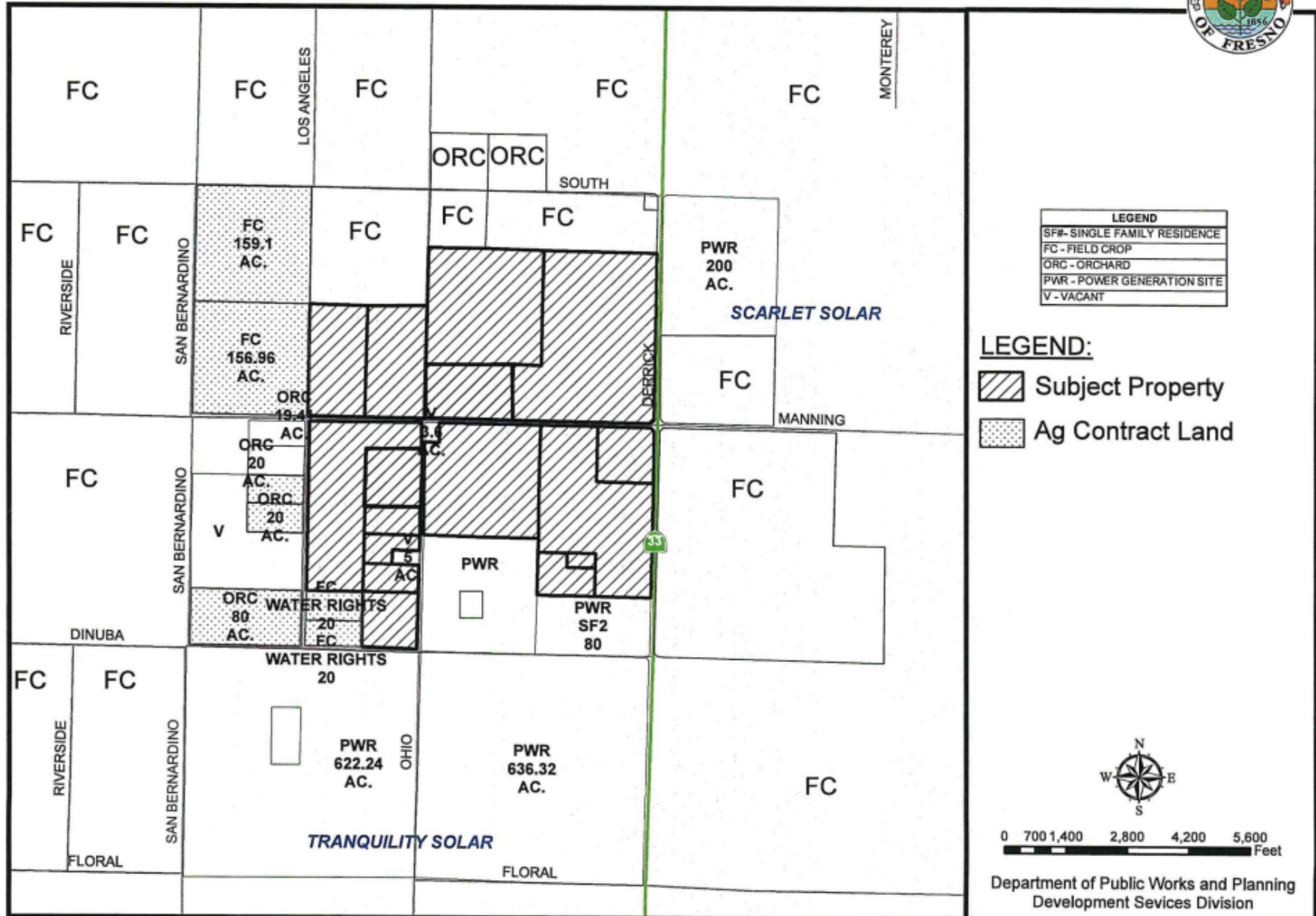
Photo 2 - Luna Site 1 Southwest



Photo 14 - Luna Site 4 South

EXISTING LAND USE MAP

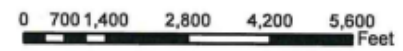
CUP 3671



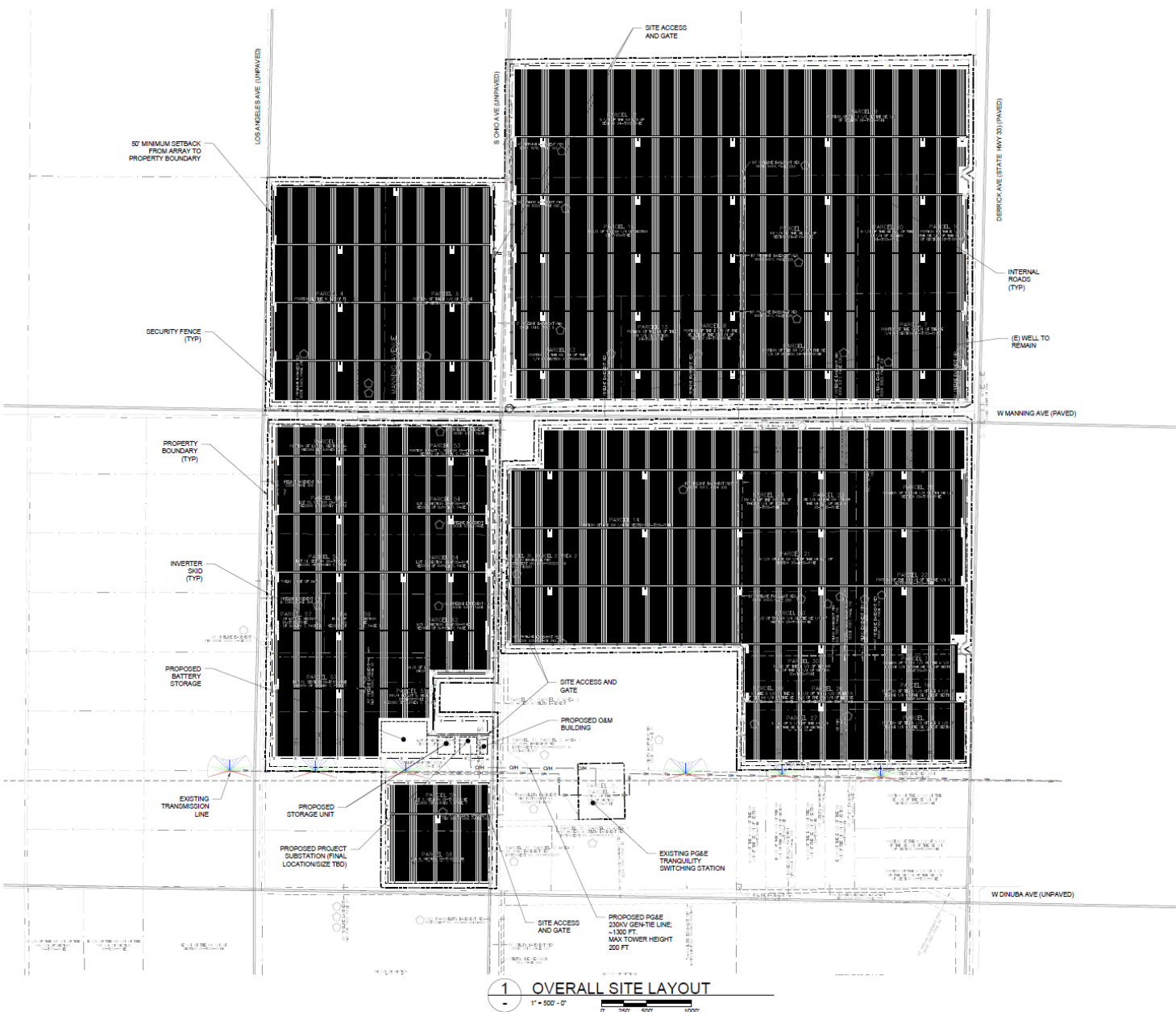
LEGEND	
SF#	- SINGLE FAMILY RESIDENCE
FC	- FIELD CROP
ORC	- ORCHARD
PWR	- POWER GENERATION SITE
V	- VACANT

LEGEND:

- Subject Property
- Ag Contract Land



Department of Public Works and Planning
Development Services Division



- SHEET NOTES:**
1. LOCATIONS SHOWN ARE FOR GENERAL GUIDANCE ONLY. SLOPES OF THE SITE ARE NOT DEPICTED AND LOCATIONS MUST BE VERIFIED ON SITE BEFORE INSTALLATION.
 2. FINAL STRING LINES TO BE CONFIRMED BY ENGINEER-OF-RECORD.

REVAMP
ENGINEERING, INC.

355 12th St, 5th Floor
Oakland, CA 94612
www.revamp-eng.com

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ENGINEER'S STAMP

CLIENT
 Clearway

PROJECT NAME
LUNA VALLEY SOLAR
200MW AC
SITE LOCATION
FRESNO COUNTY, CA
36.603312° -120.388439°

DRAWING ISSUE	
1	02/10/2025
2	EXISTENT
3	02/19/2025
4	CLIP APPLICATION PACKAGE
5	02/20/2025
6	PER COMMENTS

REVISION ISSUE

DRAWN BY: ZJ CHECKED BY: MH
PROJECT NO.: 20015
DRAWING TITLE
OVERALL SITE LAYOUT

DRAWING NUMBER
E200

PRELIMINARY - NOT FOR CONSTRUCTION

INVERTER SKID (TYP)

25' PIPELINE EASEMENT PER BOOK 5320, PAGE 210

PROPOSED BATTERY STORAGE

SITE ACCESS AND GATE

PROPOSED O&M BUILDING

EXISTING TRANSMISSION LINE

PROPOSED STORAGE UNIT

PROPOSED PROJECT SUBSTATION (FINAL LOCATION/SIZE TBD)

PARCEL 31, PARCEL B AREA 2
30' ACCESS & UTILITY EASEMENT

PARCEL 31, PARCEL C AREA 1
30' ROAD EASEMENT PER INSTRUMENT NO. 2015-0032371 & 2014-0146087

PARCEL 31, PARCEL A
PORTION OF THE SW 1/4 OF SECTION 35-T155-R14E

PARCEL 31, PARCEL B AREA 1
67' ACCESS & UTILITY EASEMENT PER INSTRUMENT NO. 2015-0031672

PARCEL 31, PARCEL C AREA 1
30' ROAD EASEMENT PER INSTRUMENT NO. 2015-0032371

EXISTING PG&E TRANQUILITY SWITCHING STATION

SITE ACCESS AND GATE

PROPOSED PG&E 230KV GEN-TIE LINE; ~1300 FT. MAX TOWER HEIGHT 200 FT

NE 1/4 OF THE NW 1/4 OF SECTION 35-T155-R14E

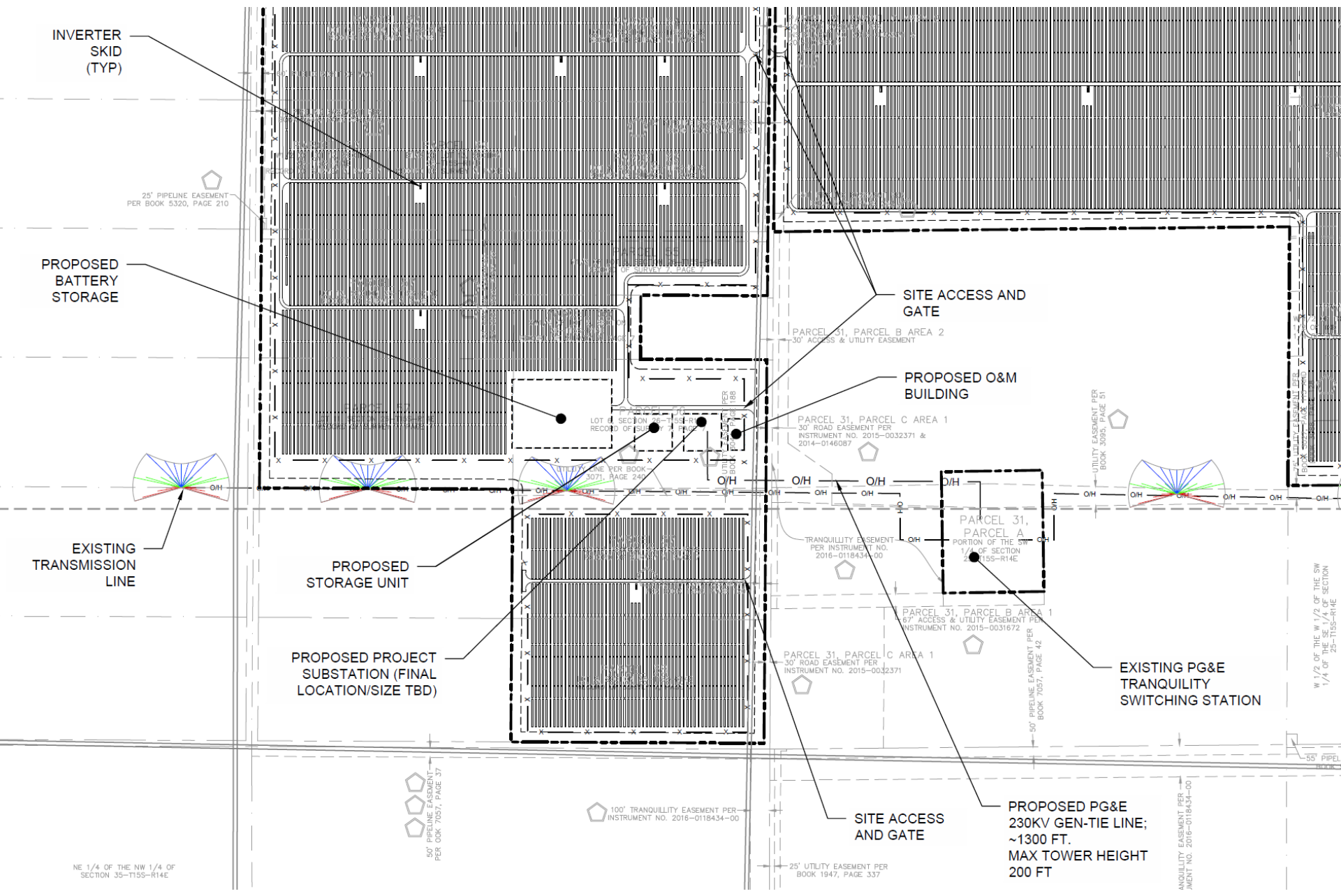
50' PIPELINE EASEMENT PER BOOK 7057, PAGE 37

100' TRANQUILITY EASEMENT PER INSTRUMENT NO. 2016-0118434-00

25' UTILITY EASEMENT PER BOOK 1947, PAGE 337

ANQUILITY EASEMENT PER INSTRUMENT NO. 2016-0118434-00

W 1/2 OF THE W 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 25-T155-R14E



Findings	Description	Findings Met
1	Size and shape of parcel is adequate.	YES
2	Streets and highways are adequate for use.	YES
3	No adverse effect on neighborhood.	YES
4	General Plan consistency.	YES
5	Conditions necessary for public health, safety, and general welfare.	YES

Recommended Planning Commission motions

1. Determine the Final EIR (FEIR) was presented to, reviewed and considered by the Planning Commission, and represents their independent judgement;
2. Move to adopt the California Environmental Quality Act (CEQA) Findings of Fact and certify that Environmental Impact Report (EIR) No. 7813 prepared for the Luna Valley Solar Project, consisting of Unclassified Conditional Use Permit (CUP) No. 3671, as complete and adequate in conformance with California Environmental Quality Act;
3. Move to determine the required Findings can be made, as stated in the Staff Report, and move to approve the Unclassified Conditional Use Permit Application No. 3671 subject to the Mitigation Measures, Conditions of Approval, and Project Notes listed in Exhibit 1;
4. Direct the Secretary to prepare a Resolution documenting the Commission's action and direct staff to file a Notice of Determination for the Project.



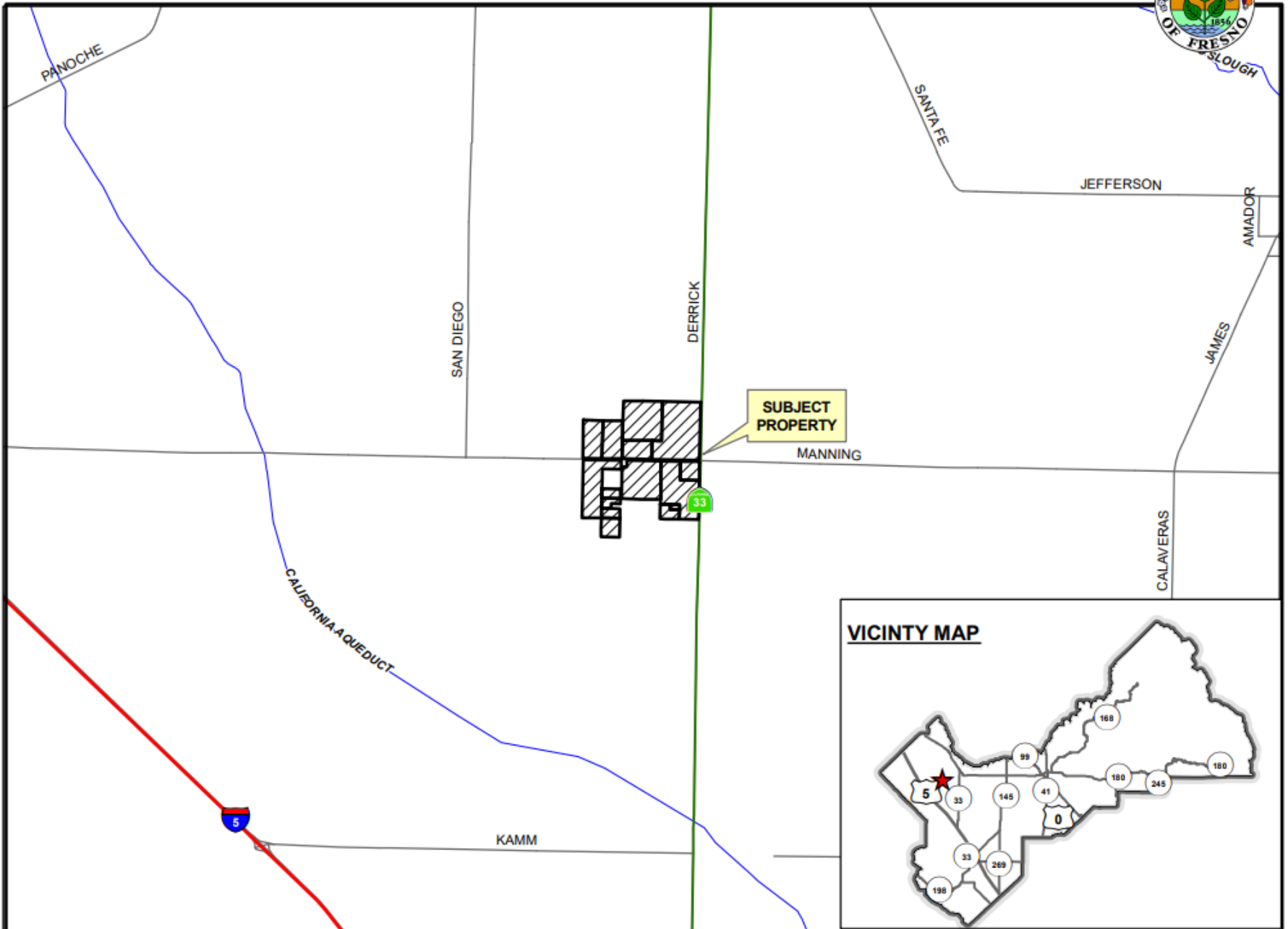
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DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

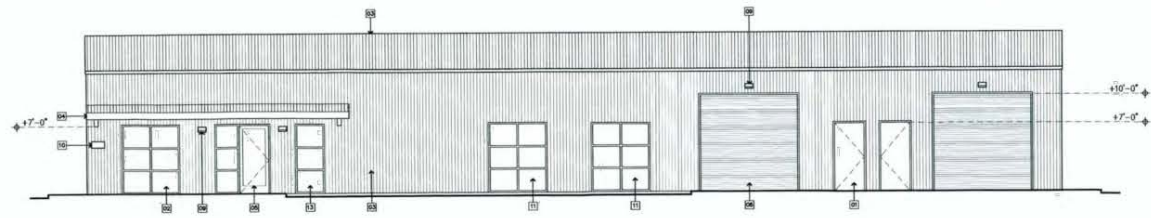
CUP 3671

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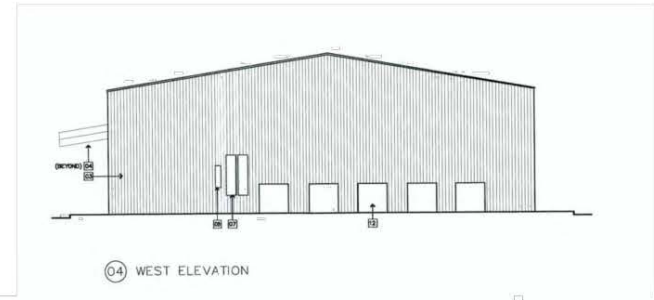


LOCATION MAP

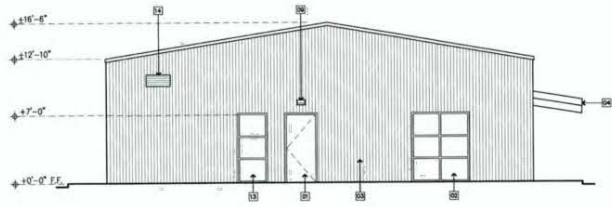




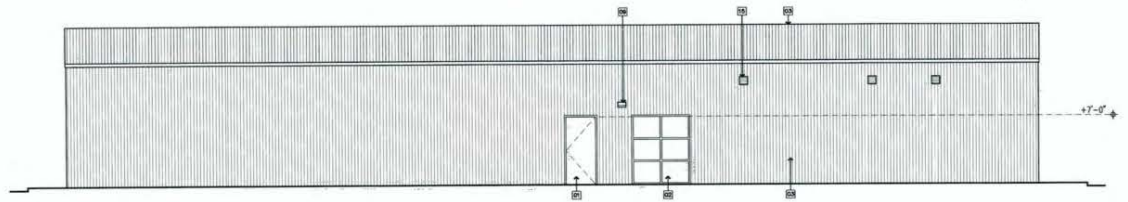
01 NORTH ELEVATION



04 WEST ELEVATION



02 EAST ELEVATION

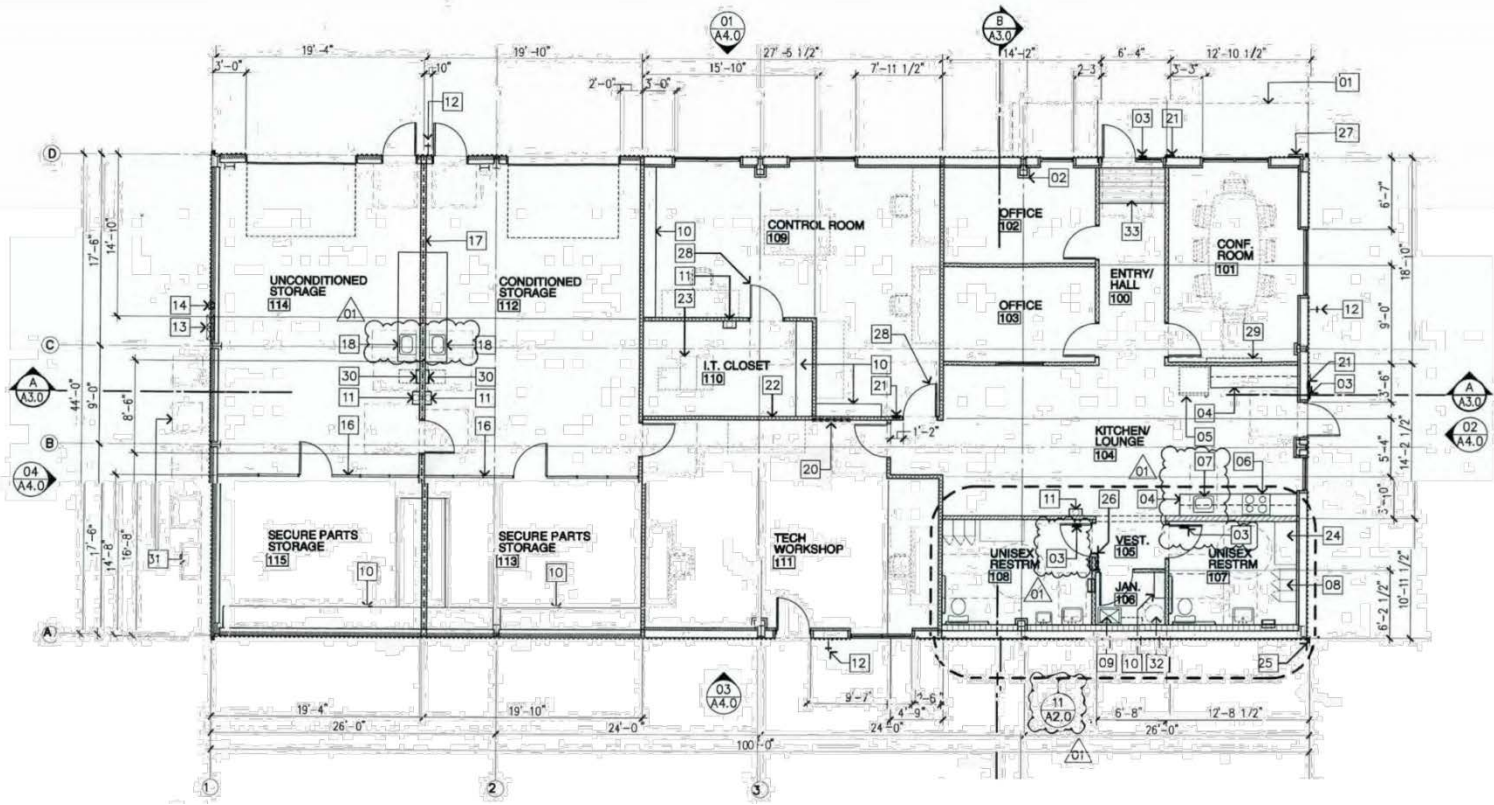


03 SOUTH ELEVATION

1 O&M BUILDING ELEVATIONS

SCALE: N.T.S.

O&M Building Floorplan



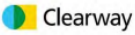
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ENGINEER'S STAMP

CLIENT



PROJECT NAME
LUNA VALLEY SOLAR

SITE LOCATION
 FRESNO COUNTY, CA
 36.603312° N, -120.388439° W

DRAWING ISSUE

1	02/10/2015	DETAILS
2	02/09/2015	PER COMMENTS
3	02/09/2015	PER COMMENTS

REVISION ISSUE

DRAWN BY: JZ CHECKED BY: MH

PROJECT NO.: 20015

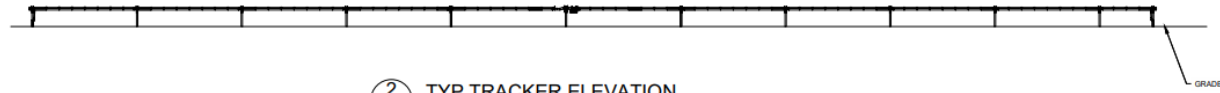
DRAWING TITLE

**TRACKER
 DETAILS**

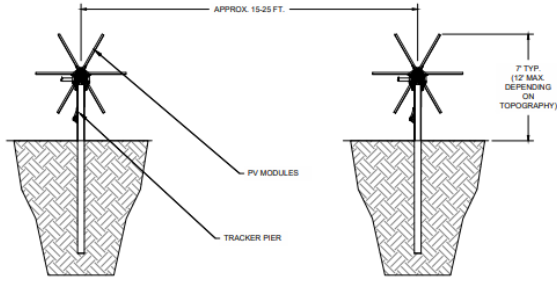
DRAWING NUMBER

A100

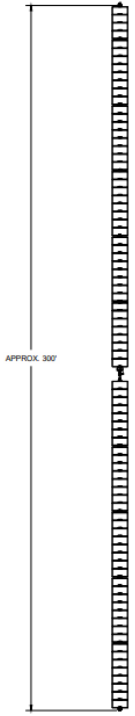
PRELIMINARY - NOT FOR CONSTRUCTION



2
 TYP TRACKER ELEVATION
 SCALE: N.T.S.

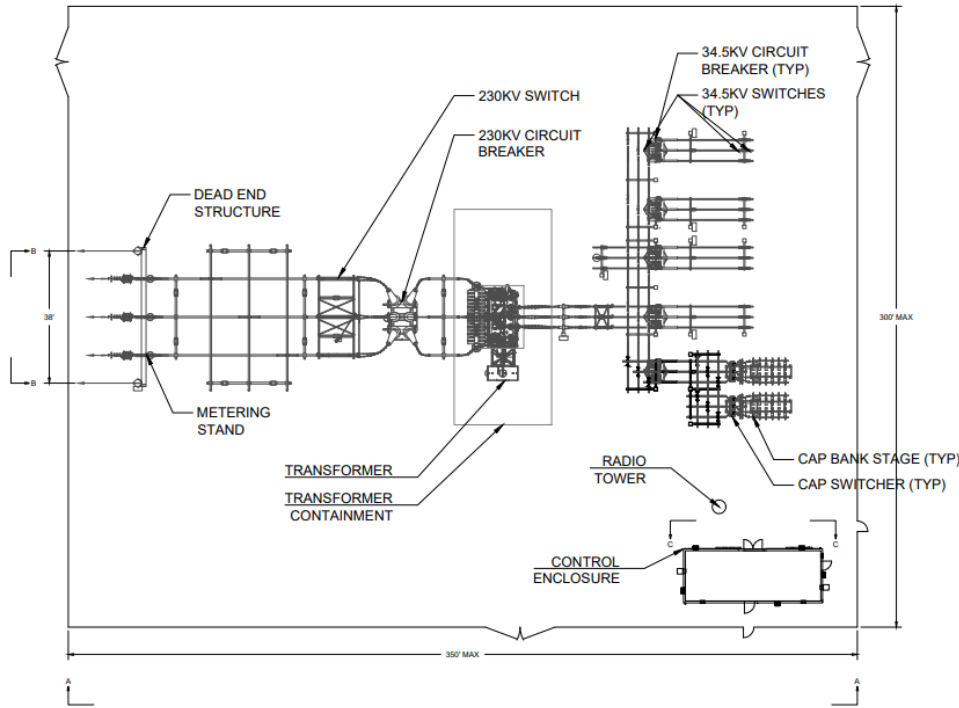


3
 TYP TRACKER ELEVATION DETAIL
 SCALE: N.T.S.

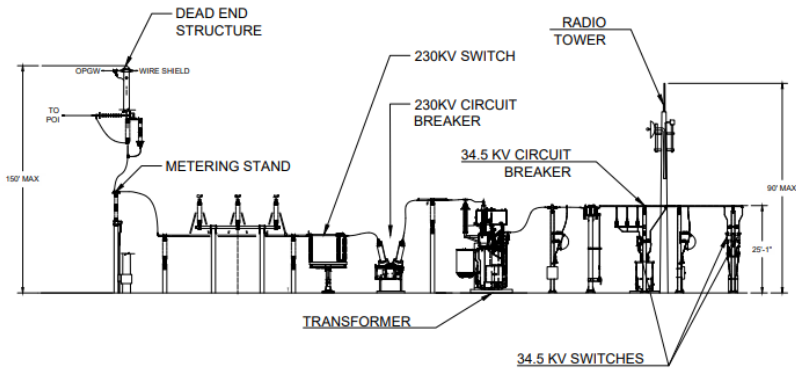


1
 TYP TRACKER PLAN VIEW
 SCALE: N.T.S.

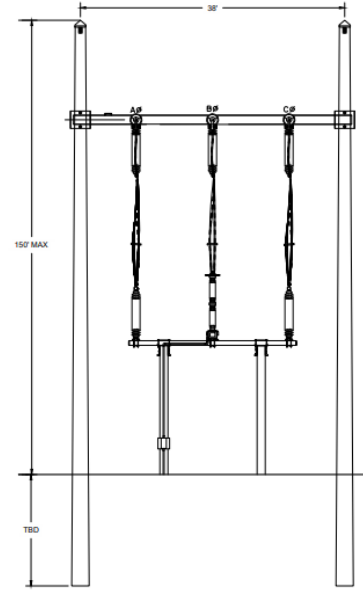




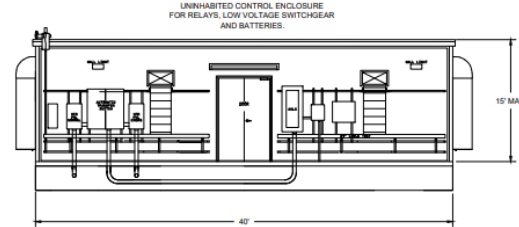
1 SUBSTATION PLAN VIEW
 SCALE: N.T.S.



2 SUBSTATION ELEVATION A-A
 SCALE: N.T.S.



3 DEAD END ELEVATION DETAIL B-B
 SCALE: N.T.S.



4 CONTROL ENCLOSURE ELEVATION C-C
 SCALE: N.T.S.

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ENGINEER'S STAMP

DRAWING ISSUE
0010/0000
1 DETAILS
2 PER COMMENTS
0208/0000
3 PER COMMENTS

REVISION ISSUE

DRAWN BY: JZ CHECKED BY: MH
 PROJECT NO.: 20015
 DRAWING TITLE
**SUBSTATION
 DETAILS**