

TO:

County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING STEVEN E. WHITE, DIRECTOR

DATE: June 27, 2024

Department of Public Works and Planning, Attn: Steven E. White, Director Department of Public Works and Planning, Attn: Bernard Jimenez, Planning and Resource Management Officer Development Services and Capital Projects, Attn: William M. Kettler, Deputy Director of Planning Development Services and Capital Projects, Attn: Chris Motta, Division Manager Development Services and Capital Projects, Attn: Tawanda Mtunga, Principal Planner, Current Planning Unit Development Services and Capital Projects, Attn: James Anders, Principal Planner, Development Engineering Unit Development Services and Capital Projects, Current/Environmental Planning, Attn: David Randall, Senior Planner Development Services and Capital Projects, Policy Planning, Attn: Alex Pretzer, Planner/ Dominique Navarrette, Planner Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez, Senior Planner Development Services and Capital Projects, Building and Safety/Plan Check, Attn: Mike Granat, Chief Building Inspector/Arnulfo Valdivia, Supervising Building Inspector Development Services and Capital Projects, Development Engineering, Attn: Laurie Kennedy, Office Assistant III Water and Natural Resources Division, Attn: Augustine Ramirez, Division Manager/Roy Jimenez, Senior Planner Water and Natural Resources Division, Transportation Planning, Attn: Hector Luna, Senior Planner/ Brody Hines/Darren Findley Design Division, Attn: Mohammad Alimi, Division Manager; Erin Haagenson, Principal Staff Analyst Resources Division, Attn: Daniel Amann, Division Manger Road Maintenance and Operations Division, Attn: Wendy Nakagawa, Supervising Engineer Department of Public Health, Environmental Health Division, Attn: Deep Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda, Environmental Health Specialist; Agricultural Commissioner, Attn: Melissa Cregan California Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov U.S. Fish and Wildlife Service, Attn: Patricia Cole/ Matthew Nelson Sheriff's Office, Attn: Assistant Sheriff Ryan Hushaw, Lt. Kevin Lolkus, Lt. Brandon Purcell, Lt. Kathy Curtice, Lt. Adam Maldonado Fresno County Fire Protection District, Attn: FKU. Prevention-Planning@fire.ca.gov City of Coalinga, Attn: Marissa Trejo, City Manager California Highway Patrol, Attn: Captain Austin Matulonis/Sergeant Miguel Andrade Pleasant Valley GSA, Attn: David Khan Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com CALTRANS, Attn: David Padilla, Division Chief/Nicholas Isla, Transportation Planner

Department of Conservation, Geologic Energy Management Division, Attn: <u>CalGEMInland@conservation.gov</u>

San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor

CA Regional Water Quality Control Board, Attn:

centralvalleyfresno@waterboards.ca.gov

State Water Resources Control Board, Division of Drinking Water, Attn: Cinthia Reyes Coalinga-Huron Mosquito Abatement District, Attn: Donna Wilt

Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst

Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural Resources Director

Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman, Director/Shana Powers, Cultural Director

Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director

- FROM: Jeremy Shaw, Planner Development Services and Capital Projects Division
- SUBJECT: Unclassified Conditional Use Permit Application No. 3777 and Environmental Impact Report No. 8511
- APPLICANT: Cornucopia Hybrid LLC

DUE DATE: July 11, 2024.

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow the development and operation of an approximately 300 Megawatt (MW) photovoltaic solar facility, and an approximately 300 (MW) battery energy storage facility with appurtenant equipment and structures, including an on-site project substation and project transmission line (gen-tie line) connection to the existing PG&E main transmission line; additionally, the project also intends to include sheep grazing as concurrent agricultural use on approximately 2,445.46-acres, comprised on eight (8) assessors parcels, in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size and 40-acre minimum parcel size) Zone Districts. The subject parcels are enrolled under contract in the Williamson Act Program.

The project site is generally centered near the intersection of Sutter Avenue and State Route (SR) 33 (S. Lost Hills Road), and bifurcated northeast to southwest by SR-33; and east to west by Sutter Avenue. The project site is located approximately nine (9) miles southeast of the City of Coalinga, and approximately one and one-quarter mile northwest of the Fresno County boundary with Kings County and approximately 2.75 miles northwest of the City of Avenal (APNs: 090-030-06S, 090-030-04S, 090-030-02S, 090-030-03, 090-040-01, 085-110-23S, 085-110-12, 085-110-13S) (Sup. Dist. 4).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County. An Environmental Impact Report (EIR) is being prepared to determine the likely environmental impacts associated with the project. If you would like to receive that notice, please reach out to me and we will include you in the routing for the formal EIR Scoping Process. Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **July 11, 2024.** Any comments received after this date may not be used.

If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Jeremy Shaw, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4207, or email jshaw@fresnocountyca.gov

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Activity Code (Internal Review): 2384

Enclosures

Fresho County Department of Public Works and Planning MAILING ADDRESS: Department of Public Works and Planning Development Services Division 2220 Tulare St, e ^(R) Floor Preson, Ca. 39721 ELR. 85 11 Junuarismut. Department of Public Works and Planning Development Services Division 2220 Tulare St, e ^(R) Floor Preson, Ca. 39721 Pre-Application Conditional Use Permit Conditional Use Permit Conditiona	CON		Date R	leceived: 4/30/24	LUP 3777
MAILING ADDRESS: Department of Public Works and Planning Development Services Division 220 Tulare St., 6 ⁶ Floor Fresno, Ca. 93721 Duration St., 500 500 4497 APPLICATION FOR: Presno, Ca. 93721 Presno, Ca. 93721 Anendment Application (Type) Director Review and Approval Gordinal Use Permit Description of PROPOSED USE OR REQUEST: The Application (Type) Director Review and Approval Gordinal Use Permit Description of PROPOSED USE OR REQUEST: The Schedubal Use Permit Determination of Werger Month Wastery Storage System project With Two prefabilitated Stee Plan Review/Occupancy Permit ALCCRLCC Month Wastery Storage System project Would connect to an existing Pacific Gas and Electric (PG&E) transmitssion line. Time Extension for Other Intel Study PER NA ELR CASTION OF PROPERTY: east and west side of State Route (SR) 33 (South Lest Hills Road) and Suter Avenue between the Clies of Avenal and Caalinga Street address: Jobs 2005 80 acres (2446.46 leased) Section(s)-Two/Rg: Street's Leased Address Computery and that the application and atached documents are in all respects true and correct to the best of my nowwedge. The foregoing declaration is made under penalty of perjury. DOTTONLA PROFIL Matter Street address: City Zip Phone Comucupia Hybrid LC <t< td=""><td>SE COUNT</td><td>Fresno County Department of</td><td>Public</td><td>Works and Planning</td><td>E.18 8511</td></t<>	SE COUNT	Fresno County Department of	Public	Works and Planning	E.18 8511
Department of Public Works and Planning Development Services Division Southwest corner of Tulare & "M" Streets, Suite A Subment Services Division Southwest corner of Tulare & "M" Streets, Suite A 2220 Tulare St., 6" Floor Fresno, Ca. 93721 Southwest corner of Tulare & "M" Streets, Suite A APPLICATION FOR: Image: Conditional Use Permit Director Review and Approval Amendment to Text Director Review and Approval The Cornucopia Hybrid Project (proposed project) is a 300 MW battery storage system project with two prefabricated structures and a substation. The proposed project would connect to an existing Pacific Gas and Electric (PG&E) transmission line. Time Edension for Cenational Use Permit ALCORLOC Conduction Review Occupancy Permit ALCORLOC Subter Project With Woo prefabricated structures and a substation. The proposed project would connect to an existing Pacific Gas and Electric (PG&E) transmission line. Time Edension for Subter Project Project Mould connect to an existing Pacific Gas and Electric (PG&E) transmission line. DECALD VO F PROPERT: Subter Address: Subter Address: Subter Address: side of State Route (RSI 33 (cout Lost Hills Read) and Sutter Avenue between the Cites of Avenal and Coalinga Sutter Adenue DUTIONAL APN(s): Sutter address: Subter Address Suite Address DODITION OF PROPERT: Subter Address		MAILING ADDRESS:		LOCATION:	(Application No.)
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□ Site Plan Review/Cocupancy Permit □ ALCC/RLCC □ Proposed project Would connect to an existing Pacific Gas and Electric (PG&E) transmission line. □ General Plan Amendment/Specific Plan/SP Amendment) □ metersension for □ existing Pacific Gas and Electric (PG&E) transmission line. □ Time Extension for □ mitial Study □ PER □ N/A £IR PLASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description. LOCATION OF PROPERTY: east and west side of State Route (SR) 33 (South Lost Hills Road) and Sutter Avenue between the Cities of Avenal and Coalinga Street address:	Variance (Class)/Min	or Variance Agreements		structures and a substation	on. The
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Street address:	LOCATION OF PROPERTY.	between the Cities of Avenal	and	Coalinga	
APN: 190-030-083, -043, -023, -03, 090-040-01 Parcel size: 2,905.80 acres (2,446.46 leased) Section(s)-Twp/Rg: S $\frac{111}{2}$ - $\frac{1}{2}$ S/R $\frac{111}{2}$ E ADDITIONAL APN(s): 085-110-235, -12, and -135; Township 215, Range 16E; Sections 34, 35, and 36; Township 225, Range 16E; Sections 1, and 2, and Range 17E; Section 6 I, Martin Nascimento 094492 described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury. Dwner (Print or Type) Address City Zip Phone Cornucopia Hybrid LLC 18575 Jamboree Rd. Suite 850 Irvine 92612 949-406-8467 Applicant (Print or Type) Address City Zip Phone Cornucopia Hybrid LLC 18575 Jamboree Rd. Suite 850 Irvine 92612 949-406-8467 Applicant (Print or Type) Address City Zip Phone Cornucopia Hybrid LLC 18575 Jamboree Rd. Suite 850 Irvine 92612 949-406-8467 Application Type / No.: GPL Address City Zip Phone Controcopia Hybrid LLC 18575 Jamboree Rd. Suite 850 Irvine 92612 949-406-8467 Application	\$	Street address:			
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Representative (Print or Type) Address City Zip Phone CONTACT EMAIL: martin.nascimento@baywa-re.com OFFICE USE ONLY (PRINT FORM ON GREEN PAPER) Application Type / No.: Cut 37171 Fee: \$9,123.00 Application Type / No.: Cut 37171 Fee: \$-747.00 Application Type / No.: Fee: \$-747.00 WATER: Yes // No // Application Type / No.: Fee: \$ -747.00 Application Type / No.: Fee: \$ -747.00 Application Type / No.: Fee: \$ -747.00 Application Type / No.: Fee: \$ -947.00 Application Type / No.: Fee: \$ -747.00 Age Department Review: Fee: \$ -947.00 Age Department Review: Fee: \$943.00 TOTAL: \$9,944.00 Acceived By: J.S. Invoice No.: 293.769 TOTAL: \$9,944.00 STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg:	knowledge. The foregoing Owner (Print or Type) Cornucopia Hybrid LLC	erty and that the application and attached c declaration is made under penalty of perju Address 18575 Jamboree Rd. Suite	locument: ry. City 850 Irvir	zip 220 210 210 210 210 210 210 20 20 20 20 20 20 20 20 20 2	ve of the owner, of ect to the best of my Phone 949-406-8467
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Development Services and Capital Projects Division Email To: Aurora.Sepp-Peterson@Bayware.com Aurora.Sepp-Peterson@Bayware.com A	Application Review ent of Public Works and Planning MBER: PLICANT:	
PRO PROPERTY LOCATION:	DNE:	
ORD. SECTION(S):	$\begin{array}{c} & DATE: \underline{ 91322} \\ \hline \\ $	
FILING REQUIREMENTS: OTHER FILING FEES: (X) Land Use Applications and Fees (x) Archaeological Inventory Fee: \$75 at time of filing. (Separate check to Southern San Joaquin Valley Info. Center) (X) This Pre-Application Review form (Separate check to Southern San Joaquin Valley Info. Center) (X) Copy of Deed/ Legal Description (X) CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2-\$540) \$2,764.00 (X) Photographs (Separate check to Fresno County Clerk for pass-thru to CDFW. (Separate check to Fresno County Clerk for pass-thru to CDFW. (I) Letter Verifying Deed Review Must be paid prior to IS closure and prior to setting hearing date.) (I) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required. (X) Floor Plan & Elevations - 4 copies (folded to 8.5"X11") + 1 - 8.5"x11" reduction PLU # 113 Fee: \$247.00 (I) Statement of Variance Findings PLU # 113 Fee: \$247.00 (I) Dependency Relationship Statement Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.		
BY: <u>JEALGANY</u> <u>SHAW</u> DATE: <u>12-22-27</u> PHONE NUMBER: (559) <u>600 - 4207</u> NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY: () COVENANT () COVENANT	OVER	





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- PROPERTY LINE PERIMETER FENCE INTERNATIONAL PROPOSED ACCESS ROAD PROPOSED BUILDABLE AREA 0000000000000 PROPOSED ARRAY PROPOSED IN VERTER 1 A والجيب المسير مسترا مسترا فتتبع المؤ PROPERTY LINE SETBACK EXAMPLE AND AREA PREFABRICATED O&M TRAILER SUNGROW AUGMENTATION DIE ENCLOSURE SUNG RO W EN CLOSURE SUNG ROW PCS ---- PARCEL EXISTING BUILDING EXISTING WELLS - EXISTING WATERLINES 50' WATERLINE/WELL SETBACK NWI FEATURES NHD FEATURES

FEMA

PROJECT SITE DESCRIPTION 2997.74: COMBINED PROPERTY ACRES 2446.46: LEASED ACREAGE 1617.89: FENCED ACRES LATITUDE: 36.040854 LONGITUDE -120.2138858 ELEVATION: 750 FT

> PROJECT CLIMATIC CONDITIONS FRESNO, CA EXTREME MAX (SO YEAR) TEMP: -10* EXTREME MIN (SO YEAR) TEMP: 45.2 °C ANNUAL COOLING DESIGN TEMP: -4°C ANNUAL HEATING DESIGN TEMP: 40°C (ASHRAE 20XX)

PROJECT DESIGN DATA SNOW LOAD: 0 PSF WIND SPEED: 87 MPH

PROJECT INTERCONNECTION 230 KV TRANSMISSION LINE POINT OF INTERCONNECTION: 230 KV POI POWER FACTOR: 0.95

PHOTOVOLTAIC SYSTEM PARAMETERS 300.00 - MWAC (@ POI) 325.60 - MWAC (@ INVENTER OUTPUT) 401.82- MWDC 1.34- DC/ACRATIO (@ POI) 1.29 - DC/AC RATIO (@ INVERTER OUTPUT) 74 - 4.40 MVA TRANSFORMERS (94.5 kV)

SOLAR PRODUCTION 52" = SINGLE AXIS TRACKING MOUNTING SYSTEM MAXIMUM ROTATION 180° = AZIMUTH 23.36 FT = PITCH 15.88 FT = INTER-ROW SPACING GROUND COVER RATIO (GCR) = 32.0% 1500 VDC PV SYSTEM DESIGN 34.5 KV DISTRIBUTION SYSTEM

NOTE:

1. THERE WILL BE TWO TYPES OF BUILDINGS THAT WILL BE USED SPARINGLY FOR MAINTENANCE AND SERVICE PURPOSES - A CONTROL ENCLOSURE AND AN ORM TRAILER. BOTH ITEMS ARE INTENDED TO BE PREFABRICATED AND USED ONLY AS NEEDED FOR MAINTENANCE AND SERVICE PURPOSES.

2. LANDSCAPING

THE SITE WILL BE REVEGETATED WITH NATIVE GRASSES.

3. LIGHTING

PROPOSED SOLAR / BATTERY POWERED MOTION LED LIGHTS AT ACCESS POINTS TO MEET THE FOLLOWING REQUIREMENTS: LOW-ELEVATION (<14 FOOT), CONTROLLED SECURITY LIGHTING WOULD BE INSTALLED AT PRIMARY ACCESS GATES AND THE ONSITE SUBSTATION. THE LIGHTING WOULD ONLY SWITCH ON WHEN PERSONNEL ENTER THE AREA (THROUGH EITHER MOTION-SENSOR OR MANUAL ACTIVATION [SWITCH]). ALL SAFETY AND EMERGENCY SERVICES SIGNS WOULD BE LIT WHEN THE LIGHTS ARE ON. THE LIGHTING WOULD BE SHIELDED SO THE LIGHT IS DIRECTED DOWNWARDS. ELECTRICAL POWER TO SUPPLY THE ACCESS GATE AND LIGHTING WOULD BE OBTAINED FROM DISTRIBUTION FEED OR BATTERY CHARGED FROM A SOLAR PANEL. LIGHTING WOULD ONLY BE IN AREAS WHERE IT IS REQUIRED FOR SAFETY, SECURITY, OR OPERATIONS. ALL LIGHTING WOULD BE DIRECTED ON SITE AND WOULD INCLUDE SHIELDING AS NECESSARY TO MINIMIZE ILLUMINATION OF THE NIGHT SKY OR POTENTIAL IMPACTS TO SURROUNDING VIEWERS.

4. LAYDOWN AREA INCLUDE TEMPORARY CONSTRUCTION FENCING FOR SECURITY.

5. ALL INFORMATION PROVIDED IN THIS DRAWING IS CONCEPTUAL AND IS SUBJECT TO CHANGE.

	EQUIPMENT SELECT	rion
MODULE	MANUFACTURER:	JINKO SOLAR
	MODLL:	JRIMESS /2014 TV
	WATTAGE:	585
	DIMENSIONS: (IN.)	89.69 X 44.65
INVERTER	MANUFACTURER:	SUNGROW
	MODLL:	SE44000D MV US
RACKING	MANUFACTURER:	АП
	MODEL:	ATI DURATRACK V3
	MODULES PER FULL ROW:	108
	MANUFAC URLR:	SUNGROW
	MODFL:	5T2752LX
DATIENT	MW RATING:	SDOMWac
	MW-L RATING:	1200MWh

EQUIPMENT QUANTITIES

OF MODULES # OF MODULES PER STRING # OF STRINGS # OF FULL ROWS # OF PARTIAL ROWS # OF INVERTERS # OF BATTERY ENCLOSURES 25,440 5,102 686,890 27 344

BayWa r.e. Solar Projects LLC

18575 Jamboree Road, Suite 850 Irvine, CA 92612 Phone: 949.771.2976 | Fax: 949.398.3914 www.baywa-re.ua

PROJECT DIRECTOR

PROJECT DEVELOPER MARTIN NASCIMENTO 949 406 8467

CORNUCOPIA 300 MW-AC FRESNO COUNTY, CA

PROJECT NUMBER

DRAWN BY

REVIEWED BY

APPROVED BY

ISSUE

PRELIMINARY 10.14.2023

DATE

MN

MS

SITE DEV	ELOPMENT
PLAN	
DRAWING NUMBER	PV-D1.01
SHEET SIZE: ARCH	ID-24"×36"

Project Location

The Cornucopia Hybrid Project (proposed project) site consists of approximately 2,446.46-acres located in an unincorporated area of western Fresno County (County), California. However, for the purposes of California Environmental Quality Act (CEQA), 2,385.11 acres were evaluated for impacts.¹ The project site is situated between the unincorporated communities of Coalinga and Avenal at the base of the eastern slope of the Diablo Range. Interstate 5 (I-5) is located approximately 4 miles east of the project site. The project site is bifurcated north to south by State Route (SR) 33 (South Lost Hills Road) and east to west by Sutter Avenue.

1. Nature of the Operation

The project applicant, Cornucopia Hybrid, LLC (Cornucopia) proposes to construct a utility-scale 300 Megawatt (MW) solar project consisting of approximately 686,880 solar modules rated at 550 watts (W), a 300MWac battery storage system, and two prefabricated structures, one to be used for maintenance and operation service and the second for control services.

The proposed project would interconnect at a Pacific Gas and Electric Company (PG&E) Switching Station on the 230kV transmission lines and is estimated to become operational in third quarter of 2028. The location of the PG&E Switching Station will be within the project boundaries.

2. **Operational Time Limits**

The project is anticipated to be operational in the third quarter 2028. Once completed, the proposed project would generate power from the solar facility during daylight hours and the Energy Storage System (ESS) could distribute power to the grid, 7-days a week, year-round, for up to 35 years.

3. Number of Customers or Visitors

When technical support is required, a small crew of technicians will enter the project site during typical business hours. These individuals will be contractors or employees of the project, not visitors or customers. Once the project is operational, it will operate remotely without regular on-site staff. However, routine maintenance of ground cover, equipment and performance will be required. Employees and contractors will visit the site on a scheduled and as needed basis to perform this maintenance. The proposed facility would not be open to the public for visitation. Only authorized personnel will be allowed.

4. Number of Employees

Our engineering team will use the Jobs and Economic Development Impact (JEDI) model to estimate the number of on-site construction jobs needed for this project. The project would include a two-year construction period, including approximately 600 on-site, temporary construction jobs. During construction the project would employ many temporary construction and electrical contractors, and during operation will have a few full-time operations and maintenance employees. Because of the remote nature of the project, most on-site operations and maintenance activities will occur only as needed once construction is completed. When this type of technical support is required, a small crew of technicians

¹ Currently, the applicant holds lease agreements on 2,446.46 acres; however, the fenced acreage of the project site is 1,613 acres. All equipment would be situated and installed within the boundaries of the fenced area, but this area is subject to change based on the results of environmental surveys. The project site currently contains additional acreage within the northwestern portion of its boundaries that can be utilized if panel areas need to be shifted due to avoidance of identified environmental features.

would enter the project site during typical business hours. These individuals would be contractors or employees of the project, not visitors or customers. The construction workforce would consist of laborers, craftspeople, supervisory personnel, and support personnel. Vendors would be included in the workforce employment counts. While the on-site assembly and construction workforce is expected to reach a peak of approximately 600 workers during the panel installation phase; the average number of workers on-site is anticipated to be approximately 200 to 250. On average, it is anticipated that 25 percent of worker trips to the worker trips would be in carpools.

Operation and maintenance of the proposed project is anticipated to require approximately six full-time employees, however, some of these positions would include contractors for maintenance activities. Because of the remote nature of the project site, most on-site operations and maintenance activities would occur on a scheduled and as needed basis. Regular on-site employees would not be required. When this type of technical support is required, a small crew of technicians would enter the project site during typical business hours, and it is anticipated that this staff would reside in the local communities.

5. Service and Delivery Vehicles

During construction, cranes would be used for the delivery and installation of large equipment such as transformers, inverters, power poles, and the prefabricated maintenance and operation building. The delivery of approximately 686,880 solar modules and associated piles and frames, inverters, main power transformer, and perimeter fencing material and prefabricated buildings would be delivered via heavy-heavy duty trucks. Construction. contractors will commute to and from the site via personal vehicles, which would typically consist of light pickup trucks. Consistent deliveries will not be made during the operational period of the project. As engineering, procurement, and construction plans commence traffic concerns will be analyzed and mapped appropriately.

6. Access to the Site

The proposed project would include a network of access roads throughout the project site. All designated access roads would have sufficient space for emergency response vehicles. Access to the project site would be available via South Lost Hills Road and Sutter Avenue, both of which are paved public roads. Entrances to the access road network would be provided via six access points. Two access points on South Lost Hills Road would provide access to panel areas at the northwestern corner of the site, one access point on Sutter Avenue would provide access to the proposed substation area, two access points on Sutter Avenue would provide access to panel areas in the middle of the site and panels at the southeast corner of the site, and one access point on Sutter Avenue at the northern middle edge of the site would provide access to panel areas at the northern middle edge of the site would provide access to panel areas at the northern middle edge of the site would provide access to panel areas at the northern middle edge of the site would provide access to panel areas at the northern middle edge of the site would provide access to panel areas at the northern middle edge of the site would provide access to panel areas at the northern middle edge of the site would provide access to panel areas at the northern middle edge of the site would provide access to panel areas at the northern middle edge of the site would provide access to panel areas at the northern middle edge of the site would provide access to panel areas at the northern middle edge of the site would provide access to panel areas at the northern middle edge of the site would provide access to panel areas at the northern middle edge of the site would provide access to panel areas at the northern middle edge of the site would provide access to panel areas at the northern would provide access to panel areas at the northern would provide access to panel areas at the northern would provide access to panel areas at the northern would provide access to panel area

7. Parking

The proposed project would include two permanent parking spaces to accommodate operation and maintenance staff. Parking spaces would be comprised of stone aggregate.

8. Goods Sold On-site

The power produced by the project will be sold via the electrical grid to power consumers, but no goods will be sold directly on-site.

9. Equipment and Supplies to be Used

Major equipment includes major power transformer, modules, racking system, inverters, transformers, and ESS. Substations would interconnect the proposed project to the grid, and commonly features major equipment such as: breakers, switches, relays, meters, lightning protection, transformers, grounding, and a control enclosure. Supplies and materials necessary for the construction and operation of the solar site would be stored outdoors in a laydown yard or staged around the construction area. Equipment would be stored in a way that protects it from the elements. Spare parts would be stored in a secured enclosure on-site.

Photovoltaic Modules and Equipment

The solar energy generation facility would consist of photovoltaic (PV) solar modules arranged into arrays supported by racking systems and tracker units that track the sun. The PV modules convert sunlight into electricity. The modules would be mounted on tracking devices, referred to as trackers or tracker blocks, which would be organized in rows in a uniform grid pattern referred to as a solar array. The exact length of each row of modules may vary, and each row would be separated by approximately 22 feet. Helical piles would be installed in the ground to support the modules. The proposed project would have multiple solar arrays electrically connected to form a utility-scale PV.

The solar modules would be self-contained, durably constructed units designed to withstand exposure to the elements for a period of 35 years or more. The solar modules would be certified to comply with all industry standard quality testing and would be electrically connected and grounded. The facility would be designed in accordance with local and state codes and regulations.

The proposed project would likely utilize single axis tracking system, which would enable the panels to track the sun throughout the day; however, a fixed tilt system may be utilized based on the best technology available at the time of construction. The tracking system would be designed to optimize power production of the modules by ensuring proper orientation to the sun both daily and seasonally. Metal piers would be driven into the ground to support the single-axis tracking systems, which would be separated by approximately 22 feet to accommodate maintenance personnel and design parameters that meet applicable Fresno County fire safety requirements.

In order to convert the energy produced by the proposed facility (direct current; DC) into usable alternating current (AC) power, the modules would be connected to 74 power inverters. The energy would be transferred from these inverters to a switch station, which would ultimately transfer the power to the offtaker.

Because of the evolving nature of the industry and shifting supply landscape, the specific quantities and equipment are subject to change. The equipment contemplated in the current design is considered tier-one equipment and the project will ultimately use comparable or better technology.

Table 1 and Table 2 below detail preliminary equipment types and quantities that would be used as part of the proposed project:

Equipment Component	Equipment Details	
Module	Manufacturer:	JINKO SOLAR
	Model:	JKM585-72HL4-TV
	Wattage:	585
	Dimensions (inches):	89.69 X 44.65

Table 1: Project Equipment Details

Equipment Component	Equipment Details	
Inverter	Manufacturer:	SUNGROW
	Model:	SG4400UD-MV-US
Racking	Manufacturer:	ATI
	Model:	ATI DURATRACK V3
	Modules per Full Row:	108
Battery	Manufacturer:	SUNGROW
	Model:	ST2752UX
	MW Rating:	300MWac
	MW-H Rating:	1200 MWh
Source: BayWa r.e 2023.		·

Table 2: Project Equipment Quantities

Equipment/Facilities	Quantity	
Modules	686,880	
Modules per String	27	
Strings	25,440	
Full Rows	6,102	
Partial Rows	344	
Inverters	74	
Source: BayWa r.e 2023.		

Substation

A project substation and a PG&E Switching Station would be located in the southeast corner of the project boundaries. The project substation would receive consolidated intermediate voltage cables from the collector system and step the voltage up to 230 kV via high voltage transformers located in the individual PV substation. The substation would include an electrical control building and would tie into PG&E's high voltage 230 kV Switching Station, via a new transmission line. The 230kV Switching Station would connect to PG&E's existing 230 kV transmission lines located directly adjacent to the Switching Station. The overall footprint of the project substation is anticipated to be up to approximately 1 acre and the Switching Station up to approximately 5 acres.

The substation must have access to communication systems in the area to comply with Federal Energy Regulatory Commission/California Independent System Operator utility monitoring and control requirements. Compliance may be accomplished by underground lines or above ground lines.

Energy Storage System

ESS components are advantageous for renewable energy projects because they allow energy to be reliably fed to the grid from an otherwise intermittent energy production source. The proposed project would include a battery storage system capable of storing up to 300 MWac of electricity and conducting energy to the regional electricity grid. If provided, the storage system would consist of battery banks housed in electrical enclosures and buried electrical conduit. The proposed project would use the best available battery technology at the time of construction. Currently, these technologies include but are not limited to Lithium-ion, flow, or sodium sulfur batteries.

The ESS would be connected via AC to 74 power inverters. The inverter output would be stepped up to 34.5 kV and then combined and exported to the grid at 230 kV through the proposed project's substation. Specific quantities and equipment chosen for installation would depend on market conditions and the availability of commercial options and are subject to change. The ESS would be located adjacent to the 230kV substation, and the footprint is anticipated to be approximately up to 12 acres; however, this acreage may change due to equipment selection during the final design.

10. Supplies and Materials

Supplies and materials necessary for the construction and operation of the solar site would be stored outdoors in a laydown yard or staged around the construction area. Equipment would be stored in a way that protects it from the elements. Spare parts will be stored in a secured enclosure onsite.

11. Unsightly Appearance: Noise, Glare, Dust, and Odor

The proposed project would be designed to minimize impacts to visual resources. Solar and storage equipment are typically less than 14-foot in height and are easily mitigated for any visual and glare impacts via vegetative buffering.

The proposed project would have some noise and dust impacts during construction, which would be mitigated during the planning and design review process. Noise impacts would be mitigated through compliance with County construction noise requirements, and dust impacts during construction would be mitigated through regular watering of the site, as required by the County. Noise would not be generated as part of project operation. Furthermore, odor is generally not considered concerns for solar and storage projects.

12. Waste

Minimal waste may be generated during the construction phase. No solid or liquid waste would be produced at the project site during project operation.

13. Estimated Water Usage

The proposed project would not require regular water use aside from dust control during construction; however, on-site water availability for fire and emergency management purposes would be provided with the installation of a 30,000-gallon aboveground water tank. The project team has discussed water requirements with the Fire Department and worked with external consultants to determine the amount of water that would be needed on-site. The analysis determined that water requirements will vary based on the type of equipment selected. The project team has discussed water access with the property owners and anticipates improving an existing well at the intersection of Sutter Avenue and South Lost Hills Road for construction use. The proposed project would incorporate water storage tanks to ensure that a sufficient amount of water is available on-site for fire safety. The initial estimate is that anywhere from 600 to 1,200-acre feet (af) of non-potable water would be required during construction to mitigate dust

migration; however, Cornucopia plans to conduct a formal study to determine the exact water needs onsite. This study will be completed as the project design progresses.

14. Advertising and Signage

Signage is proposed to allow for the identification of the project owner and for safety and security purposes. One non-flashing sign would be located at each street frontage installed on the fence or ground mounted in the vicinity of the main entry gates in accordance with the property development standards for the AE District as outlined in the Fresno County Zoning Ordinance.² Signage would identify the project operator and owner. Small-scale signage would also be posted at the main entry gates and intermittently along the perimeter fencing on all exterior parcel boundaries, to indicated "No Trespassing" and "Private Property" for security purposes. All signage would comply with County signage requirements. Size of proposed signage is to be determined during the design review process.

15. Existing On-site Buildings

There are no existing buildings on the project site. Therefore, the proposed project would not make use of any existing buildings or structures on-site.

16. **Project Buildings**

Two prefabricated buildings would be available onsite – one used for operation and maintenance services, and the second for control services. Both buildings are intended to be used only as needed during operation.

17. Outdoor Lighting and Sound

Some outdoor lighting at major access points and outside of the substation enclosure would be required. The intent is that lighting would be solar battery powered and motion operation. Aside from these proposed uses, lighting is not intended to be a significant component of the project.

The proposed project would include low elevation (less than 14 feet in height) solar/battery powered motion LED lights at all primary access gates as well as the on-site substation. Lighting would only switch on when project personnel enter the area (through either motion-sensory or manual activation switch). All safety and emergency services signage would be lit when the lighting is switched on. Lighting would only be implemented in areas where it is necessary for safety, security, and operations purposes. All lighting would be shielded and directed downward to minimize illumination of the night sky or areas beyond the project site.

Outdoor sound would be limited to construction, as described above. Significant outdoor sound is not anticipated during project operation due to the nature of the project.

Outdoor lighting or outdoor sound amplification systems would not be used.

18. Landscaping and Fencing

The proposed project would include revegetation of the project site with a blend of native grasses and pollinator species at project start up, avoiding species listed in the California Invasive Plant Council

² County of Fresno. 2018. Zoning Ordinance. Chapter 2: Establishment of Land Use Districts and Regulations Applicable Therein. Section 816.5-K, Exclusive Agricultural District Property Development Standards—Outdoor Advertising. Website: https://www.fresnocountyca.gov/files/sharedassets/county/v/1/vision-files/files/36254-816ae_6-18_final.pdf. Accessed October 17, 2023.

Inventory of invasive plant species. In addition, Cornucopia intends to include the proposed project as a pilot project in a study being conducted by University of California, Davis (UC Davis). This study would analyze the soils on-site to select the best seed mix and monitor the wildlife that interacts with the proposed facility. BayWa r.e. is also a member of the American Solar Grazing Association. The project team is proposing the use of sheep grazing throughout the project site once it is operational as described in greater detail under "19. Additional Information", below.

The site would include a 6-foot-tall chain-link fence with an additional foot containing three strands of barbed wire at the top for security. Temporary fencing would be provided in the laydown area during construction for security. This fencing would be placed around all elements of the proposed project as shown in the attached site plan. Additionally, specifications of the proposed fence can be seen on Exhibit 3.

19. Additional Information

Solar energy development is expanding on land and water throughout the state of California. The rate of development is expected to increase such that solar energy is the dominant source of electricity. According to the California Air Resources Board (ARB) Scoping Plan, at least 72 gigawatts (GW) of photovoltaic (PV) solar energy capacity (with 37 GW of storage) is anticipated to fully decarbonize the state's energy system by 2045. California passed two judicial streamlining programs to fast-track resolution of legal challenges to permits for qualifying renewable energy projects: the Environmental Leadership Development Act of 2021, and California Senate Bill 149 ("SB 149"). The proposed project intends to apply for SB 149 which would require that lawsuits filed under state or local law against certified projects must be resolved within 270 days (nine months).

The California Farmland Mapping & Monitoring identifies there are 2,203 acres of Farmland of Local Importance, 241 acres of Prime Farmland, 90 acres of grazing land, 6 acres of semi-agricultural and rural commercial land, 2 acres of rural residential land and 2 acres of vacant or disturbed land. The Soil Survey Geographic Database (SSURGO) identifies no prime farmland within the project boundary. The historical uses of the project site include primarily sheep grazing and livestock. Approximately every two years wheat (non-irrigated) is planted in portions within the project boundaries that received the most rainfall. Over the last 20-30 years, the project's site has on average been used for both cattle and sheep grazing every year and for dry wheat planting every other year. According to the landowner, groundwater has been over-extracted in this area for over twenty years and the land is no longer irrigated albeit the infrastructure is still there. The land is entirely only used for dry farming and grazing. Given the 100-year history of cattle and sheep grazing in the area of the project, the project applicant has committed to combining the use of solar with sheep grazing.

In 2018, out of necessity due to greater urbanization of grazing lands and market demand for wool and lamb meat, local shepherd Mr. Ryan Indart began Indart Solar Sheep Grazing, a venture specializing in grazing utility scale solar projects. Indart Solar Sheep Grazing is under contract to provide sheep grazing services for the subject property. Indart Solar Sheep Grazing uses sheep as a vegetation management tool for solar asset operators to reduce fire fuel loads risk and to prevent vegetation from encroaching on sensitive, high valued power generating equipment and infrastructure. Solar sheep grazing also enhances and improves soil health, ecology, biodiversity and function, is the only environmentally friendly vegetation management tool available for solar owners and is increasingly more widely adopted across the entire solar industry.

Mr. Indart evaluated the project's 2,446.46 acres in January 2024 and deemed it to be ideally suited for sheep grazing considering the benefits to soil health, biodiversity, and vegetation management benefits. Mr. Indart's qualifications to provide said services is attached to this document.

Indart Solar Sheep Grazing will use between 1,500 to 2,000 sheep on the site to de-vegetate the site of fire fuel loads risk and dry vegetation. Approximately 20% residual ground cover will remain to preserve the topsoil, avoid dust creation and invasive toxic weed species proliferation. Logistics of the sheep grazing are as follows:

- Three to four semi-trucks will be used to transport the sheep with 400 500 sheep in each load. The same number of trucks will be used to demobilize the sheep from the site.
- Two professionally trained sheepherders will manage and herd the sheep during the grazing season. Each herder will have at least two herding dogs and two Livestock Guardian Dogs (LGD's) for each herd of sheep.
- Early in the grazing season, when the vegetation is still green, the sheep will consume between 1,000 and 1,500 gallons of water every other day. As the days get longer and hotter and the vegetation dries out, the sheep will consume 2,000 gallons of water each day.
- Each year weather conditions change and precipitation is variable. Typically, sheep are deployed in February/March and conclude the grazing job near the end of June early July. This timeframe is highly dependent upon many variables and subject to change.

Sheep grazing can also assist with management of invasive species including Russian Thistle, ripgut brome and farmers foxtail. Sheep will graze ripgut and foxtail prior to heading out and Russian Thistle when it is young. However, once these weeds take hold of landscape, they proliferate faster than any number of sheep could keep up, making grazing ineffective with these weed species. According to Mr. Indart, the only means of controlling Russian Thistle is a selective herbicide application over a span of two to three years. Sheep grazing early will assist at controlling rip gut and foxtail.

Restorative sheep grazing within the proposed Cornucopia Hybrid project will have the following agricultural and environmental benefits:

- 1. Soil profile enhancement through increased organic matter and biodiversity
 - 2. Top-soil preservation.
 - 3. Noxious weed reduction.
 - 4. Continued wool production.
 - 5. Continued lamb production.
- 6. Carbon sequestration through fire fuel loads reduction and wildfire mitigation.
- 7. Sheep grazing is the environmentally friendly vegetation management option for solar operators compared to mowers and toxic herbicide use.
- 8. Water requirements of sheep grazing are exponentially less than the production of agriculture.

The alternative vegetation management option to sheep grazing would be to use gasoline powered mowers. Mowers will create at least four times the volume of traffic, exhaust emissions and dust. A 2,000 AC solar site would require a crew of about 24 mowers, with one operator per mower. Each eight-person crew would have two pickups to pull two trailers with four mowers each. Each eight-mower crew would also likely have a service truck to service the mowers daily. A foreman is required with a pick-up truck to manage the three crews. A total of seven pickups would mobilize to and from the site daily, over the span of four to six weeks depending on biomass and vegetation density and height. Moreover, the trucks and mowers would be moving around the site daily, creating significantly more traffic, dust and exhaust emissions.

With sheep grazing, none of the traffic, dust and emission occurs, with the exception the transport of the sheep in and out of the solar field, making sheep grazing a far superior vegetation management method compared to mechanical (mowing) and chemical (herbicides). Moreover, not only are the sheep much more effective at removing vegetation, but they are also the most ecologically friendly vegetation management tool as well, as they are actually a part of the ecosystem, and have been for eons. While mowing cuts the vegetation, it still leaves it on the solar project floor, creating a potential a fire hazard. Mowers cut 100% of the vegetation and leave 100% in the solar project. Sheep graze 100% of the vegetation and leave 20% in the solar project, to preserve the topsoil. For all of these reasons sheep grazing is also the environmentally superior alternative to mowing or leaving the land in its current state with no biodiversity benefits.

As grazing is an agricultural use, the proposed project intends to remain in the Williamson Act. Integrating sheep grazing with the solar field will create an agrivoltaics project where sheep co-exist with the solar use.

20. Owners, Officers, and/or Board Members

Cornucopia Hybrid LLC is a subsidiary of BayWa r.e. U.S. Solar Projects. Board members who have signatory authority on behalf of BayWa r.e. USSP are Frederick Robinson and Geoff Fallon.

Dear Fresno County Planning Commission:

My name is Ryan Indart. I am a third generation sheep rancher from Clovis, California. We farm almonds, cherries, oranges, wheat and barley as well; however, our main business is sheep ranching, where we have been producing American lamb and wool for three generations. My grandfather started the business in 1937. The wool my grandfather produced during the early years of the business went directly to clothe American soldiers in World War II. My father purchased the business from my grandfather in 1970, and my wife and I bought it from my mother and father back in 2009. We are extremely proud of our successful ranching and farming heritage, where we have been responsible custodians and fiduciaries of the environment, our animals and our crops for three generations.

Lamb is one of the most nutritious and natural animal protiens produced and wool is nature's best fiber, from which an assortment of products such as mittens, wool caps, jackets, socks and blankets are produced. Some of the wool from our sheep goes to clothe the American military even today, of which we are very proud. In fact, sheep are one of the only "dual purpose" agricultural animals in existence today, producing millions of pounds of lamb meat and wool for consumption and use throughout the US and world. Cattle, hog, chicken and turkey farmers can't say the same thing. The vast economic and production contributions to the US economy by the American Sheep Industry are detailed in Exhibit 1 (American Sheep Industry Association).

Over three generations, our family is proud to have produced two very important agricultural products for wide consumption and use across all of society:

- Approximately 500,000 lambs total, which equates to roughly 33,000,000 lbs. of wholesome, lean, nutritious lamb meat that has fed millions of people and families here in the United States over the span of 86 years and three generations of our family business.
- Approximately 4,000,000 lbs. of American wool, that has produced countless wool products for many woolen retailers like to clothe Americans in the winter to keep them warm from the cold elements, including and most importantly the US Military.

In 2018, out of necessity and market demand, we launched a new business called Indart Solar Sheep Grazing, where we specialize in grazing utility scale solar projects for several trusted clients throughout California, Arizona and Colorado. Solar grazing employs sheep as a vegetation management tool by solar asset operators, managers and owners to reduce fire fuel loads risk and to prevent vegetation from encroaching on sensitive, high valued power generating equipment and infrastructure. Solar sheep grazing also enhances and improves soil health, ecology, biodiversity and function, is the only environmentally friendly vegetation management tool available for solar owners, and is becoming increasingly more widely adopted across the entire solar industry.

> 3826 E International Ave. Clovis, CA 93619 (559) 333-1407 - www.indartssg.com

So now, instead of being just a "dual purpose" agricultural production animal, of nutritious lamb meat and nature's best wool fiber, sheep are now a "tri-purpose" animal, engaged in grazing for fire fuel loads mitigation, creating profound environmental benefits across a multitude of applications.

The land in question pursuant to the proposed Cornucopia Hybrid Project located in Fresno County between the City of Coalinga and the City of Avenal. The project's 2,446.46 was assessed for sheep grazing in January 2024 and it is deemed to be ideally suited for sheep grazing, as that land has been grazed by cattle and sheep for over the last 100 years. This project is within Fresno County, California, which has deep roots in sheep grazing history. For example, Fresno County located in central California, was established in 1856 from parts of Mariposa, Merced, and Tulare counties and the first county seat was in the small township of Millerton. The community of Fresno began to grow from small mining settlements along the Fresno River. Moses J. Church developed canals to supply water to nascent agricultural lands and mining settlements in the region diverting water from the Kings River. The ease of access to water and the affordable land was a primary attraction to new settlers such as William Helm. In 1865, Helm purchased 2,640 acres of land in Fresno to raise sheep, eventually owning over 22,000 head of sheep.

The west side hills of the central valley, for anyone who farms and ranches here, has a good understanding that there is almost no better use to that land that that of cattle and sheep grazing. Before the American rancher utilized that land for cattle and sheep gazing, it was grazed by native deer and other native ruminants. The gentle rolling hills and intermittent valleys are custom made for livestock grazing due to the elimination of strain on precious aquifer resources. The water requirements of sheep grazing are exponentially less than that of production agriculture. Moreover, restorative sheep grazing within the Cornucopia Hybrid Project will have the following agricultural and environmental benefits:

- · Soil profile enhancement through increased organic matter and biodiversity
- Top-soil preservation
- Noxious weed reduction
- Continued wool production
- Continued lamb production
- Carbon sequestration through fire fuel loads reduction and wildfire mitigation
- Sheep grazing is the environmentally friendly vegetation management option for solar operators compared to mowers and toxic herbicide use

If you have any questions or concerns in response to this letter, please don't hesitate to contact me at the number below.

Thank you,

Ryan Indart President and CEO - Indart Group, Inc. Indart Ranch Indart Solar Sheep Grazing www.Indartssg.com (559) 333-1407

> 3826 E International Ave. Clovis, CA 93619 (559) 333-1407 - www.indartssg.com

Project Description Cornucopia Hybrid Project Fresno County, California

Project Applicant: Cornucopia Hybrid, LLC 18575 Jamboree Road, Suite 850 Irvine, CA 92612

Contact: Martin Nascimento, Senior Development Manager <u>martin.nascimento@baywa-re.com</u> 949-406-8467

Lead Agency: **Fresno County Department of Public Works and Planning** Development Services Division 2220 Tulare Street, 6th Floor Fresno, California 93721

Date: April 30, 2024 Revision

SECTION 1: INTRODUCTION

1.1 - Project Location

The Cornucopia Hybrid Project (proposed project) site consists of approximately 2,446.46-acres located in an unincorporated area of western Fresno County (County), California. However, for the purposes of California Environmental Quality Act (CEQA), 2,385.11 acres were evaluated for impacts.¹ The project site is situated between the City of Coalinga (Fresno County) and the City of Avenal (Kings County) at the base of the eastern slope of the Diablo Range. Interstate 5 (I-5) is located approximately 4 miles east of the project site (Exhibit 1). The project site is bifurcated north to south by State Route (SR) 33 (South Lost Hills Road) and east to west by Sutter Avenue (Exhibit 2). I-5 and SR-33 provide regional access to the project site, while SR-33 and Sutter Avenue provide local access.

The project site is located within portions of eight parcels associated with Assessor's Parcel Numbers (APNs) 090-030-065, 090-030-045, 090-030-025, 090-030-03, 090-040-01, 085-110-235, 085-110-12, and 085-110-13S. The project site is located within Township 21 South, Range 16 East, Sections 34, 35, and 36, Township 22 South, Range 16 East, Sections 1, 2, and Range 17 East, Section 6 of the *Avenal, California* United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map.

1.1.1 - Land Use and Zoning

According to the Fresno County General Plan (General Plan; adopted from the Coalinga Regional Plan) the project site has a land use designation of Agriculture, which allows for the production of crops, livestock, and necessary agriculture commercial centers, agricultural processing facilities, and certain nonagricultural activities.² According to the Fresno County Zoning Ordinance, all eight parcels within the site are zoned Exclusive Agricultural District (AE).³ The AE District designation is accompanied by an acreage designation that indicates the minimum size lot which can be created within the zoning district. Acreage designations are: 640, 320, 160, 80, 40, and 20. The project site includes parcels zoned AE20 (minimum lot size of 20 acres) and AE40 (minimum lot size of 40 acres). Table 1 below details the zoning designation of each parcel within the project site.⁴ According to Zoning Code Chapter 3, General Conditions, Section 853, *Uses Permitted Subject to Conditional Use Permit*, under Item B the proposed project would fall under Item 14. Item 14 permits the following uses with an Unclassified Conditional Use Permit (CUP): public utility and public services, structures, uses and buildings, except as otherwise provided in this Division.⁵

¹ Currently, the applicant holds lease agreements on 2,446.46 acres; however, the fenced acreage of the project site is approximately 1,617.89 acres. All equipment would be situated and installed within the boundaries of the fenced area, but this area is subject to change based on the results of environmental surveys. The project site currently contains additional acreage within the northwestern portion of its boundaries that can be utilized if panel areas need to be shifted due to avoidance of identified environmental features.

² Fresno County. 2000. Fresno County General Plan Policy Document. October 3.

³ Fresno County. 2023. County of Fresno – Zoning. Website:

https://gisportal.co.fresno.ca.us/portal/apps/webappviewer/index.html?id=b921843d343d4df998b5b3c6a301756a. Accessed April 13, 2023.

⁴ Fresno County. 2023. Fresno County Zoning Code, Section 816 "AE" Exclusive Agricultural District.

⁵ Fresno County. 2023. Fresno County Zoning Code, Section 53, Uses Permitted Subject to a Conditional Use Permit. Item B14, Unclassified Conditional Use Permits.

Additionally, the proposed project intends to apply for California Senate Bill 149 ("SB 149") which is a recent bill aimed at streamlining the CEQA litigation process for renewable energy projects. The bill requires that lawsuits filed under state or local law against certified projects must be resolved within 270 days (nine months), to the extent feasible. A memo outlining the bill is included in Exhibit 4.

Exhibit 1: Regional Location Map

Exhibit 2: Local Vicinity Map

All eight parcels associated with the project site are under active Williamson Act Contracts as of 2023. The California Farmland Mapping & Monitoring identifies there are 2,203 acres of Farmland of Local Importance, 241 acres of Prime Farmland, 90 acres of grazing land, 6 acres of semi-agricultural and rural commercial land, 2 acres of rural residential land and 2 acres of vacant or disturbed land. The Soil Survey Geographic Database (SSURGO) identifies no prime farmland within the project boundary. The historical uses of the project site include primarily sheep grazing and livestock. Approximately every two years wheat (non-irrigated) is planted in portions within the project boundaries that received the most rainfall. Over the last 20-30 years, the project's site has on average been used for both cattle and sheep grazing every year and for dry wheat planting every other year. According to the landowner, groundwater has been over-extracted in this area for over twenty years and the land is no longer irrigated albeit the infrastructure is still there. The land is entirely only used for dry farming and grazing. Given the 100-year history of cattle and sheep grazing in the area of the project, the proposed project investigated having a dual-use purpose by combining the use of solar with sheep grazing. A local shepherd in the area, Ryan Indart, evaluated the location of the proposed project and deemed it is ideal for sheep considering the benefits to soil health, biodiversity, and vegetation management benefits. His letter of recommendation can be found attached to this submittal (Exhibit 5). The proposed project intends to remain in the Williamson Act by continuing the agricultural use with sheep grazing that would co-exist with the solar use.

APN	Zoning Designation
090-030-06S	AE20
090-030-04S	AE20
090-030-02S	AE20
090-030-03	AE20/AE40
090-040-01	AE40
085-110-23S	AE20/AE40
085-110-12	AE20/AE40
085-110-13S	AE20

Table 1: Parcel Zoning Designations

Notes:

APN = Assessor's Parcel Number

Source: Fresno County. 2023. County of Fresno – Zoning. Website:

https://gisportal.co.fresno.ca.us/portal/apps/webappviewer/index.html?id=b921843d343d4df998b5b3c6a301756a. Accessed April 13, 2023.

1.2 - Environmental Setting

The proposed project would be located in the Kettleman Plain, a relatively flat area west of the Kettleman Hills and east of the Kreyenhagen Hills within the western portion of the San Joaquin Valley. The site is located approximately 11 miles southeast of the City of Coalinga, and approximately 1.25 miles northwest of the Fresno County boundary with Kings County. Additionally,

the site is 2.75 miles northwest of the City of Avenal. Immediately southeast of the site lies a community off State Route (SR) 33 known as Lost Hills.

The area surrounding the project site is predominantly agricultural land, with large areas of vacant, undeveloped land. The project site consists of agricultural and vacant, undeveloped land. Utility poles/power lines are located around the perimeter of the site. There are three water wells located within the leased areas of the proposed facility; however, a final source of water to use during construction has not been designated. The current plans are to improve the well located north of South Lost Hills Road and utilize water during construction for dust control. The project site is surrounded by vacant land and agricultural land to the north and south, a residential area known as Lost Hills and vacant land to the east, and vacant, undeveloped land to the west. SR-33 runs through the project site from northwest to southeast, and Sutter Avenue transects the site from north to south. Within the Lost Hills community, the nearest structure exists approximately 110 feet away from the nearest proposed panel. This community includes multiple structures that currently exist adjacent to the proposed project boundary. This includes approximately eight residential structures with the closest residence approximately 200 linear feet from the nearest proposed panel; however, this information will be confirmed when the survey is finalized.

According to the California Native Plant Society (CNPS) Electronic Inventory (CNPSEI) of Rare and Endangered Vascular Plants of California, California Natural Diversity Database (CNDDB), and the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database, 34 special-status plant species and 32 special-status wildlife species were identified as occurring within 10 miles of the project site.^{6,7,8} Focused surveys for Swainson's Hawk and Burrowing Owl have been conducted to identify any potential impacts and avoidance measures to reduce potential impacts to these species.

Approximately 2,075.54 acres of the project site is located within Federal Emergency Management Agency (FEMA) Flood Zone X, an area of 1 percent flood hazard (100-year flood). Approximately 309.37 acres of the site, within Canoas Creek (outside of the proposed development impact area), is designated as Special Flood Hazard Area Zone A. This area is considered to have a 0.1 percent annual chance flood hazard without a base flood elevation.⁹ National Wetland Inventory (NWI) data indicates that there are approximately 10.37 acres of riverine features within the site. Furthermore, National Hydrography Dataset (NHD) data indicates that hydrographic flowline categories, including 20,699 feet (3.9 miles) of connector, 23,081 feet (4.4 miles) of ephemeral stream/river, and 14,602 feet (2.8 miles) of intermittent stream/river features are present within the site.

⁶ California Department of Fish and Wildlife (CDFW). 2023. CNDDB RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://map.dfg.ca.gov/rarefind/view/RareFind.aspx. Accessed May 24, 2023.

⁷ California Department of Fish and Wildlife (CDFW). 2023. Biogeographic Information and Observation System (BIOS 6). Website: https://map.dfg.ca.gov/bios/. Accessed May 24, 2023.

⁸ California Native Plant Society (CNPS). 2023. California Native Plant Society Rare and Endangered Plant Inventory. Website: http://www.rareplants.cnps.org/. Accessed May 24, 2023.

⁹ Federal Emergency Management Agency (FEMA). 2023. FEMA Flood Map Service Center: Search by Address. Website: https://msc.fema.gov/portal/search?AddressQuery=south%20lost%20hills%20road%20and%20sutter%20avenue%20fresno%20Cou nty%20CA. Accessed October 17, 2023.

1.3 - Project Description

The applicant, Cornucopia Hybrid, LLC (Cornucopia), proposes to construct a new utility-scale, 300 megawatt (MW) solar project consisting of approximately 686,880 solar modules rated at 550 watts (W), a 300 MWac battery storage system and two prefabricated structures, one to be used for maintenance and operation service and the other for control services (Exhibit 3).

1.3.1 - Photovoltaic Modules and Equipment

The solar energy generation facility would consist of photovoltaic (PV) solar modules arranged into arrays supported by racking systems and tracker units that track the sun. The PV modules convert sunlight into electricity. The modules would be mounted on tracking devices, referred to as trackers or tracker blocks, which would be organized in rows in a uniform grid pattern referred to as a solar array. The exact length of each row of modules may vary, and each row would be separated by approximately 22 feet. Helical piles would be installed in the ground to support the modules. The proposed project would have multiple solar arrays electrically connected to form a utility-scale PV.

The solar modules would be self-contained, durably constructed units designed to withstand exposure to the elements for a period of 35 years or more. The solar modules would be certified to comply with all industry standard quality testing and would be electrically connected and grounded. The facility would be designed in accordance with local and state codes and regulations.

Exhibit 3: Site Plan

The proposed project would likely utilize a single-axis tracking system, which would enable the panels to track the sun throughout the day; however, a fixed tilt system may be utilized based on the best technology available at the time of construction. The tracking system would be designed to optimize power production of the modules by ensuring proper orientation to the sun both daily and seasonally. Metal piers would be driven into the ground to support the single-axis tracking systems, which would be separated by approximately 22 feet to accommodate maintenance personnel and design parameters that meet applicable Fresno County fire safety requirements.

To convert the energy produced by the proposed facility (direct current [DC]) into usable alternating current (AC) power, the modules would be connected to 74 power inverters. The energy would be transferred from these inverters to a switch station, which would ultimately transfer the power to the off taker. Table 3 and Table 4 detail preliminary equipment types and quantities that would be used as part of the proposed project:¹⁰

Equipment Component	Equipment Details	
	Manufacturer:	JINKO SOLAR
	Model:	JKM585-72HL4-TV
Module	Wattage:	585
	Dimensions (inches):	89.69 X 44.65
	Manufacturer:	SUNGROW
Inverter	Model:	SG4400UD-MV-US
	Manufacturer:	ATI
Racking	Model:	ATI DURATRACK V3
	Modules per Full Row:	108
	Manufacturer:	SUNGROW
Detter	Model:	ST2752UX
Battery	MW Rating:	300MWac
	MW-H Rating:	1200 MWh
Source: BayWa r.e 2023.	·	

Table 2: Project Equipment Details

Table 3: Project Equipment Quantities

Equipment/Facilities	Quantity
Modules	686,880
Modules per String	27

¹⁰ Because of the evolving nature of the industry and shifting supply landscape, the specific quantities and equipment are subject to change. The equipment contemplated in the current design is considered tier-one equipment and the project will ultimately use comparable or better technology.

Equipment/Facilities	Quantity	
Strings	25,440	
Full Rows	6,102	
Partial Rows	344	
Inverters	74	
Source: BayWa r.e 2023.		

1.3.2 - Substation

A project substation and a Pacific Gas and Electric Company (PG&E) Switching Station would be located in the southeast corner of the project boundaries. The project substation would receive consolidated intermediate voltage cables from the collector system and step the voltage up to 230 kV via high voltage transformers located in the individual PV substation. The substation would include an electrical control building and would tie into PG&E's high voltage 230 kV Switching Station, via a new transmission line. The 230kV Switching Station would connect to PG&E's existing 230 kV transmission lines located directly adjacent to the Switching Station. The overall footprint of the project substation is anticipated to be up to approximately 1 acre and the Switching Station up to approximately 5 acres. The location of the PG&E Switching Station will be within the project boundaries.

The substation must have access to communication systems in the area to comply with Federal Energy Regulatory Commission/California Independent System Operator utility monitoring and control requirements. Compliance may be accomplished by underground lines or above ground lines.

1.3.3 - Energy Storage System

Energy Storage System (ESS) components are advantageous for renewable energy projects because they allow energy to be reliably fed to the grid from an otherwise intermittent energy production source. The proposed project would include a battery storage system capable of storing up to 300 MWac of electricity and conducting energy to the regional electricity grid. If provided, the storage system would consist of battery banks housed in electrical enclosures and buried electrical conduit. The proposed project would use the best available battery technology at the time of construction. Currently, these technologies include but are not limited to Lithium-ion, flow, or sodium sulfur batteries.

The ESS would be connected via AC to 74 power inverters. The inverter output would be stepped up to 34.5 kV and then combined and exported to the grid at 230 kV through the proposed project's substation. Specific quantities and equipment chosen for installation would depend on market conditions and the availability of commercial options and are subject to change. The ESS would be located adjacent to the 230kV substation, and the footprint is anticipated to be approximately up to 12 acres; however, this acreage may change due to equipment selection during the final design.

1.3.4 - PG&E Transmission Line

The proposed project would connect to an existing PG&E line located near the site.

1.3.5 - Site Access and Circulation

The proposed project would include a network of access roads throughout the project site. All designated access roads would have sufficient space for emergency response vehicles. Access to the project site will be available via South Lost Hills Road and Sutter Avenue, both of which are paved public roads. Entrances to the access road network would be provided via six access points. Two access points on South Lost Hills Road would provide access to panel areas at the northwestern corner of the site, one access point on Sutter Avenue would provide access to the proposed substation area, two access points on Sutter Avenue would provide access to panel areas in the middle of the site and panels at the southeast corner of the site, and one access point on Sutter Avenue at the northern middle edge of the site would provide access to panel areas at the northeast corner of the site. The proposed project would include two permanent parking spaces to accommodate operation and maintenance staff. Parking spaces would be comprised of stone aggregate.

1.3.6 - Fencing

The site would include a 6-foot-tall chain-link fence with an additional foot containing three strands of barbed wire at the top for security. Temporary fencing would be provided in the laydown area during construction for security. This fencing would be placed around all elements of the proposed project as shown in the attached site plan. Additionally, specifications of the proposed fence can be seen on the detailed site plan drawings.

1.3.7 - Signage

Signage is proposed to allow for the identification of the project owner and for safety and security purposes. One non-flashing sign would be located at each street frontage installed on the fence or ground mounted in the vicinity of the main entry gates in accordance with the property development standards for the AE District as outlined in the Fresno County Zoning Ordinance.¹¹ Signage would identify the project operator and owner. Small-scale signage would also be posted at the main entry gates and intermittently along the perimeter fencing on all exterior parcel boundaries, to indicated "No Trespassing" and "Private Property" for security purposes. All signage would comply with County signage requirements.

1.3.8 - Landscaping

The proposed project would include revegetation of the project site with a blend of native grasses and pollinator species at project start up, avoiding species listed in the California Invasive Plant Council Inventory of invasive plant species. In addition, Cornucopia intends to include the proposed project as a pilot project in a study being conducted by University of California, Davis (UC Davis) in order to re-establish native species on-site. This study will analyze the soils on-site to select the best

¹¹ County of Fresno. 2018. Zoning Ordinance. Chapter 2: Establishment of Land Use Districts and Regulations Applicable Therein. Section 816.5-K, Exclusive Agricultural District Property Development Standards—Outdoor Advertising. Website: https://www.fresnocountyca.gov/files/sharedassets/county/v/1/vision-files/files/36254-816ae_6-18_final.pdf. Accessed October 17, 2023.

seed mix and monitor wildlife that interacts with the proposed project. Through this process, UC Davis would monitor the site and collect data on biodiversity as well as oversee the establishment of native species.

1.3.9 - Lighting

The proposed project would include low elevation (less than 14 feet in height) solar/battery powered motion LED lights at all primary access gates as well as the on-site substation. Lighting would only switch on when project personnel enter the area (through either motion-sensory or manual activation switch). All safety and emergency services signage would be lit when the lighting is switched on. Electrical power to supply the lighting would be obtained from a distribution feed or battery charged from a solar panel. Lighting would only be implemented in areas where it is necessary for safety, security, and operations purposes. All lighting would be shielded and directed downward to minimize illumination of the night sky or surrounding viewers beyond the project site.

1.3.10 - Utilities

The proposed project would interconnect at a PG&E Switching Station connected to Templeton-Gates 230 kV transmission lines. Electrical power to supply on-site lighting would be obtained from distribution feed or battery charged from a solar panel. The proposed project would not require connection to existing utilities. The proposed project would not impact utility service of existing providers within the County.

1.3.11 - Water Demand

The proposed project would not require regular water use outside of dust control during construction; however, on-site water access is required for fire and emergency management purposes. Water demand will vary based on the type of equipment selected for the proposed project. The project team has discussed water access with the property owners and anticipates improving an existing well at the intersection of Sutter Avenue and South Lost Hills Road for construction use. The proposed project would also incorporate water storage tanks to ensure that a sufficient amount of water would be available on-site for fire safety. The initial estimate is that anywhere from 600 to 1,200-acre feet of nonpotable water will be required during construction to mitigate dust migration; however, Cornucopia plans to conduct a formal study to determine the exact water needs on-site. This study will be completed as the project design progresses.

1.3.12 - Phasing and Construction

Site Preparation and Grading

Project site preparation may include the application of pre-emergent herbicides formulated to minimize impacts on wildlife. Application would be in accordance with federal, State, and County regulations and would be applied by a State-licensed pesticide applicator. The site is not anticipated to require mass grading or cut and fill, as the site is already flat and level. The proposed site is nearly flat and has been historically graded/tilled; therefore, project-related grading would be minimal and occur only as necessary to level dips and rises. Site grading would also occur in areas utilized for roadways, facilities such as the substation, switchyard, O&M building, ESS, and foundation areas for inverters and transmission lines. Topsoil would be preserved as much as possible, and temporary disturbance areas on the site would be revegetated with native grasses after installation.

Temporary fences would be placed around the project site, allowing materials and equipment to be securely stored on the project site.

Construction Access Routes and Laydown Areas

Construction of the proposed project is estimated to occur over approximately 24 months, with an expected start date in the first quarter of 2026. Within this time frame, construction of three project components would occur:

- Solar Facility: Construction of the solar facility is expected to begin in the first quarter of 2026 and be completed in the third quarter of 2027. Construction would be completed in three phases which would include: (1) site preparation, (2) installation of the PV system, and (3) installation of the inverters, transformers, substation, switching station, and the gen-tie line.
- Energy Storage System: Construction of the ESS is expected to begin late 2027 and be completed in late 2028, overlapping within the solar facility. Phases would include: (1) site preparation, (2) foundations, structures, and DC electrical system installation; and (3) inverter, substation, and AC electrical system installation.
- PG&E Improvements: Construction of the PG&E improvements is expected to begin late 2027 and last approximately six months, overlapping with the solar facility and ESS. Phase of construction would include: (1) site work and (2) electrical work.

Construction vehicles would access the project site via existing private roads or new access roads off South Lost Hills Road and Sutter Avenue to deliver project equipment, including modules, racking system, inverters, transformers, and the ESS. The proposed laydown area is located north of the proposed substation at the southeast corner of the site. During construction, materials would be placed within the project boundaries adjacent to the then-current phase of construction. To prevent theft and vandalism, materials and construction equipment would be secured within a temporary fenced area at all times. A storage container might be used to house tools and other small portable construction equipment. In addition, security guards would regularly monitor the site. Portable toilet facilities would be installed for use by construction workers. Waste disposal would occur in a permitted, off-site facility.

Construction Dust Suppression and Water Requirements

The initial estimate is that anywhere from 600 to 1,200-acre feet of nonpotable water will be required during construction to mitigate dust migration; however, Cornucopia plans to conduct a formal study to determine the exact water needs on-site. This study will be completed as the project design progresses. Currently, we anticipate improving an existing well near the intersection of Sutter Avenue and South Lost Hills Road in order to avoid potential future water constraints on municipality water supplies. Dust control and soil stabilization would be implemented to areas of disturbed land as required by San Joaquin Valley Air Pollution Control District (Valley Air District) regulations. Speeds for vehicles at the construction sites would also be limited to 15 mph and posted, to comply with local air quality regulations. Long-term methods for controlling dust may include applying dust suppressants to unpaved roads on-site and re-establishing vegetative cover.

1.3.13 - Construction Schedule

Hours

Construction would occur primarily during daylight hours, Monday through Friday from 6:00 a.m.– 6:00 p.m. If nighttime or weekend work is necessary, such work could be scheduled consistent with Fresno County General Plan and County code provisions. If work needs to be performed outside of this time period, a formal variance (from the County) will be requested. Nighttime activities would be performed with temporary lighting, which would be directed downward to minimize impacts to neighboring properties and wildlife in the project vicinity.

Construction Equipment

Bulldozers, motor graders, and skid steer loaders will be used during site preparation and the installation of roadways within the facility. Construction activities involved with the installation of the PV system would require the use of multiple types of heavy-duty construction equipment, including pile drivers, rock drillers, telehandler forklifts, trenchers and/or mini excavators. Generators and compressors may be utilized to power smaller handheld tools needed for installation of the supports and connectors. Cranes would be used for the delivery and installation of large equipment such as transformers, inverters, power poles, and the prefabricated O&M building.

Haul Trucks During Construction

The delivery of approximately 686,880 solar modules and associated piles and frames, inverters, main power transformer, and perimeter fencing material and prefabricated buildings would be delivered via heavy heavy-duty trucks.

Workforce

The project would include a 2-year construction period, including approximately 600 on-site, temporary construction jobs. During construction the project would employ many temporary construction and electrical contractors, and during operation will have a few full-time operations and maintenance employees. Because of the remote nature of the project, most on-site operations and maintenance activities will occur only as needed once construction is completed. When this type of technical support is required, a small crew of technicians would enter the project site during typical business hours. These individuals would be contractors or employees of the project, not visitors or customers. The construction workforce would consist of laborers, craftspeople, supervisory personnel, and support personnel. Vendors would be included in the workforce employment counts. While the on-site assembly and construction workforce is expected to reach a peak of approximately 600 workers during the panel installation phase, the average number of workers on-site is anticipated to be approximately 200 to 250. On average, it is anticipated that 25 percent of worker trips to the site would be in carpools.

1.3.14 - Operation

The proposed project is anticipated to be operational in the third quarter 2028. Once completed, the proposed project would operate 24 hours per day, 7 days a week, 365 days per year for up to 35 years. Operation and maintenance of the proposed project is anticipated to require approximately six full-time employees; however, some of these positions would include contractors for maintenance activities. Because of the remote nature of the project site, most on-site operations

and maintenance activities would occur on a scheduled and as-needed basis. Regular on-site employees would not be required. When this type of technical support is required, a small crew of technicians would enter the project site during typical business hours and it is anticipated that this staff would reside in the local communities.

Operational activities at the project site would include security; responding to automated electronic alters based on monitored data, including actual versus expected tolerances for system output and other key performance metrics; and communicating with customers, transmission system operators, and other entities involved in facility operations; solar module washing; vegetation, weed, and pest management. Operational activities would require the use of on-site utility terrain vehicles to access panels throughout the facility for maintenance and repair.

Water would likely be supplied by the water well adjacent to the site or transported into the project via water trucks.

Security would be maintained through installation of a chain-link fence, which would include a 6foot-tall chain-link fence topped with three strands of barbed wire around all components of the proposed facility.

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