



Cornucopia Hybrid Project Environmental Impact Report

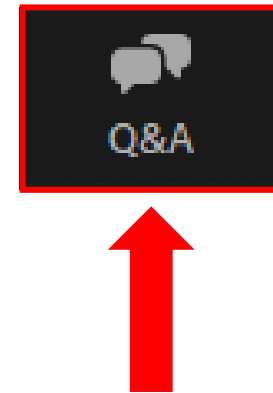
Public Scoping Meeting | Tuesday, May 14, 2024, 3:30 p.m.

Agency Presentation and Public Input

Zoom Technical Difficulties / Dificultades Técnicas de Zoom

If you're having technical difficulties with Zoom, including language translation, use the Q&A feature and someone from our team will assist with resolving the issue. / Si tiene dificultades técnicas con Zoom, incluida la traducción de idiomas, utilice la función de preguntas y respuestas (Q&A, por sus siglas en inglés) y alguien de nuestro equipo le ayudará a resolver el problema.

Please save your comments related to the scoping meeting for the end of the meeting and only use the Q&A if you're having issues with the Zoom application. / Guarde sus comentarios relacionados con la reunión de alcance para el final de la reunión y solo use las preguntas y respuestas si tiene problemas con la aplicación Zoom.



Select Your Preferred Language / Seleccione su idioma

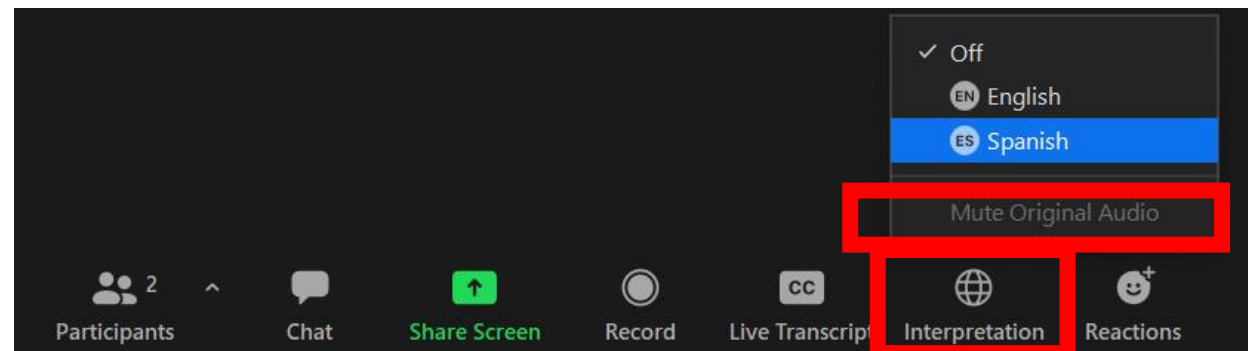
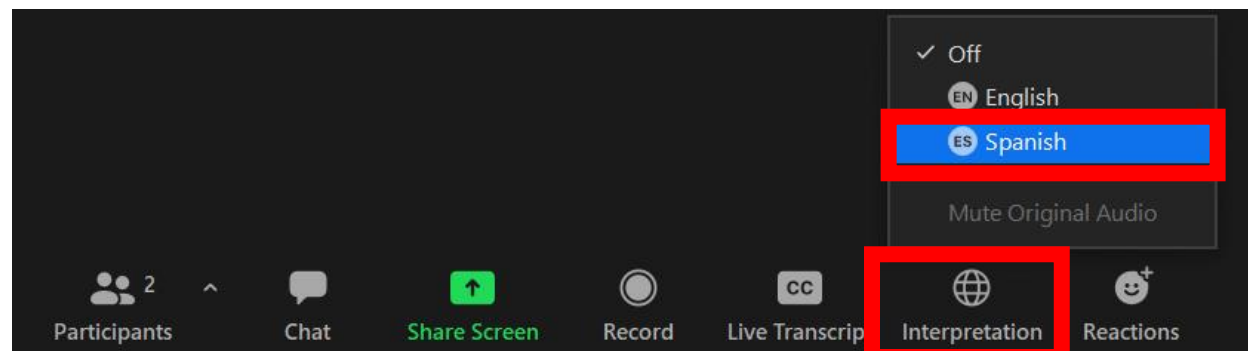
For English, click the interpretation button and select English.

For Spanish/ Para español:

- 1. Click the Interpretation button and select Spanish / Haga clic en el boton Interpretacion y seleccione Espanol**
- 2. Click the Interpretation button again and then click “Mute Original Audio” / Haga clic en el boton Interpretacion nuevamente y luego haga clic en “ Silenciar audio original”**

Link to Spanish-language presentation slides on County's website:

<https://www.fresnocountyca.gov/eir8511>



Agenda

- Introductions
- Purpose of the Meeting
- Project Overview
- County Permitting Process
- Environmental Review Process (CEQA)
- Scoping: Environmental Impacts and Alternatives
- Public Comments
- Next Steps

Introductions

- Fresno County
 - Department of Public Works and Planning,
Development Services and Capital Projects Division
Jeremy Shaw, Planner, jshaw@FresnoCountyCA.gov
 - CEQA Lead Agency responsible for preparation of EIR 8511
 - Decision-maker for the requested Unclassified Conditional Use Permit Application No. 3777
- Environmental Science Associates
 - Environmental Consultant to the County
- Cornucopia Hybrid, LLC
 - Project Applicant

Purpose of the Meeting



For us to hear from YOU!

Your questions and ideas are welcome and invited.

Public Participation Opportunities

Participate at this meeting by submitting verbal comments (by telephone or Zoom)

Submit written comments before 5 p.m. June 3, 2024 to:

- Email: jshaw@FresnoCountyCA.gov
- Mail: Fresno County Department of Public Works and Planning, Development Services and Capital Projects Division, Attn: Jeremy Shaw
2220 Tulare Street, Sixth Floor, Fresno, CA 93721

Stay informed:

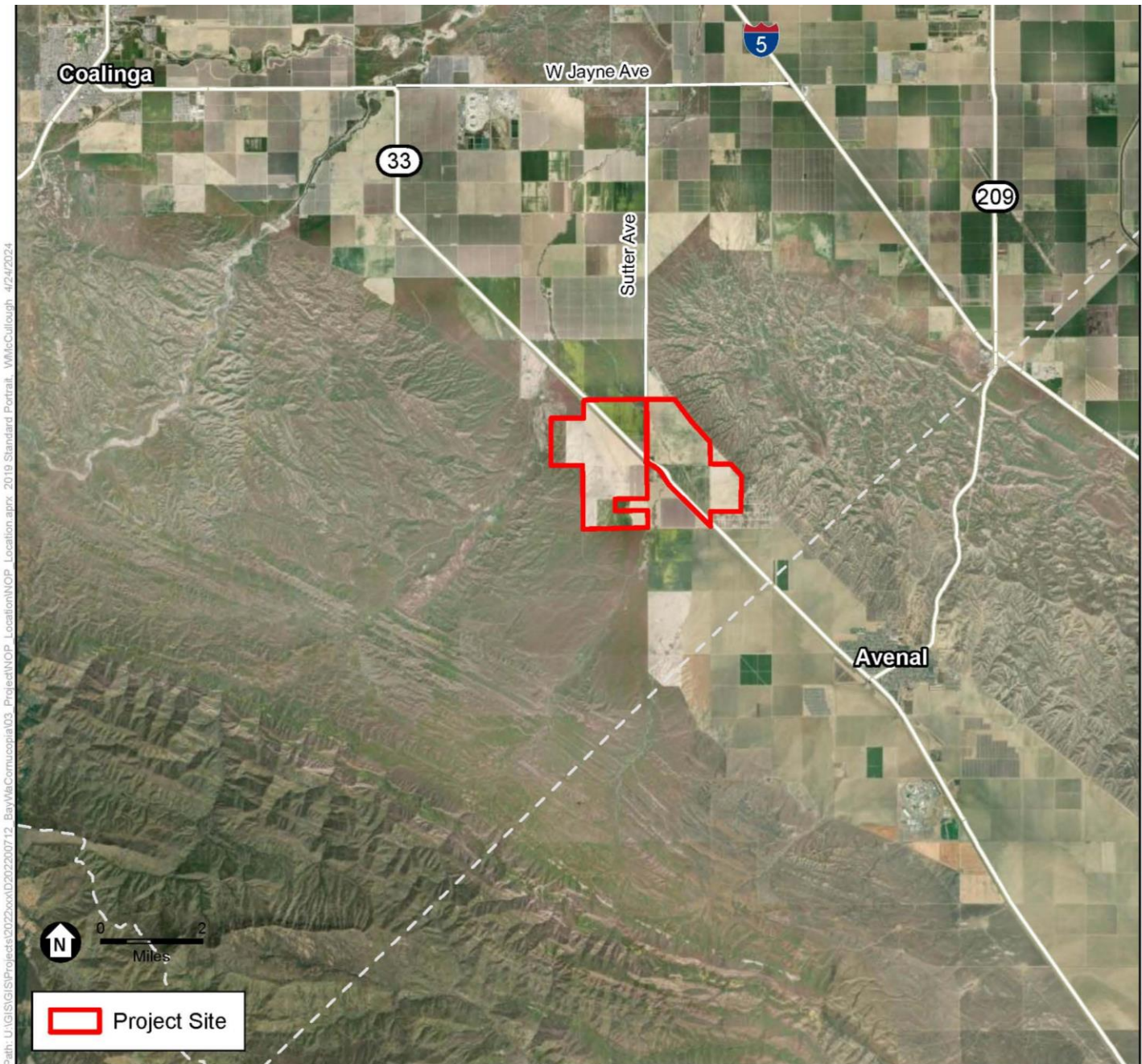
- Email jshaw@fresnocountyca.gov to receive future project notices
- Review the project website: www.co.fresno.ca.us/EIR

Provide comments on the Draft EIR

Participate in public hearings on the project

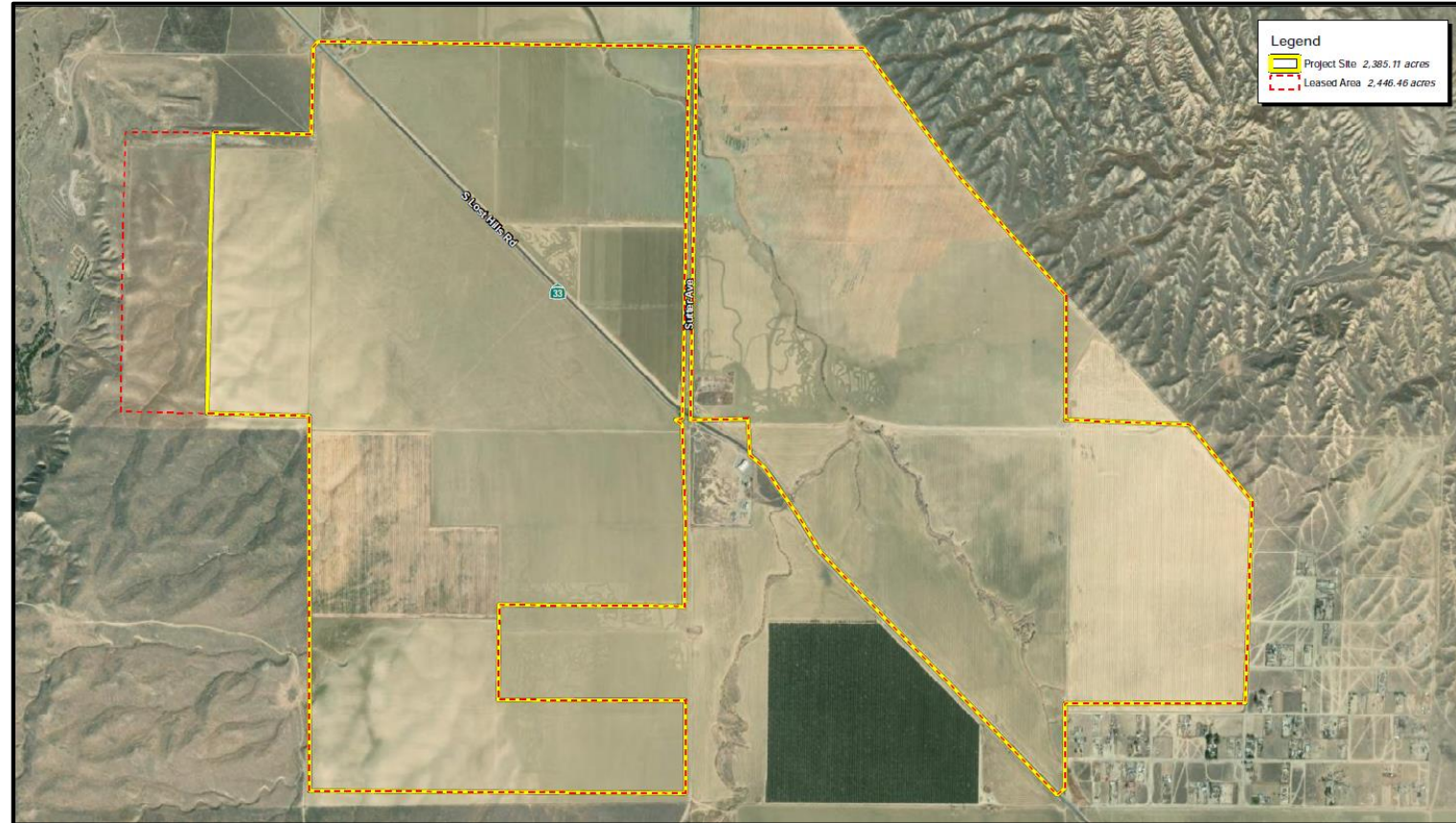
Project Vicinity

- Located in southwestern Fresno County between the cities of Coalinga and Avenal, approximately four (4) miles southwest of Interstate 5.
- Area characterized by agriculture and vacant, undeveloped grazing land.



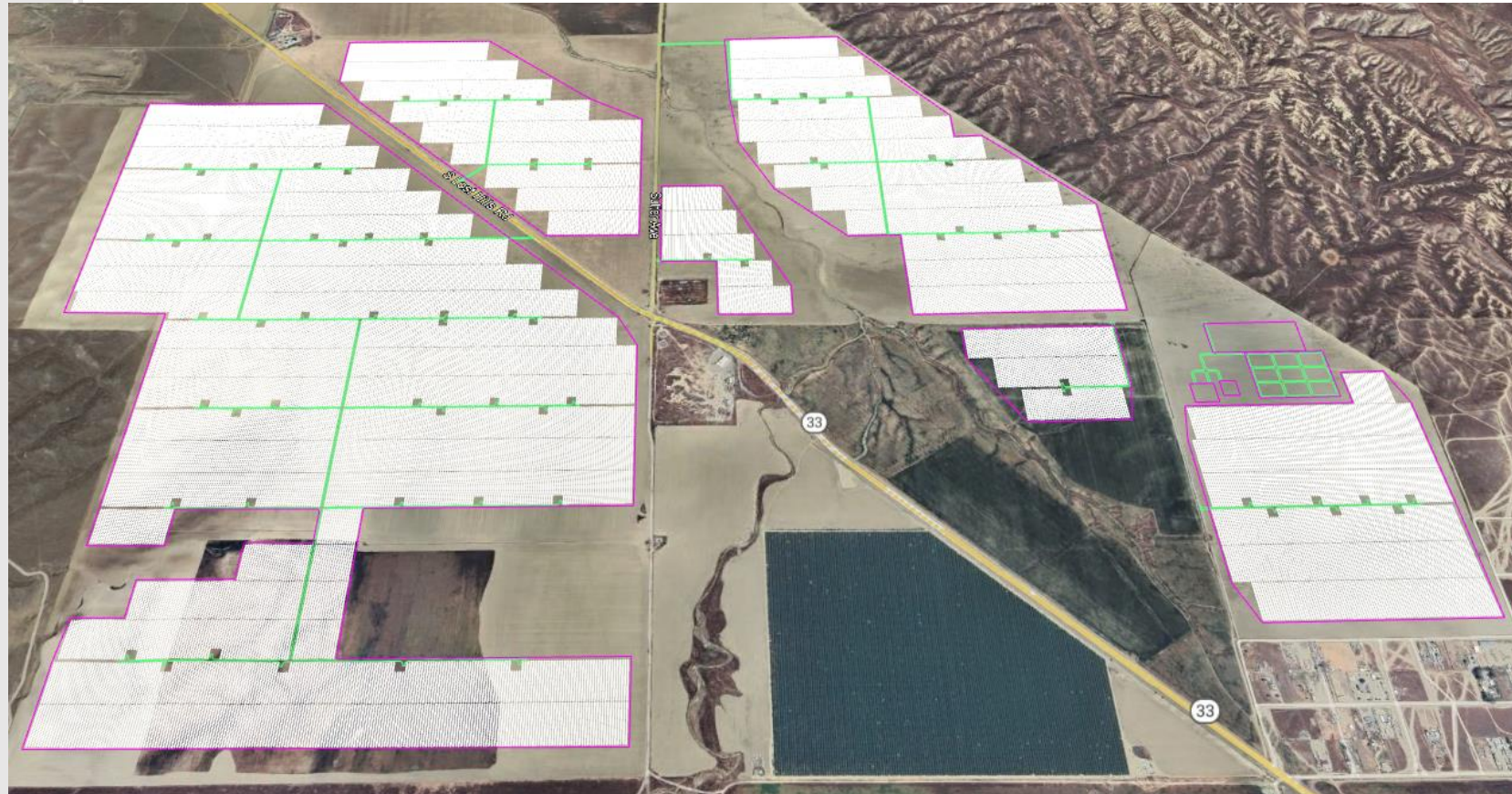
Project Site

- 8 parcels
- Approximately 2,446 total acres
 - Approximately 2,385 acres to be developed
- Intersected by State Route 33 (S. Lost Hills Road) and Sutter Avenue
- Unincorporated community of Lost Hills located southeasterly adjacent to the project boundary



Project Details

- Construction of a new utility-scale, approximately 300 megawatt (MW) solar energy generation facility
- Anticipated energy storage capacity: Approximately 300 Mwh/1200MWh battery storage system
- Addition of a new PG&E Switching Station near southeast corner of project boundary
- Onsite support facilities
- Overhead transmission line connecting to nearby PG&E transmission line



Land Use and Permitting Processes

Conditional Use Permit Process

Williamson Act Contract Review Process

- Application
- Agency Review of Application
- CEQA Review:
 - Scoping
 - Issuance of Draft EIR
 - Issuance of Final EIR

- Planning Commission
 - Certification of EIR
 - Consideration of CUP
- Board of Supervisors (if appealed)

- Assess project conformance with County Program Guidelines & Procedures

Use Permit Process

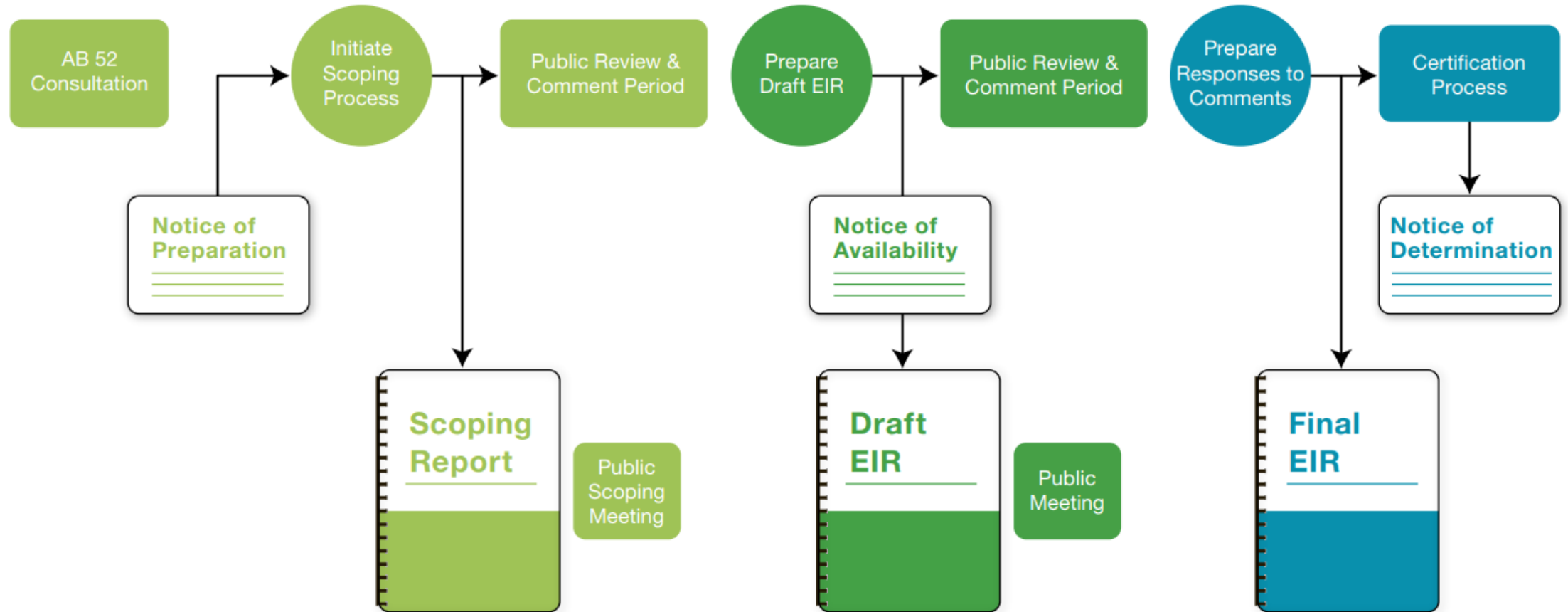
Before the Commission approves a CUP, it must make the following findings:

1. That the site is adequate in size and shape to accommodate the proposed use; and
2. That the site relates to streets and highways, adequate in width and pavement type to carry the traffic generated by the proposed use; and
3. That the proposed use would have no adverse impacts on abutting property or the surrounding area, or allowed use thereof; and
4. That the project is consistent with the General Plan.

Williamson Act Contract Review Process

- Applicant proposes that the project parcels be allowed to remain under contract in consideration of utilizing the land for sheep grazing in addition to the proposed solar generation and energy storage facility.
- The Williamson Act requires that any proposed development must be compatible with commercial agriculture.
- Proposed project to be reviewed against County's Interim Program Guidelines and Procedures.
- If needed, the Agricultural Lands Conservation Commission would make a recommendation to the Board on the contract status.
- The effect of the contract's status will be considered within the scope of the EIR under agricultural impacts.

Environmental Review: The CEQA Process



Scoping

Comment Period: May 3 – June 3, 2024, at 5:00 p.m.

Purpose of Scoping

- Solicit input as to the scope and content of the EIR, including potential impacts of concern and mitigation measures or alternatives that should be considered.
- Scoping tells us what we should study, not what the answers are.

Agency Scoping

Public Scoping



Scoping: Resources to be Evaluated

- ❖ Aesthetics
- ❖ Agriculture and Forestry Resources
- ❖ Air Quality and Greenhouse Gas Emissions
- ❖ Biological Resources
- ❖ Cultural and Tribal Cultural Resources
- ❖ Energy
- ❖ Geology, Soils, and Paleontology
- ❖ Hazards and Hazardous Materials
- ❖ Hydrology and Water Quality
- ❖ Land Use and Planning
- ❖ Mineral Resources
- ❖ Noise
- ❖ Population and Housing
- ❖ Public Services
- ❖ Recreation
- ❖ Transportation
- ❖ Utilities and Service Systems
- ❖ Wildfire



Scoping: Potential Alternatives

- Project Alternatives
 - Reasonable or feasible alternatives to the proposed project or its location
 - Capable of avoiding or substantially lessening any significant project impacts
 - Ok to impede to some degree the attainment of the objectives or be costlier
- No Project Alternative
 - What would be reasonably expected to occur in the foreseeable future if the proposed project were not approved
 - Based on current plans, consistent with available infrastructure and services

Scoping: Potential Alternatives

Reasonable

- The range of alternatives required in an EIR is governed by a “rule of reason” that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project.

Feasible

- Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, and whether the proponent can reasonably acquire, control or otherwise have access to an alternative site (or the site is already owned by the proponent)

Scoping: Potential Alternatives

Proposed Project

- Unclassified Conditional Use Permit Application 3777
- Williamson Act contracts remain in place
- Approximately 300 Mega Watt Photo Voltaic Solar energy generating facility with approximately 300 MW AC Energy Storage Capacity and related uses including a xx kv transmission line connecting to the PG&E switching station.
- Within approximately 2,446 acres of private property

No Project Alternative

- No Use Permit
- Williamson Act contracts remain in place
- No solar energy generation facility or related uses would be developed on the proposed site
- Continued agricultural uses would occur
- Potential would remain for other uses consistent with the General Plan and Zoning Ordinance

Potential Alternatives

- Reasonable
- Feasible
- Capable of avoiding or substantially lessening significant project impacts



The County's Next Steps

Summer/Fall 2024: Prepare the Draft EIR

Winter 2024: Issue Draft EIR for Agency and Public Review

Winter 2025: Prepare Responses to Comments

Spring/Summer 2025: Issue Final EIR, Hold Public Hearings

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During Today's Meeting

1. One speaker at a time
2. State and spell your name clearly
3. Limit comments to 3 minutes
4. Respect others' opinions
5. Written comments by email to:

jshaw@fresnocountyca.gov

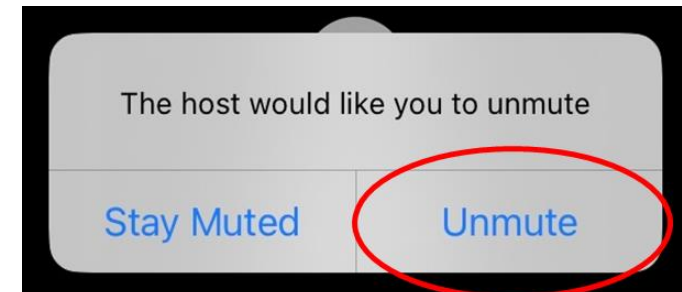
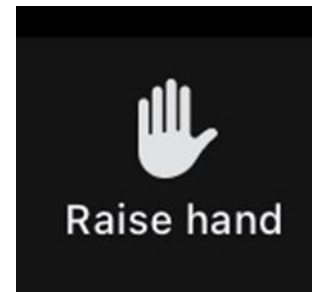


By telephone:

- Dial *9 to "Raise Hand"

Via the Zoom platform:

- Click the *Raise Hand* icon to be called on



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Thank you for participating



Break

We are currently on a break until there are more comments or until we reach 4:00 PM.

If you would like to provide a comment:

By telephone

- Dial *9 to “Raise Hand”

Via the Zoom platform

- Click the *Raise Hand* icon to be called on