



# County of Fresno

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

## NOTICE OF AVAILABILITY

### DRAFT ENVIRONMENTAL IMPACT REPORT FOR CORNUCOPIA HYBRID PROJECT STATE CLEARINGHOUSE NO. 2024050219; FRESNO COUNTY EIR 8511

**LEAD AGENCY:** County of Fresno

**PROJECT TITLE:** Draft Environmental Impact Report (EIR) for the Cornucopia Hybrid Project

**PROJECT LOCATION:** The Project site is located approximately 11 miles southeast of the City of Coalinga in unincorporated western Fresno County, approximately 2.8 miles northwest of the City of Avenal in Kings County, and 4 miles west of Interstate 5. The northwest-to-southeast State Route 33 (SR 33) and the north-to-south Sutter Avenue both bisect the Project site. The small unincorporated Fresno County community of Lost Hills is contiguous to the southeast portion of the Project site, off SR 33. The Project site totals approximately 2,446 acres, which the Applicant would lease from private landowners within an approximately 2,955.4-acre area. The site is located within portions of Assessor's Parcel Numbers 090-030-06S, 090-030-04S, 090-030-02S, 090-030-03, 090-040-01, 085-110-23S, 085-110-12S, 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 and 2; and Range 17 East, Section 6 of the Avenal, California, U.S. Geological Survey 7.5-Minute Topographical Quadrangle Map.

**PROJECT DESCRIPTION:** Cornucopia Hybrid, LLC (Applicant) has submitted an unclassified conditional use permit application (CUP No. 3777) to construct, operate, maintain, and ultimately decommission the Cornucopia Hybrid Project (Project) on approximately 2,446 acres in western Fresno County. The Project consists of three main components: a photovoltaic (PV) solar facility with a 300-megawatt (MW) alternating current (ac) generating capacity and associated substation; an energy storage system (ESS) with 300 MWac storage capacity; and Pacific Gas and Electric Company (PG&E) infrastructure improvements, including a 230-kilovolt (kV) switching station, as needed to interconnect the Project to the regional electric grid.

The proposed ESS would use lithium-ion, lithium-ion and iron-flow, or sodium sulfur batteries. On-site support facilities for the Project would include power conversion systems, including bi-directional inverters, transformers, and associated connection lines; heating, ventilation, and air conditioning units or a liquid cooling system for the ESS; fencing; access roads; a supervisory control and data acquisition system; two prefabricated structures to be used for operation and maintenance (O&M) services and for control services; and security lighting. Diesel generators may be needed temporarily during construction to power the temporary construction lighting.

The Project would interconnect to the regional electric grid at the switching station, which is proposed directly adjacent to the existing PG&E Templeton-Gates transmission lines. Once completed, the Project would generate power from the solar facility during daylight hours. The Project could distribute power to the regional electricity grid for up to 35 years with an option to extend the facility's operation for an additional five years based on energy demands. Project construction is anticipated to begin in the fourth quarter of 2026 and to last approximately 39 months, with an initial commercial operation date in the fourth quarter of 2029.

The Project site is located on parcels that are subject to Williamson Act agricultural preserve contracts (pursuant to the California Land Conservation Act of 1965), which enable local governments and private landowners to agree to restrict specific parcels of land to agricultural use. The Applicant proposes to provide annual sheep grazing to manage vegetation growth within and surrounding the proposed solar PV panels and equipment. However, the Project's proposed solar facility, ESS, and grazing operations are not agricultural uses that qualify for the Williamson Act program by the County's determination and therefore are not permitted uses on land enrolled in the Williamson Act program. Therefore, the Project site would be required to be petitioned for cancellation of the Williamson Act contracts by the property owner(s) as part of the Project.

Finally, the Applicant has submitted a Variance application to accompany the CUP, requesting reductions from setback requirements under the AE (Exclusive Agriculture) zone district. Specifically, the Variance would reduce the front and side-yard setback requirements from 35 feet and 20 feet, respectively, down to 10 feet on either side of adjoining property boundaries within the proposed project. Otherwise, the Applicant would be required to provide setbacks on parcels internal to the Project site, or parcels owned by different landowners would be required to merge their parcels to build across property lines. Internal 20-foot access roads would be located along the reduced setback areas, to facilitate access between Project components.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The County of Fresno has prepared a Draft EIR analyzing the Project's potential environmental effects. The Project would have a less-than-significant impact (with or without mitigation measures) regarding: Aesthetics; Agriculture and Forestry Resources; Air Quality; Biological Resources; Cultural and Tribal Cultural Resources; Energy; Geology, Soils, and Paleontological Resources; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise and Acoustics; Population and Housing; Transportation; Utilities and Service Systems; and Wildfire. No impact would result to Land Use and Planning, Mineral Resources, Public Services, or Recreation.

**PUBLIC REVIEW:** A 45-day comment period for the Draft EIR begins Wednesday, January 28, 2026, and ends at 5:00 p.m. on Friday, March 13, 2026. Written comments should reference EIR 8511, Cornucopia Hybrid Project. Include your name, address, and phone number or email address so we may contact you for clarification, if necessary. Send written comments to:

Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division  
ATTN: Jeremy Shaw, Planner  
2220 Tulare Street, Suite B Annex (below street level)  
SW Corner of Tulare and 'M' Street  
Fresno, CA 93721  
Email: [jshaw@FresnoCountyCA.gov](mailto:jshaw@FresnoCountyCA.gov)

**AVAILABILITY OF THE DRAFT EIR:** Copies of the Draft EIR are available for review at the following locations:

- Fresno County Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite B Annex (below street level) Fresno, CA 93721.
- Kings County Library, Avenal Branch, 501 E. Kings Street, Avenal, CA 93204
- Coalinga-Huron Library District, 305 N. 4th Street, Coalinga, CA 93210
- Fresno County Central Library, 2420 Mariposa Street, Fresno, CA 93721