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FRESNO COUNTY CLERK

By _____ DEPUTY

NOTICE OF PREPARATION FOR A DRAFT ENVIRONMENTAL IMPACT REPORT

LEAD AGENCY: County of Fresno

PROJECT NAME: San Luis West Solar Project

PROJECT DESCRIPTION: San Luis West Solar, LLC proposes to construct and operate the San Luis West Solar Project (Project). The Project will consist of a 125-megawatt (mW) solar photovoltaic (PV) electric generation facility coupled with an estimated 30 mW battery energy storage system (BESS). The PV portion of the facility will produce electricity by way of the photovoltaic effect, which uses a semi-conductor material to convert photons from the Sun into electrons, for injection into the electrical grid operated by PG&E. The BESS portion of the facility will store electricity either generated by the PV arrays or absorbed from the PG&E grid. In either case, the BESS will make the stored energy available for discharge during periods of peak electrical load.

The Project facility includes approximately 770 acres of solar panels and associated infrastructure, including the Project substation, BESS, operations and maintenance (O&M) building, and other associated equipment such as overhead and underground medium voltage collection lines. Project infrastructure will also include approximately 10 additional acres of transmission easement areas for underground and overhead medium voltage collection lines situated along and within existing farm roads. The Project Area, which encompasses all areas of temporary and permanent impacts, is approximately 1,100 acres.

LOCATION: The Project Area is located in a rural area of Fresno County approximately 3 miles south of Huron, California. The Project Area is south of West Tractor Avenue, west of the California Aqueduct, and east of Interstate 5 (I-5), with agricultural land and a network of unnamed agricultural roads to the south. The Project Area extends to the south and approximately 3 miles due east of the Pacific Gas & Electric (PG&E) Gates Substation, which is located at the intersection of South Trinity Avenue and West Jayne Avenue. The Project will be located on 7 parcels with the following assessor's parcel numbers (APNs):

Project Parcels
- 075-070-54S
- 078-060-85S
- 078-080-55
- 085-050-01S
- 085-050-47S
- 085-050-48S
- 085-050-84S

Gen-Tie Line
- 075-070-28
- 075-070-29
- 075-070-30
- 075-070-31
- 075-070-46S
- 075-070-47S
- 075-070-48S

Project Layout

The Project Area consists of three separate subareas, referred to as Subareas A, B, and C. and is depicted in the attached Project Location Map.

- **Subarea A** is located southeast of the existing PG&E Gates Substation, south of West Jayne Avenue and approximately 0.5-mile west of SR-269. Subarea A would include approximately 280 acres of solar arrays and associated infrastructure (i.e., internal roads, medium voltage collection lines, substation, BESS, and project O&M building) located on four parcels totaling approximately 800 acres (approximately 650 acres leased by the Project and 150 acres owned by the Project).
- **Subarea B** is bordered by SR-269 to the west, West Jayne Avenue to the south, and active row

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crops to the east. Subarea B would include approximately 250 acres of solar arrays and associated infrastructure (i.e., internal roads and medium voltage collection lines) on one parcel, consisting of approximately 300 acres of fully leased land.

- **Subarea C** consists of five parcels located just west of the California Aqueduct. West Jayne Avenue bisects the bottom half of Subarea C. Subarea C would include approximately 240 acres solar arrays associated infrastructure (i.e., internal roads and medium voltage collection lines) on approximately 325 acres of land leased by the Project.

Operating Hours and Personnel

The Project facility would be operated remotely, 7 days per week and 365 days per year. The solar panel part of the facility would operate during daylight hours. Onsite O&M activities are anticipated to require site visits on the order of once to twice per month, consisting of a small ground crew.

Vehicular Traffic

Primary access to the Project Area will originate via I-5 to exit 325, West Jayne Avenue, which is a paved County road featuring one lane of traffic in each direction (east and west). From there, traffic will travel eastbound along West Jayne the proposed facility. Access may also be provided from State Route (SR) 269, which runs north-south near the center of the Project Area. A network of currently existing agricultural roads within the Project Area will be utilized for ingress and egress throughout construction.

SCHEDULE: Construction is anticipated to begin early 2025 and would occur during a period of approximately 9 months. The desired Commercial Operation Date for the facility is December 31, 2025.

POTENTIAL ENVIRONMENTAL EFFECTS: Issue areas anticipated to be evaluated in the EIR include Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

SCOPING MEETING: Pursuant to PRC Section 21080.4(b), the lead agency is hosting a scoping meeting on December 5, 2024 from 1:30pm to 2:00pm. to present the Project and solicit comments. The public scoping meeting will be held virtually via Microsoft Teams.

REVIEW AND COMMENT PERIOD: Fresno County invites you to comment on the scoping for the Draft EIR. The NOP is available for a 30-day public review period from November 21, 2024 to December 23, 2024. Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 5:00 p.m. on December 23, 2024 to the following:

Via email: apretzer@fresnocountyca.gov

Via mail: Alexander Pretzer, Planner
Department of Public Works and Planning
2220 Tulare Street, 6th Floor
Fresno, California 93721

During this period, the NOP will be available for review at 2240 Tulare St., Fresno, CA 93721 – Annex Building Suite B or on the County's website: https://www.fresnocountyca.gov/eir8542

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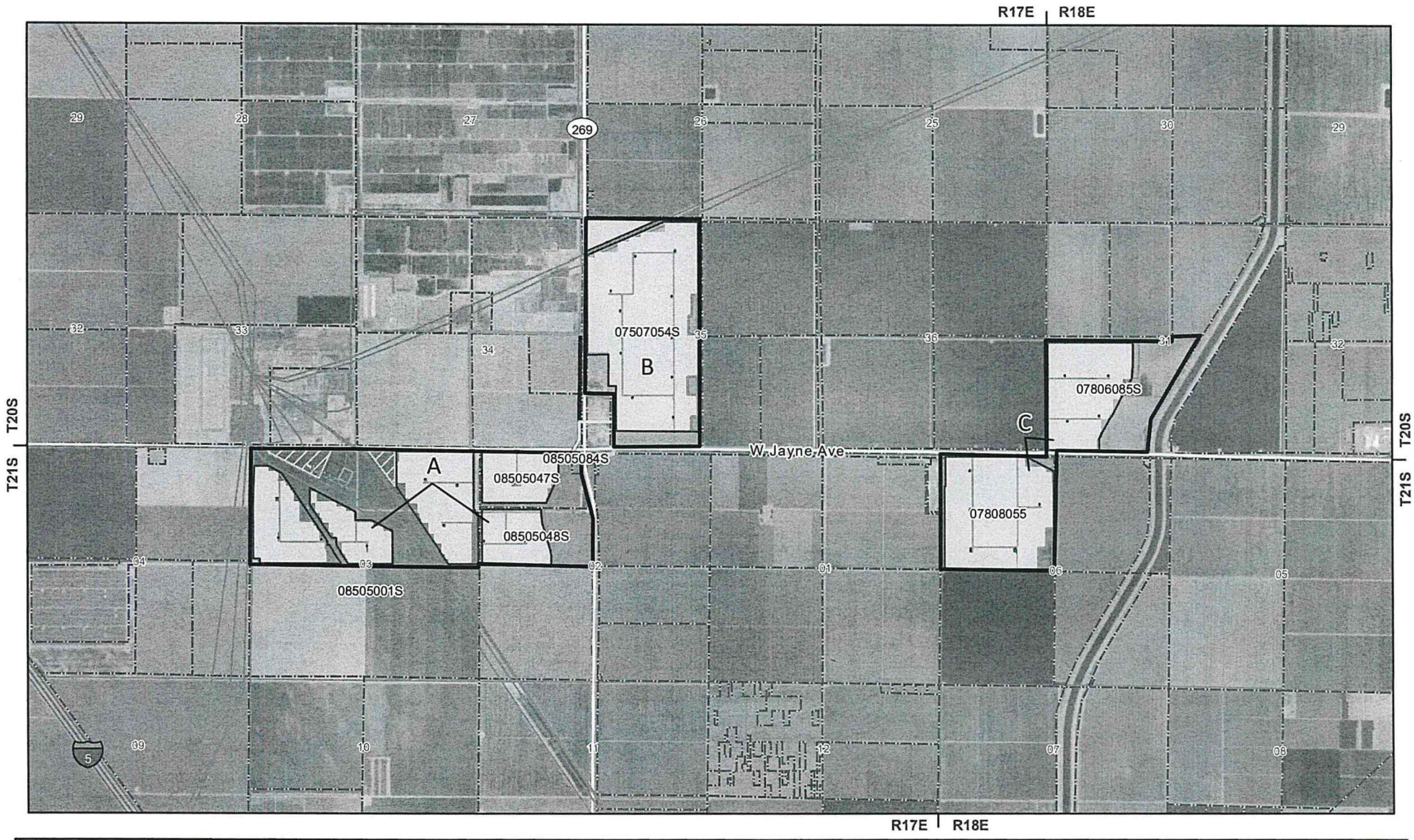
FURTHER INFORMATION/LEAD AGENCY CONTACT: For environmental review information, please contact Alexander Pretzer at (559) 600-4205 or apretzer@fresnocountyca.gov.

ATTACHMENTS:

- Project Location Map



Project Site
Array
Inverters
O&M Building
Substation
BESS
Site Fence
Site Road
Basin
mV Option 1
mV Option 2
mV Option 3
mV Option 4
Laydown
Existing Transmission Line
Township/Range
Section
Parcels

N

0 0.25 0.5
Miles

Source: ESRI (2024)

NOT FOR CONSTRUCTION

TETRA TECH

Reduced Footprint Alternative October 2024

San Luis West Solar Project

Fresno County, California

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