

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
AND PUBLIC SCOPING MEETING FOR THE SEQUOIA SOLAR PROJECT**

TO: Responsible and Trustee Agencies, other interested agencies, and members of the public

FROM: County of Fresno, Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, Sixth Floor
Fresno, CA 93721

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Sequoia Solar Project

Date: March 27, 2026

Action: The County of Fresno (County) will be the Lead Agency for purposes of the California Environmental Quality Act (CEQA) and will be responsible for preparing an Environmental Impact Report (EIR) pursuant to CEQA and the CEQA Guidelines for the Sequoia Solar Project.

Project Title: Sequoia Solar Project, Unclassified Conditional Use Permit Application No. 3831; EIR No. 8788

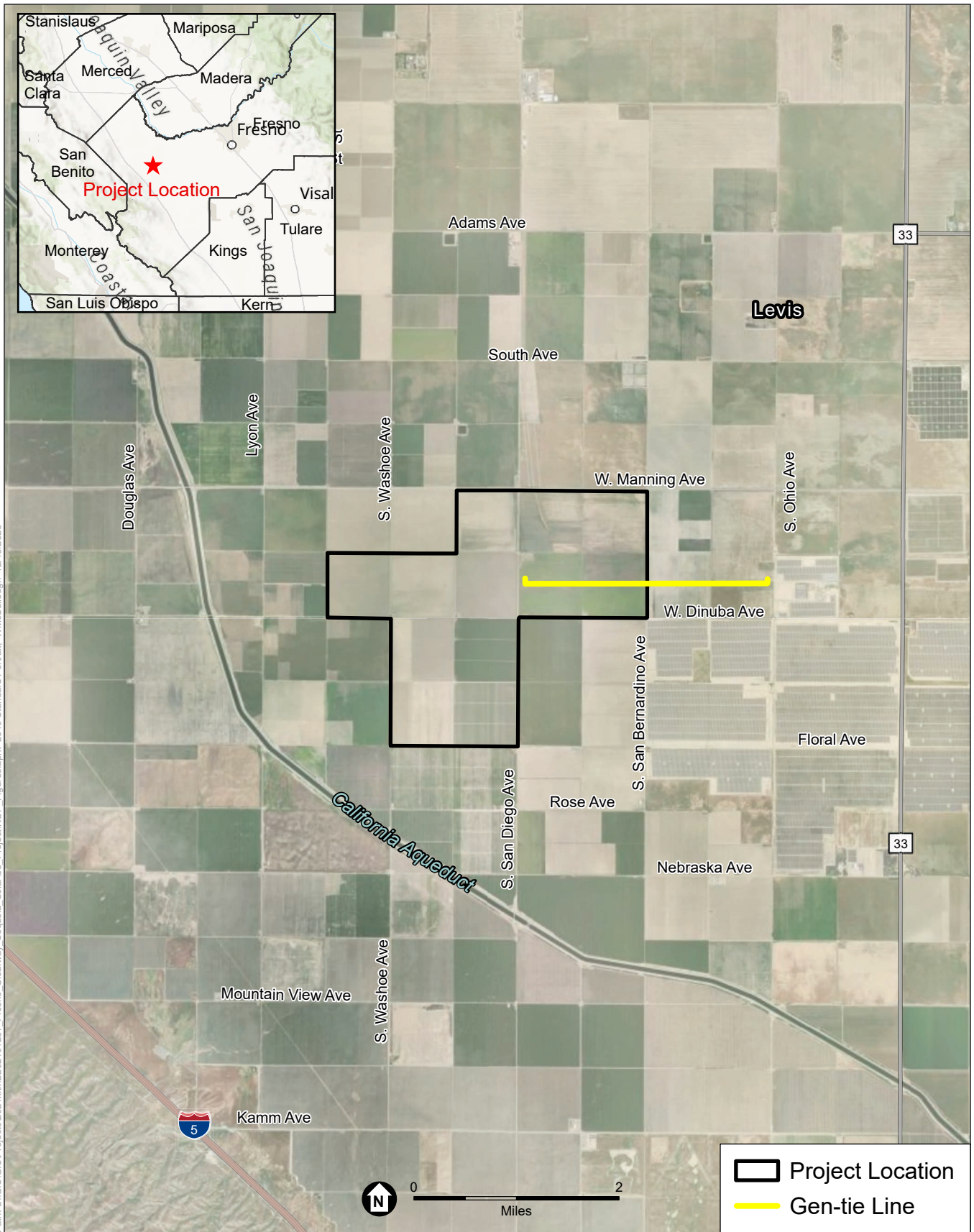
Project Applicant: Sequoia Renewables LLC

Project Summary:

Sequoia Renewables LLC proposes to construct and operate a 200-megawatt (MW) utility-scale alternating current photovoltaic solar generating system, and a battery energy storage system (BESS) with capacity of up to 200 MW per hour (MW/hr), on approximately 1,900 acres of privately owned agricultural land. The Project would include the construction, operation, and eventual decommissioning of solar arrays, battery storage, access roads, electrical interconnection facilities, and a Project substation. Other necessary infrastructure would include an operation and maintenance building, septic system, a supervisory control and data acquisition system, a meteorological data system, buried conduit for electrical wires, overhead and underground collector lines, offsite generation interconnection transmission (gen-tie) line, telecommunications facilities, on-site access roads, and security fencing. To interconnect to the grid, the Project includes construction of a new 230 kilovolt (kV) gen-tie line that would extend from the on-site Project substation to the existing Luna Valley Substation. From there, the Project would share the existing Luna Valley gen-tie line as it ties into the existing Pacific Gas and Electric Company (PG&E) Tranquillity Substation. The new gen-tie line would be up to approximately 2.5 miles in length and include approximately 40 new poles of up to 200 feet in height. Minor improvements to the Luna Valley Substation include the addition of high-voltage circuit breakers, dead-end structures, and related equipment. An expansion of the Luna Valley Substation of up to 0.5 acres may be required, to be located within previously disturbed and graded land to the south. Minor upgrades to the PG&E Tranquillity Substation will also be required, to include additional metering, communications, and electrical work, but no new electrical structures or substation expansion area would be required.

Location:

The Project would be in Fresno County, within the unincorporated area of Levis, approximately 10 miles west-southwest of the community of Tranquillity. The Project site and off-site gen-tie is entirely within the USGS 7.5-minute topographic quadrangle of Levis within Township 15 South, Sections 26, 27, 28, 29, and 33, Range 14 East of the Mount Diablo Base and Meridian. The Project site (not including the gen-tie line) is bounded by Manning Avenue to the north, South San Bernardino Avenue to the east, West Floral Avenue to the south, and an unnamed road approximately 2,650 feet west of South Washoe Avenue. West Dinuba Avenue cuts through the approximate middle of the Project site from east to west and South San Diego Avenue cuts through the approximate middle of the Project site from north to south. The proposed gen-tie line would extend off-site to the east between Manning Avenue and West Dinuba Avenue to approximately South Ohio Avenue. See **Figure 1**.



Source: ESA, 2025

Sequoia Solar Project NOP

Figure 1
Project Location



The Project site would encompass Fresno County Assessors Parcels: 028-190-28S, 028-190-29S, 028-190-30S, 028-090-80S, 028-090-21S, 028-090-07S, 028-101-60, 028-101-64S, and 028-101-03S. The gen tie line would cross three Fresno County Assessors parcels: 028-101-83S, 028-101-04S, and 028-101-85.

Land Use Designation and Physical Setting:

The Fresno County General Plan designates the Project site for Agriculture. The County’s Zoning Map identifies the Project site as AE-20 (Exclusive Agriculture, 20-acre minimum parcel size). According to data from the California Department of Conservation’s Farmland Mapping and Monitoring Program, the Project site includes lands identified as Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance. In addition to the Unclassified CUP, approval for the proposed vacation of County roads, and a parcel merger may be required by the County. The Project site has historically supported irrigated crop production or been fallowed in dry years. The Project site is surrounded by existing agriculture, utility-scale solar facilities, and undeveloped land with few rural residences. Several solar energy facilities are operating or under development in the immediate surrounding area. Interstate 5 and the California Aqueduct are approximately 5 miles to the west, and the San Joaquin Airport is roughly 10.5 miles east.

A project description, maps, and figures are available for review at the following locations:

- Fresno County Public Works and Planning Department, 2220 Tulare Street, Suite B Annex, Fresno, CA 93721
- Fresno County website: <https://www.fresnocountyca.gov/eir8788>

Alternatives to be Analyzed in the EIR:

In accordance with CEQA Guidelines §15126.6, the Draft EIR will assess a reasonable range of alternatives to the Project, including a No Project Alternative and other alternatives that would meet most of the basic objectives of the Project while avoiding or reducing any of its significant environmental effects. Input is requested in identifying potential alternatives for consideration in the EIR.

Potential Environmental Impacts:

Pursuant to CEQA Guidelines §15060(d), the County has determined that this Project could result in one or more significant impacts on the physical environment, thereby necessitating the preparation of an EIR, and so has not prepared an Initial Study. The EIR will analyze all topics identified in the CEQA Guidelines Appendix G Environmental Checklist after establishing the environmental setting (or baseline), for the analysis. The EIR will identify potential significant direct, indirect, and cumulative effects of the Project and alternatives related to:

- Aesthetic quality and views from publicly accessible vantage points;
- Agriculture resources, including the use of property for renewable energy uses for the duration of any Project approvals;
- Air quality and noise affecting potential sensitive receptors, particularly during construction;
- The interrelated topics of air quality, energy use, transportation, and greenhouse gas (GHG) emissions;
- Biological resources species and habitats, based on database queries, field surveys, and agency consultations, if required;
- Cultural and tribal cultural resources that could be disturbed during construction, based on record searches, field surveys, and input that may be received from California Native American Tribes;
- Geology and soils, paleontological resources, hazards and hazardous materials, hydrology and water quality, utilities, water supply, and related considerations and constraints;
- The Project’s relationship to land use and planning, as well as lands subject to special resource management activities, such as mineral resources and recreation;
- Population and housing, public services, and utilities and service systems;
- Wildfire, including the potential to exacerbate wildfire risks, and thereby expose people to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; and
- Growth inducement, in relation to existing, adopted development plans for Fresno County.

Written Comments:

This Notice of Preparation (NOP) solicits input from Responsible and Trustee Agencies, Tribes, and other interested parties so that Project-related concerns relevant to each agency’s statutory responsibilities can be addressed in the EIR. The County requests that any potential Responsible or Trustee Agencies respond to this NOP reply in a manner consistent with CEQA Guidelines §15082(b), which allows for submittal of any comments in response to this notice no later than 30 days after receipt of the NOP. Comments in response to this NOP will be accepted from Friday, March 27, 2026, through Monday, April 27, 2026.

Please send written scoping input to:

Attn: Jeremy Shaw
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, Sixth Floor
Fresno, CA 93721
Email: jshaw@FresnoCountyCA.gov
Phone: (559) 600-4207 Fax: (559) 600-4200

When submitting written comments, please reference EIR No. 8788 Sequoia Solar Project. Please include your name, address, and phone number and/or email address so that we may contact you for clarification, if necessary.

Public Scoping Meeting:

CEQA encourages public input throughout the planning process. Consistent with CEQA and CEQA Guidelines §15083, oral and written comments may be presented at a meeting where the County will solicit input on the scope and content of the EIR, including environmental impacts of concern and mitigation measures or alternatives that should be considered. The scoping meeting will be held online for 30 minutes or until all who wish to speak have had an opportunity to do so. Scoping meeting details are as follows:

- Date:** Thursday, April 2, 2026
- Time:** 10:00 a.m.
- Zoom link** (if joining from a computer): <https://bit.ly/sequoia-solar-scoping-mtg>
- Webinar ID:** 871 9248 0510
- Dial in number** (if joining by phone): (888) 788 0099 (Toll Free)
- QR Code** (to connect electronically):

