

LUNA VALLEY SOLAR PROJECT

Final Environmental Impact Report

EIR No. 7813

CUP No. 3671

SCH No. 2020080488

Prepared for
County of Fresno Department of
Public Works and Planning

August 2021



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Works and Planning

August 2021

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CHAPTER 1

Introduction

1.1 Purpose

This Final Environmental Impact Report (FEIR) (EIR No. 7813) is an informational document that examines and discloses the potential environmental impacts of the Luna Valley Solar Project (Project), as proposed by Luna Valley Solar I, LLC (Applicant). The County will rely on this EIR, along with other information in the formal record, in deciding whether to approve, approve with modifications, or disapprove the application for the Unclassified Conditional Use Permit requested for the Project (CUP No. 3671). Other agencies with trustee responsibilities or permitting authority over the Project also may rely on this document in deciding whether to approve permits or issue other approvals for the Project.

This Final EIR consists of the Draft Environmental Impact Report (Draft EIR) published May 7, 2021 together with the responses to comments provided in Chapter 2. The Draft EIR and a digital copy of this Final EIR are contained on the USB located inside the back cover of printed copies of this Final EIR and are available for viewing at the County Department of Public Works and Planning.

The County is the lead agency for reviewing the potential environmental impacts of the Project pursuant to CEQA, and has directed the preparation of this Final EIR. The County will use this Final EIR, in conjunction with other information developed in the County's formal record, when considering whether to certify the Final EIR and whether to approve the Applicant's CUP application to the County Department of Public Works and Planning.

The Draft EIR detailed the Project; evaluated and described the potential environmental impacts associated with Project construction, operation and maintenance, and decommissioning; identified those impacts that could be significant; and presented mitigation measures that, if adopted, would avoid or minimize these impacts. The Draft EIR also evaluated alternatives to the Project, including the Reduced Acreage Alternative, Distributed Solar Alternative, and the CEQA-required No Project Alternative.

1.2 Project Overview

The Project consists of three major components: The solar facility, energy storage system, and the PG&E infrastructure necessary to interconnect the Project to the grid at the existing Tranquillity Switching Station. The solar facility would consist of solar PV modules (or panels) and support structures, as well as electrical inverters, combiners, and transformers. Related facilities and

infrastructure would include an on-site substation, an aboveground generation-tie (gen-tie) line with four poles each up to 140 feet in height, overhead and underground conduits, on-site medium-voltage (34.5 kilovolt [kV]) collection lines, access roads, perimeter fencing, telecommunications infrastructure, a meteorological data collection system, signage, lighting, stormwater facilities, and an operations and maintenance building supported by a septic system and leach field. A battery energy storage system also would be provided within the solar facility site. The energy storage system would be located either adjacent to the substation or distributed throughout the solar facility site. Water needs for the Project could be served via recommencement of use of the existing on-site well or by the Westlands Water District.

To interconnect the Project, PG&E would extend the footprint of its existing Tranquillity Switching Station by approximately 200 feet to the north, and would construct an approximately 1,300-foot long, 230 kV transmission line strung on new poles to connect the existing switching station to a structure to be built within the Project's solar facility site. Approximately two poles would be constructed, owned and operated by the Luna Valley Solar Project, while three to five poles would be constructed, owned and operated by PG&E. The PG&E transmission line also would include underground fiber optic line for communications. Potential environmental impacts of this proposed PG&E infrastructure are analyzed as part of the Project.

1.3 Organization of the Final EIR

As required by CEQA Guidelines §15132, this Final EIR consists of the following elements:

- a) The Draft EIR;
- b) Comments received on the Draft EIR;
- c) A list of persons, organizations, and public agencies that commented on the Draft EIR;
- d) The County's responses to significant environmental points raised in the review and consultation process; and
- e) Other information added by the County.

CHAPTER 2

Responses to Comments

2.1 Public Review of the Draft EIR

The County advised interested Tribes, local, regional, and state agencies, as well as members of the public, that a Draft EIR for the Project was available for review by publishing notice of this fact in The Business Journal on Friday, May 7, 2021, by posting the Draft EIR on the County's website (<http://www.co.fresno.ca.us/EIR>), and by mailing notification of the document's availability to the Project's distribution list. The notice briefly described the Project, solicited comments on the Draft EIR during a 45-day comment period (May 7, 2021 through June 21, 2021), identified locations where the Draft EIR and referenced documents would be available for review, and provided other information. Also on May 7, 2021, a Notice of Completion (NOC) was filed with the State Clearinghouse. Public notices about the Draft EIR are included in **Appendix A** of this Final EIR. Tribes, agencies, and members of the public were encouraged to submit written comments and suggestions regarding the adequacy and accuracy of the analysis and determinations made in the Draft EIR as well as the appropriateness of the Project. Responses to comments received are provided in this Chapter.

2.2 Availability of the Final EIR

A copy of the Final EIR (including this Response to Comments document) is being provided to all who commented on the Draft EIR. Notice of the availability of the Final EIR and details about how to access it also are being provided to all others identified on the County's distribution list for this Project. Recipients of the Final EIR are identified in **Appendix B**. An electronic copy of the Final EIR is available via the County's website: <http://www.co.fresno.ca.us/EIR>. Printed or CD copies of the Final EIR also are available for public review during normal working hours at the following locations:

- Fresno County Public Works and Planning Department, 2220 Tulare Street, Fresno;
- Fresno County Main Library, Reference Department, 2420 Mariposa Street, Fresno; and
- Fresno County Library Mendota Branch Library, 1246 Belmont Avenue, Mendota.

Electronic copies of the Final EIR and all documents referenced in the Final EIR also are available upon request by contacting Jeremy Shaw at (559) 600-4207 or by email at jshaw@FresnoCountyCA.gov.

2.3 Approach to Comment Responses

The County received two letters regarding the Draft EIR: a June 3, 2021, letter from the U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA), and a June 21, 2021, letter from the San Joaquin Valley Air Pollution Control District (SJVAPCD). Copies of the letters are provided in Section 2.4, *Responses to Comments on the Draft EIR*.

Under CEQA, the lead agency “shall evaluate comments on environmental issues” received from people who have reviewed a draft EIR and prepare written responses that “describe the disposition of each significant environmental issue that is raised by commenters” (Pub. Res. Code §21091(d); CEQA Guidelines §15088(c)). The responses to comments in this Chapter 2 are intended to provide clarification and refinement of information presented in the Draft EIR.

2.4 Responses to Comments on the Draft EIR

The County has designated the letter submitted by FEMA as Letter A and SJVAPCD as Letter B.

From: Henderson, Carmelia <Carmelia.Henderson@fema.dhs.gov>
Sent: Thursday, June 03, 2021 2:21 PM
To: Shaw, Jeremy <jshaw@fresnocountyca.gov>
Cc: Henderson, Carmelia <Carmelia.Henderson@fema.dhs.gov>
Subject: NFIP Environmental Response Letter re Luna Valley Solar Project County of Fresno

U.S. Department of Homeland Security
FEMA Region IX 1111 Broadway, Suite 1200
Oakland, CA. 94607-4052

May 27, 2021

Jeremy Shaw
County of Fresno Department of Public Works and Planning Development Services and Capital
Project Division
2220 Tulare Street, Suite A
Fresno, California 96721

Dear Mr. Shaw:

This letter is in response to your request for comments regarding the Notice of Availability of
Draft Environmental Impact Report for Luna Valley Solar Project, State Clearinghouse No.
2020080488, Fresno County EIR 7813, Fresno County, California. The County of Fresno,
California is a participating community in the National Flood Insurance Program (NFIP).

A1

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the County of Fresno
(Community Number 065029), revised January 20, 2016. The minimum NFIP floodplain
management requirements are described in Vol. 44 Code of Federal Regulations (44 CFR),
Sections 59 through 65.

A partial summary of these NFIP floodplain management requirements are as follows—(this is
not intended to be a complete list):

A2

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any development must not increase base flood elevation levels. The term development means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials. A hydrologic and hydraulic analysis must be performed prior to the start of development, and must demonstrate that the development

would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.
www.fema.gov

- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA’s Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note: Many NFIP participating communities have adopted floodplain management requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community’s floodplain manager for more information on local floodplain requirements. The Fresno County floodplain manager can be reached by calling Tawanda Mtunga, Principal Planner, at (559) 600-4256.

If you have any questions or concerns, please do not hesitate to contact Floodplain Management & Insurance staff members Patricia Rippe patricia.rippe@fema.dhs.gov, or Mira Hahn mira.hahn@fema.dhs.gov. Thank you for this opportunity to comment on your project.

Sincerely, Gregor Blackburn, CFM, Branch Chief Floodplain Management and Insurance Branch

cc: Tawanda Mtunga, Principal Planner, Fresno County
 Kelly Soule, State NFIP Coordinator, State of California, Department of Water Resources
 Daniel Burgett, State of California, Department of Water Resources South Central Region Office
 Robert Lampa, State of California, Department of Water Resources South Central Region Office
 Mira Hahn, NFIP Floodplain Planner, DHS/FEMA Region IX
 Patricia Rippe, Senior NFIP Floodplain Planner, DHS/FEMA Region IX
 Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

www.fema.gov

Emails Jeremy Shaw jshaw@fresnocountyca.gov
 Tawanda Mtunga tawandam@co.fresno.ca.gov
 Kelly Soule kelly.soule@water.ca.gov
 Daniel Burgett Daniel.burgett@water.ca.gov
 Robert Lampa robert.lampa@water.ca.gov
 Mira Hahn, NFIP Floodplain Planner, DHS/FEMA Region IX mira.hahn@fema.dhs.gov
 Patricia Rippe, Senior NFIP Floodplain Planner, DHS/FEMA Region IX
patricia.rippe@fema.dhs.gov
 Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX
alessandro.amaglio@fema.dhs.gov



A2
(cont.)

Letter A: FEMA

- A1 The Federal Emergency Management Agency (FEMA) notes that the County is a participating community in the National Flood Insurance Program (NFIP); identifies the current (2016) Flood Insurance Rate Maps (FIRMs) for the County; and describes where the NFIP floodplain management requirements are found in the Code of Federal Regulations. Although some FIRMs for Fresno County were revised in 2016, as noted in the DEIR on p. 4.11-2 and on FEMA's Flood Map Service Center website (<https://msc.fema.gov/portal/search?AddressQuery=fresno%20county%2C%20california#searchresultsanchor> [accessed July 8, 2021]), the current FIRM for the Project site is effective February 18, 2009. The County acknowledges FEMA's comments, and notes that they do not address or affect the adequacy or accuracy of the DEIR.
- A2 The commenter provides a partial summary of NFIP floodplain management requirements pertaining to construction within a riverine floodplain, Regulatory Floodway, and Special Flood Hazard Areas. As noted on pp. 4.11-2 and 4.11-13 of the DEIR, the Project site does not lie within a 100-year flood zone or any other special flood hazard zone. The County acknowledges FEMA's comments, and notes that they do not affect the adequacy or accuracy of the DEIR.



June 21, 2021

Jeremy Shaw
County of Fresno
Department of Public Works and Planning
2220 Tulare Street, 6th Floor
Fresno, CA 93721

Project: Draft Environmental Impact Report for Luna Valley Solar Project

District CEQA Reference No: 20210485

Dear Mr. Shaw:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the Draft Environmental Impact Report (DEIR) for the project referenced above from the County of Fresno (County). The project includes construction, operation, and ultimately decommission an approximately 200-megawatt alternating current (MWAC) photovoltaic (PV) energy generation project, energy storage system (ESS) and related facilities and infrastructure (Project). The Project is located at approximately 2,600 ft. (feet) east of S. Bernardino Avenue, the northern edge is approximately 1,400 ft. south of W. South Avenue, and the southern edge is approximately 1,300 ft. north of W. Dinuba Avenue approximately nine miles west-southwest from Tranquility, CA. The District offers the following comments:

1) District Rules and Regulation

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would reduce its impacts on air quality through compliance with regulatory requirements. In general, a regulation is a collection of rules, each of which deals with a specific topic. Here are a couple of example, Regulation II (Permits) deals with permitting emission sources and includes rules such as District permit requirements (Rule 2010), New and Modified Stationary Source Review (Rule 2201), and implementation of Emission Reduction Credit Banking (Rule 2301).

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. To identify other District rules or regulations that apply to this Project or to obtain information about District

B1

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

www.valleyair.org www.healthyliving.com

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permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

↑ B1
| (cont.)
↓

1a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 requires that new and modified stationary sources of emissions mitigate their emissions using best available control technology (BACT).

B2

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits.

Prior to commencing construction on any permit-required equipment or process, a finalized Authority to Construct (ATC) must be issued to the Project proponent by the District. For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

1b) District Rule 9510 (Indirect Source Review)

The purpose of District Rule 9510 (Indirect Source Review) is to reduce the growth in both NOx and PM10 emissions associated with development and transportation projects from mobile and area sources associated with construction and operation of development projects. The rule encourages clean air design elements to be incorporated into the development project. In case the proposed project clean air design elements are insufficient to meet the targeted emission reductions, the rule requires developers to pay a fee used to fund projects to achieve off-site emissions reductions.

B3

The proposed Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 9, 000 square feet of other space. When subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

An AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval.

Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

↓

The AIA application form can be found online at:
<http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

↑ B3
(cont.)

1c) Other District Rules and Regulations

The Project may also be subject to the following District rules: Regulation VIII, (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

↑ B4

2) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

↑ B5

If you have any questions or require further information, please contact Regine Letim by e-mail at regine.letim@valleyair.org or by phone at (559) 230-5892.

Sincerely,

Brian Clements
Director of Permit Services

For John Stagnaro
Program Manager

Letter B: SJVAPCD

- B1 The SJVAPCD (District) notes that a project subject to District rules and regulations would reduce its impacts on air quality through compliance with regulatory requirements. A link to current District rules also is provided. The County acknowledges the District's comments, and notes that they do not affect the adequacy or accuracy of the DEIR.
- B2 The commenter states that the Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Compliance with District rules, regulations, and plans is discussed in the DEIR on pp. 2-24 and 4.4-9 through 4.4-13. As noted on page 4.4-17 of the DEIR, an Ambient Air Quality Analysis (AAQA) was conducted for the Project per the Policy for Rule 2201 AAQA Modeling.
- B3 The commenter states that the Project would be subject to District Rule 9510 (Indirect Source Review) because it will receive a project-level discretionary approval from a public agency and will equal or exceed 9,000 feet of other space. When a project is subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project-level from a public agency. The District recommends that demonstration of compliance with Rule 9510 before issuance of the first building permit be made a condition of Project approval. Compliance with District rules, regulations, and plans is discussed in the DEIR on pp. 2-24 and 4.4-9 through 4.4-13. The Project would comply with Rule 9510 (DEIR p. 4.4-19). The Project applicant would submit an Air Impact Assessment to the SJVAPCD for Rule 9510 compliance. Proof of compliance would be made a condition of approval by the County.
- B4 The commenter states that the Project may also be subject to the following District rules: Regulation VIII, (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations), and Rule 4002 (National Emissions Standards for Hazardous Air Pollutants). Compliance with District rules, regulations, and plans is discussed in the DEIR on pp. 2-24 and 4.4-9 through 4.4-13. A copy of the comment letter has been provided to the Project applicant to inform them of the need to verify whether any additional regulations are applicable.
- B5 The District recommends that a copy of the District's comments be provided to the Project proponent. The comment letter from the SJVAPCD was provided to the Project applicant on June 21, 2021.

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Appendix A

Public Notices



THE BUSINESS JOURNAL

FRESNO ■ KINGS ■ MADERA ■ TULARE
 P.O. Box 126
 Fresno, CA 93707
 Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

NOTICE OF AVAILABILITY
 DRAFT ENVIRONMENTAL IMPACT REPORT FOR LUNA
 VALLEY SOLAR PROJECT
 STATE CLEARINGHOUSE NO. 2020080488; FRESNO EIR
 7813
 PROJECT TITLE: Draft Environmental Impact Report (EIR) for
 the Luna Valley Solar Project

A 45-day comment period for the Draft
 EIR begins May 7, 2021 and ends at
 5:00 p.m. June 21, 2021

DECLARATION OF PUBLICATION
 (2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

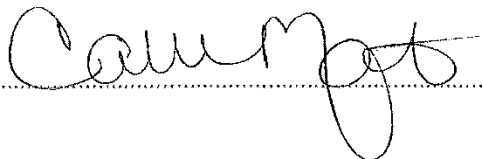
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No. 14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

MAY 7, 2021

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

MAY 7, 2021

ON



**NOTICE OF AVAILABILITY
 DRAFT ENVIRONMENTAL IMPACT
 REPORT FOR LUNA VALLEY
 SOLAR PROJECT
 STATE CLEARINGHOUSE NO.
 2020080488; FRESNO COUNTY EIR
 7813**

LEAD AGENCY: Fresno County
PROJECT TITLE: Draft Environmental Impact Report (EIR) for the Luna Valley Solar Project

PROJECT LOCATION: The Project site is in western Fresno County, approximately 11 miles east of Interstate 5, and bounded by State Route 33 to the east, Dinuba Avenue to the south, South Bernardino Avenue to the west, and West South Avenue to the north. West Manning Avenue bisects the site from east to west. Nearby communities include Tranquillity (7 miles east-northeast), Mendota (9 miles north), and San Joaquin (10 miles east). The site is approximately 1,300 acres and comprises 16 Fresno County Assessor Parcel Numbers: 028-060-34T 028-060-72ST 028-101-29ST 028-101-69ST 028-060-69ST 028-101-15ST 028-101-58ST 028-101-72ST 028-060-70ST 028-101-17ST 028-101-59ST 028-101-74ST 028-060-71ST 028-101-19ST 028-101-65ST 028-101-77ST

PROJECT DESCRIPTION: Luna Valley Solar I, LLC has applied to the Fresno County Department of Public Works and Planning for a Conditional Use Permit (Application No. 3671) to construct, operate, maintain, and ultimately decommission an approximately 200-megawatt alternating current (MWac) solar photovoltaic

(PV) energy generation facility, energy storage system, and related facilities and infrastructure, known as the Luna Valley Solar Project. The Project would connect to the electrical grid at the existing PG&E owned Tranquillity Switching Station approximately 1,300 feet east of the Project site. To interconnect the Project, PG&E would extend the Tranquillity Switching Station footprint approximately 200 feet north and construct a new, approximately 1,300-foot-long 230-kilovolt (kV) transmission line to connect the existing switching station to a structure proposed within the Project site. The Project is anticipated to be decommissioned following a 40-year permit term.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The County of Fresno has prepared a Draft EIR analyzing the Project's potential environmental effects. No significant and unavoidable impacts would result. The Project would have a less-than-significant impact (with or without mitigation measures) regarding Aesthetics; Agriculture and Forestry; 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 May 7, 2021 and ends at 5:00 p.m. June 21, 2021. Written comments should reference EIR 7813, Luna Valley Solar 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
2220 Tulare Street, Sixth Floor
Fresno, CA 93721
Email: jshaw@FresnoCountyCA.gov
**AVAILABILITY OF THE DRAFT
EIR:** Copies of the Draft EIR are available
for review at the following locations:
Fresno County Public Works and
Planning Department, 2220 Tulare
Street, Fresno, CA; Fresno County Main
Library, Reference Department, 2420
Mariposa Street, Fresno, CA; Fresno
County Mendota Branch Library, 1246
Belmont Avenue, Mendota, CA; and
Fresno County website: <http://www.co.fresno.ca.us/EIR>
05/07/2021

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2020080488

Project Title: Luna Valley Solar

Lead Agency: County of Fresno Contact Person: Jeremy Shaw
 Mailing Address: 2220 Tulare Street, Sixth Floor Phone: (559) 600-4207
 City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Tranquillity
 Cross Streets: State Route 33 and Manning Avenue Zip Code: 93668

Longitude/Latitude (degrees, minutes and seconds): 36 ° 36 ' 12 " N / 210 ° 24 ' 05 " W Total Acres: 1,300

Assessor's Parcel No.: See attached Section: Attached Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: 33 Waterways: California Aqueduct
 Airports: N/A Railways: N/A Schools: N/A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type Solar photovoltaic MW 200
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Tribal Cultural, Energy

Present Land Use/Zoning/General Plan Designation:

General Plan: Agriculture; Zoning: Exclusive Agriculture, 20-acre minimum parcel size (AE20)

Project Description: (please use a separate page if necessary)

The Luna Valley Solar Project involves the construction, operation and maintenance, and decommissioning of a photovoltaic (PV) solar electricity generating facility and energy storage system (ESS) and associated infrastructure that would produce up to 200 megawatts (MW) of alternating current (AC) energy at the point of electrical grid interconnection (i.e., the existing PG&E Tranquillity Switching Station). The Project would include solar arrays, an electrical substation and electrical interconnection facilities, an ESS and other necessary infrastructure, including an operation and maintenance (O&M) building, septic system and leach field, a supervisory control and data acquisition (SCADA) system, a meteorological data system, buried conduit for electrical wires, overhead collector lines, on-site access roads and security fencing.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".

If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>6</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>8</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 7, 2021 Ending Date June 21, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>Luna Valley Solar I, LLC</u>
Address: <u>787 The Alameda, Suite 250</u>	Address: <u>100 California Street, Suite 400</u>
City/State/Zip: <u>San Jose, CA 95126</u>	City/State/Zip: <u>San Francisco, CA 94111</u>
Contact: <u>Janna Scott</u>	Phone: <u>(760) 450-6031</u>
Phone: <u>(408) 660-4000</u>	

Signature of Lead Agency Representative: _____ Date: 5/6/2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Notice of Completion
Luna Valley Solar Project (Fresno County EIR 7813)

Project Site Assessor's Parcels:

028-060-34T	028-060-72ST	028-101-29ST	028-101-69ST
028-060-69ST	028-101-15ST	028-101-58ST	028-101-72ST
028-060-70ST	028-101-17ST	028-101-59ST	028-101-74ST
028-060-71ST	028-101-19ST	028-101-65ST	028-101-77ST

Section, Township, Range and Base:

The Project site is entirely within the U.S. Geological Survey 7.5-minute topographic quadrangle of Levis. The Project area is located within Township 15 South, Range 14 East, Sections 23, 24, 25, and 26. The Project site is located approximately within the latitudes of 36.59° and 36.61° and within the longitudes of -120.39° and -120.42° (in decimal degrees). The Project area centroid is located at approximately latitude/longitude 36°36'12"N/120°24'05"W (WGS1984).

EIR 7813 - LUNA VALLEY SOLAR PROJECT

Conditional Use Permit No. 3671

Draft Environmental Impact Report

Notice of Availability

Draft Environmental Impact Report

DEIR Appendices

PUBLIC REVIEW PERIOD/STATUS: A 45-day public review period will be provided to receive written comments on the adequacy of the Draft EIR. The comment period will start on May 7, 2021, and end on June 21, 2021. Written comments should be sent to the following address:

Fresno County Department of Public Works and Planning
ATTN: Jeremy Shaw
2220 Tulare Street, 6th Floor Fresno, California 93721
Email: jshaw@fresnocountyca.gov

Project Information

Project Description

Environmental Documents

Notice of Preparation

Public Scoping Meeting

The CEQA process encourages comments and questions from the public throughout the planning process. Consistent with the California Public Resources Code and Section 15083(c)(1), (2)(A) to (D) of the CEQA Guidelines, a Public Scoping Meeting will be held to solicit public and agency comments on the scope and content of the Draft EIR. Oral and/or written comments also may be presented at the Public Scoping Meeting. The Public Scoping Meeting will be held online on:

Date: Thursday, September 10, 2020

Time: 6 p.m.

Link: <http://bit.ly/lunavalley> or call-in: US: 888 788 0099 (Toll Free), Webinar ID: 821 2426 9045

Comments in response to this NOP will be accepted through 5 p.m., Monday, September 28, 2020, and may be submitted by mail or email to the addresses below, or through the Online Comment Card, link also provided below:

Please send your written comments 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

Phone: (559) 600-4207 Fax: (559) 600-4200

Email: jshaw@FresnoCountyCA.gov

Appendix B

Recipients of the Final EIR



RECIPIENTS OF THE FINAL EIR FOR THE LUNA VALLEY SOLAR PROJECT (EIR 7813)

Agency or Entity	Attention
Federal Emergency Management Agency	Gregor Blackburn, CFM, Branch Chief Floodplain Management and Insurance Branch
San Joaquin Valley Air Pollution Control District	John Stagnaro, Program Manager
California Energy Commission	Terry O'Brien
California Department of Conservation, Geologic Energy Management Division	Chris Jones, Acting District Deputy
California Department of Conservation, Division of Land Resource Protection	Dennis O'Bryant
California Department of Fish & Wildlife, Region 8	Craig Bailey
California Department of Forestry and Fire Protection, Fresno-Kings Unit	
California Department of Transportation, District 6	Dave Padilla, Branch Chief, Transportation Planning – North
California Environmental Protection Agency, Department of Toxic Substance Control	Dave Kereazis
California Highway Patrol	Eric Walker, Captain
California Native American Heritage Commission	Katy Sanchez
California Public Utilities Commission	Mary Jo Borak
California Regional Water Quality Control Board, Region 5	Dale Harvey
San Joaquin Valley Air Pollution Control District	Arnaud Marjollet, Director of Permit Services
Southern San Joaquin Valley Archaeological Info Center	Celeste Thompson
State Office of Historic Preservation, Department of Parks & Recreation	Lucinda Woodward
United States Department of the Interior, Fish & Wildlife Services - Endangered Species Div.	Matthew Nelson
Adams Broadwell Joseph & Cardozo	Sheila Sannadan
Central Valley Flood Protection Board	Leslie Gallagher
City of Kerman, Planning Department	Olivia G. Pimentel
City of Mendota, Planning and Community Development	Cristian Gonzalez
City of San Joaquin	Lupe Estrada
Clearway	Aarty Joshi
Clearway	James Kelly
Consolidated Mosquito Abatement District	Steve Mulligan
Fresno County Fire Protection District	Jim McDougald, Division Chief
Fresno Council of Governments	Tory Boren
Fresno Metropolitan Flood Control District	Frank Fowler
Golden Plains Unified School District	Martin Macias, Superintendent
James Irrigation District	
Kings River Conservation District	Paul Peschel, General Manager
Lozeau Drury	Michael Lozeau
Lozeau Drury	Hannah Hughes
Lozeau Drury	Komal Toor

Agency or Entity	Attention
Mendota Unified School District	Dr. Paul Lopez, Superintendent
Pacific Gas & Electric, Land Services Department	Marisol Garcia
South San Joaquin Valley Archaeological Information Center	
State of California Reclamation Board	
Tranquillity Irrigation District	Liz Reeves
Tranquillity Resource Conservation District	Danny Wade
United State Department of Agriculture, Natural Resources Conservation Service	David Durnham
United States Army Corp of Engineers, Sacramento District	Kathy Norton
United States Environmental Protection Agency Region 9	Dawn Richmond
Westlands Water District	Russ Freeman
Westlands Water District GSA	Kiti Buelna Campbell
Westside Resources Conservation District	