



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

P L A N N I N G D E P A R T M E N T

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May 6, 2022

FROM: Albert Lopez, Planning Director

TO: State Clearinghouse, State Responsible Agencies, State Trustee Agencies, Other Public Agencies, and Interested Organizations and Parties.

SUBJECT: Notice of Availability of a Draft Environmental Impact Report (Draft EIR) for the **Alameda Grant Line Solar 1** project in compliance with California Code of Regulations, Title 14, Section 15087. PLN#2021-00124

SUMMARY:

NOTICE IS HEREBY GIVEN that the Alameda County Planning Department (County), as lead agency for the proposed project, has completed a Draft EIR in compliance with the California Environmental Quality Act (CEQA). The purpose of this notice is to (1) serve the public Notice of Availability (NOA) of a Draft EIR pursuant to CEQA Guidelines Section 15087, and (2) advise and solicit comments regarding the content of the Draft EIR for a 45-day period, commencing on **May 6, 2022, and ending at 5:00 p.m. on June 19, 2022**, after which a Final EIR will be prepared containing comments and responses to comments that, together with the Draft EIR, will form the Final EIR. The Final EIR will be used by the Alameda County Planning Commission in its consideration of approval of the proposed Alameda Grant Line Solar 1 project.

PROJECT LOCATION AND ZONING:

The proposed project is located at Assessor's Parcel Number 99B-7650-7-1 in eastern unincorporated Alameda County. The project site is located on a 23.07-acre site at West Grant Line Road and Great Valley Parkway, adjacent to the unincorporated community of Mountain House in San Joaquin County. The project site is zoned as Agricultural District (A) with the General Plan land use designation Large Parcel Agriculture.

PROJECT DESCRIPTION:

Soltage, LLC is proposing to construct, install, operate, and maintain an approximately 2-megawatt (MW) alternating current (AC) solar photovoltaic (PV) facility known as the Alameda Grant Line Solar 1 (project). The proposed project was awarded a 15-year Power Purchase Agreement (PPA) with PG&E under their Electrical Renewable Market Adjusting Tariff (REMAT) program, which is a program specifically designed for small utility-scale local renewable energy projects (<5MW) that benefit the local communities around it by delivering renewable energy via the distribution grid.

The power generated by the proposed project would be transmitted by Pacific Gas and Electric's (PG&E) distribution system at 12 kilovolts (kV) via the Herdlyn 1102 substation, located approximately 4.5 miles north of the project site, on Byron Highway near Clifton Court

Forebay. The proposed project would interconnect to the local PG&E distribution grid immediately adjacent to the site, thereby providing clean, renewable energy to the electrical grid. The project would involve the construction of three new on-site utility poles along West Grant Line Road, which PG&E would connect its distribution grid to via an overhead distribution line extension from the existing 12kV pole on the south side of West Grant Line Road.

The project site would include minimal clearing, grading, and impervious surface including for the inverter and transformer pad, storage container pad, and solar array piers. The project would include a gravel access road and fencing around the site.

SIGNIFICANT ENVIRONMENTAL EFFECTS:

The proposed project would have significant impacts in the following environmental areas: air quality, cultural and tribal cultural resources, biological resources, and paleontological resources. All of these impacts can be reduced to less than significant levels after mitigation is implemented.

PUBLIC REVIEW AND DOCUMENT AVAILABILITY:

The 45-day public review period for the Draft EIR is from **May 6, 2022, to June 19, 2022**. The Draft EIR will be available for review at the following location:

Alameda County Community Development Department
224 W. Winton Avenue, Suite 111
Hayward, CA 94544

Or, electronically on the County's website:

<http://www.acgov.org/cda/planning/landuseprojects/currentprojects.htm>

Written comments on the Draft EIR should be sent, later than **June 19, 2022, at 5:00 p.m.**, to:

Albert Lopez, Planning Director
ATTN: Alameda Grant Line Solar 1 Project EIR
Alameda County Community Development Agency
224 W. Winton Avenue, Suite 111
Hayward, CA 94544

Or, via email with the subject line "**Alameda Grant Line Solar 1 Project EIR**" to:

albert.lopez@acgov.org

EBZA BOARD HEARING:

Although CEQA does not require formal hearings at any stage of the environmental review process (State CEQA Guidelines Section 15202[a]), it does encourage "wide public involvement, formal and informal...in order to receive and evaluate public reactions to environmental issues" (State CEQA Guidelines Section 15201) and requires the lead agency to provide the public with the opportunity to provide comments. The County, as lead agency, circulated a Notice of Preparation (NOP) of an EIR (SCH # 2021100398) for the proposed project on October 20, 2021. The NOP was distributed for a 30-day comment period that ended

on November 19, 2021. In addition, the County held a public scoping meeting on October 28, 2021, to solicit input on the scope and focus of the EIR. Comments received on the NOP and during the public scoping meeting were considered in the preparation of the EIR. Appendix A of the Draft EIR contains the NOP, and written comments received on the NOP.

The Draft EIR incorporates public and agency responses to the NOP. Like the NOP, the Draft EIR is being circulated for review and comment by appropriate agencies, as well as organizations and individuals who have requested notification. In accordance with Section 15205(d) of the State CEQA Guidelines, the County has scheduled a 45-day public review period for the Draft EIR. Within that 45-day period, the County will hold one public hearing at the East County Board of Zoning Adjustment (EBZA) to request comments on the Draft EIR. The public hearing will be held via Zoom Webinar on **May 26, 2022, at 1:30PM**. The webinar information is below:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/92158285462>

Or One tap mobile :

US: +16699009128,,92158285462# or +12532158782,,92158285462#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 921 5828 5462

The Agenda for the above meeting will also be posted on the County's website:

<https://www.acgov.org/cda/planning/index.htm>

Following the close of the public review period for the Draft EIR, the County will prepare a Final EIR, incorporating all comments received during the public comment period, for consideration by the East County Board of Zoning Adjustments, at a date for which notice shall be provided. As required by CEQA (Section 21092.5), the Final EIR, including written responses to the comments submitted by public agencies, will be available at least 10 days prior to certification.