

UPDATED NOTICE OF AVAILABILITY (NOA)
of a Draft Subsequent Environmental Impact Report (DSEIR)
for the Mulqueeney Ranch Wind Repowering Project (Project Title)
Alameda County Planning Application PLN2019-00226 (Conditional Use Permit)
Updated for Extension of comment period through January 8, 2021

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

SUBJECT: Notice of Availability of a Draft Subsequent Environmental Impact Report (Draft SEIR) for the Mulqueeney Ranch Wind Repowering Project in compliance with California Code of Regulations, Title 14, Section 15087.

SUMMARY: NOTICE IS HEREBY GIVEN that the Alameda County Planning Department (County), as lead agency for the Project, has prepared a Draft Subsequent EIR (Draft SEIR) in compliance with the California Environmental Quality Act (CEQA), pursuant to Section 15162 of the state CEQA Guidelines. The purpose of this notice is to (1) serve the public Notice of Availability (NOA) of a Draft SEIR pursuant to the CEQA Guidelines Section 15087, and (2) advise and solicit comments regarding the content of the Draft SEIR.

PROJECT DESCRIPTION: The proposed project would entail the replacement of approximately 518 previously existing old generation wind turbines installed in the 1980s with up to 36 new wind turbines. The project would have a generating capacity of up to 80 MW, using turbines rated between 2.2 and 4.2 MW per turbine, and is broadly consistent with the Program Environmental Impact Report (PEIR) that the County of Alameda certified in November 2014 to identify the significant environmental impacts of repowering the County's portion of the Altamont Pass Wind Resource Area (APWRA).

PROJECT LOCATION: The project site is located in the southeastern quadrant of the APWRA, north and south of Patterson Pass Road between 1 and 2 miles north of Tesla Road, and approximately one mile south of Interstate 580. The project site comprises 29 parcels extending over approximately 4,600 acres, including the following Assessor Parcel Numbers (APNs):

99A-1800-2-3, 99A-1800-2-4, 99B-7890-2-4, 99B-7890-2-5, 99B-7890-2-6, 99B-7890-4, 99B-7900-1-3, 99B-7900-1-4, 99B-7900-1-5, 99B-7900-1-6, 99B-7900-1-7, 99B-7900-2, 99B-7910-1-1, 99B-7910-1-2, 99B-7925-2-1, 99B-7925-2-2, 99B-7925-2-3, 99B-7925-2-4, 99B-7925-2-5, 99B-7925-3, 99B-7950-2, 99B-7975-1, 99B-7980-1, 99B-7985-1-3, 99B-7985-1-4, 99B-7985-1-5, 99B-7985-1-6, 99B-8050-1, and 99B-8100-1-1.

COMMENT PERIOD: The Draft SEIR will circulate or be available for public comment during a 60-day period, commencing on November 6, 2020 and ending at 5:00 PM on January 8, 2021.

PUBLIC HEARING DATE: Tuesday, December 8, 2020, at 1:30 PM (as a Zoom Webinar)

<https://us02web.zoom.us/j/88317077789>

Call-in Number: (669) 900-9128 or (346) 248-7799

WEBINAR ID# 883 1707 7789 (*Previously Corrected on November 27, 2020*)

The meeting will be held in conformance with the County's [Teleconferencing Guidelines for Planning Public Hearings](#) (PDF), at the link provided or at the Planning Department webpage below:

<http://www.acgov.org/cda/planning>

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SIGNIFICANT ENVIRONMENTAL EFFECTS: The project would have potentially significant impacts in the following environmental areas, all of which except for two, Biological Resources and Air Quality, could be reduced to a less-than-significant level by identified mitigation measures:

- Aesthetics, related to the potential for public scenic views and aesthetic qualities to be affected by the visibility of construction debris or post-construction storage of surplus parts and materials.
- Air Quality, related to a potential exceedances of air quality standards from construction-period emissions. Mitigation would reduce project-level impacts to a level of less than significant. Cumulative impacts would be cumulatively considerable.
- Biological Resources, related to avian mortality, bat mortality, wildlife movement, and other potential impacts on special-status species and their habitats. Mitigation would reduce these impacts, but not to a level of less-than-significant; in addition, cumulative impacts would be cumulatively considerable.
- Cultural Resources, related to the potential for ground-disturbing activities to disturb unknown archaeological resources and human remains during construction. Mitigation would reduce impacts to a level of less than significant.
- Geology, Soils, Mineral Resources, and Paleontological Resources, related to project placement within a known seismically active area with surrounding active faults; soil erosion; slope instability; and expansive soil. Mitigation would reduce impacts to a level of less than significant.
- Greenhouse Gas Emissions, related to potential conflicts with plans, policies, and regulations. Mitigation would reduce impacts to a level of less than significant.
- Hazards and Hazardous Materials, related to potential interference with emergency response during construction. Mitigation would reduce impacts to a level of less than significant.
- Hydrology and Water Quality, related to a potential violation of water quality standards and increase in stormwater runoff drainage. Mitigation would reduce impacts to a level of less than significant.
- Transportation, related to potential conflicts with conflicts between oversized vehicles and bicycles and other roadway users, and inadequate emergency access. Mitigation would reduce impacts to a level of less than significant.
- Wildfire, related to potential interference with emergency response; and potential exposure of people and structures to risks related to post-fire flooding, landslides, runoff, and drainage. Mitigation would reduce impacts to a level of less than significant.

Although mitigation measures were identified that would reduce the project's impacts on Biological Resources and Air Quality, there were no feasible mitigation measures that would reduce all project-level and cumulative impacts to a less-than-significant level.

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EXISTING AND HISTORIC USE: Land use on the project site and the surrounding area consists largely of cattle-grazed land. The site supported operating wind turbines and ancillary facilities since the 1980s, but all old generation turbines were removed by 2016. There is one residence within the project site.

PUBLIC REVIEW AND DOCUMENT AVAILABILITY: The 45-day public review period for the Draft SEIR is from November 6, 2020 to December 21, 2020. The public review period has been extended for 18 days to January 8, 2021, until 5:00 p.m. The Draft SEIR will be available on November 6, 2020 for review at following location and/or electronically:

Alameda County Planning Department
224 W. Winton Avenue, Room 111
Hayward, CA 94544

On the Alameda County Planning Department website:
www.acgov.org/cda/planning - select "Pending Land Use Projects" - "Current Development Projects" – and under the heading "Ongoing Land Use Projects", see "Wind Turbine Projects" – and "Mulqueeeney Ranch"

A direct link to the Draft SEIR document and its appendices is available as follows:

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

SECTION 65962.5 NOTICE: In further compliance with CEQA Guidelines Section 15087, this notice reports that a database search of the proposed project site and 1-mile search radius incorporated into the Draft SEIR did not identify any hazardous materials sites compiled pursuant to Section 65962.5 of the California Government Code, also known as the Cortese list.

PUBLIC COMMENTS: Written comments on the Draft SEIR must be received no later than December 21, 2020 at 5:00 PM. Written comments on this Draft EIR should be submitted to:

County of Alameda Planning Department
224 W. Winton Avenue, Room 111
Hayward, CA 94544
ATTN: Andrew Young, Senior Planner

Please include a return address and contact name with your written comments. You are also encouraged to email your comments to andrew.young@acgov.org with "Mulqueeeney Ranch Wind Repowering Project SEIR" as the subject.

CEQA REVIEW INFORMATION: The project being reviewed as a Subsequent Environmental Impact Report (SEIR) pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15162, as a project "tiered" under the Altamont Pass Wind Resource Area Repowering Program EIR (PEIR), which the County of Alameda (County) certified in November 2014.

After the end of the comment period, a Final SEIR will be prepared containing comments and responses to comments that, together with the Draft SEIR, will form the Final SEIR. The Final SEIR will be used by the Alameda East County Board of Zoning Adjustments in its consideration to grant a Conditional Use Permit for the proposed Mulqueeeney Ranch Wind Repowering Project.

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PUBLIC REVIEW AND HEARINGS: The Draft SEIR is being circulated for review and comment by public 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 SEIR, ending on December 21, 2020 at 5:00 PM. Within that 45-day period, the County will hold one public hearing via teleconference and video conference to request comments on the Draft EIR, at the time and link provided above.

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 SEIR (SCH# 2010082063) for the proposed project on April 6, 2020. The NOP was distributed for a 30-day comment period that ended on May 7, 2020. Comments received during the NOP period were considered in the preparation of the Draft SEIR.

Following the close of the public review period for the Draft EIR, the County will prepare a Final SEIR, 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 SEIR, including written responses to the comments submitted by public agencies, will be available at least 10 days prior to certification.