

ANNOTATED, CORRECTED & UPDATED WITH AMENDED  
END OF COMMENT PERIOD

**Public Notice of Availability of a  
Draft Subsequent Environmental Impact Report:  
Sand Hill Wind Project**

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**Project Title:** Sand Hill Wind Project – Alameda County Planning Case PLN2017-00201

**Project Location – County:** Alameda County

**Project Location – Specific:** In the eastern portion of the Altamont Pass Wind Resource Area (APWRA), on fifteen (15) contiguous or nearly contiguous parcels separated by roads, aqueducts and the Bethany Reservoir, on approximately 2,600 acres located north and south of Altamont Pass Road between 0.67 and 2 miles west of Grant Line Road, east and west of Mountain House Road between 0.25 and 2 miles north of Grant Line Road, west of the Delta-Mendota Canal, extending also 1 mile northwest of Mountain House Road west of the Delta-Mendota Canal, and on parcels generally west of Bethany Reservoir and southeast of the intersection of Christensen and Bruns Roads.

**Description of Nature, Purpose, and Beneficiaries of the Project:**

The project that is the subject of the Draft Subsequent Environmental Impact Report (DSEIR) is the requested approval by Alameda County of a new Conditional Use Permit (CUP) to allow the fifteen Project parcels to be developed or repowered (i.e., to replace previously installed energy-generating wind turbines) with up to 40 new fourth-generation wind turbines, including supporting roadways, power collection systems, transformers and other infrastructure. The Project proposal would replace an estimated 671 existing or previously existing wind energy turbine sites (in place as of 2010) with 40 turbines with a nameplate production capacity rated between 2.3 and 3.8 megawatts (MW) each and potentially up to 4.0 MW if available at the time of construction, that together will have a maximum production capacity of 144.5 MW. The proposed use is permitted by the East County Area Plan (ECAP) which designates the APWRA as Large Parcel Agriculture (LPA), and is conditionally permitted in the “A” (Agriculture) zone district established by the County Zoning Ordinance.

The Project is proposed by Sand Hill (Sand Hill) Wind, LLC, a subsidiary of sPower (aka Sustainable Power Group). Project objectives include maximizing wind energy production for Power Purchase Agreements obtained for the Project by the proponent, maintain commercial viability, assist the state of California in meeting its goals for Renewables Portfolio Standards (RPS), greenhouse gas reduction, and carbon neutrality, provide economic benefits to Alameda County, increase local short-term and long-term employment opportunities, and minimize environmental impacts. Environmental effects are meant to be reduced by limiting ground disturbance through the re-use of existing infrastructure (e.g., roads, transmission lines) where feasible, and improving scientific understanding of the effects of new generation turbines on birds and bats by applying the same avian mortality monitoring protocol across a large segment of the program area, rather than separate protocols for multiple separate projects.

The DSEIR is intended to identify the environmental impacts of the Project, recommends measures to reduce or avoid potential environmental damage resulting from the Project, and identifies alternatives to the proposed Project. The DSEIR has been prepared pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, and is tiered under the Altamont Pass Wind Resource Area Repowering Final Program Environmental Impact Report (PEIR, State Clearinghouse #2010082063), certified November 12, 2014.

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Environmental review of the Project under CEQA began with the publication in September 2018 of an Environmental Analysis (EA) with supporting technical information intended to identify site-specific Project effects pursuant to Section 15168 of the CEQA Guidelines, providing for use of a Program EIR with later activities. The County had previously approved three wind repowering projects that had been tiered under similar documentation. However, after receiving comments on the EA in advance of a public hearing to consider approving the Project on such basis, the County decided to prepare this SEIR based on its determination that the current Project proposes turbines with characteristics sufficiently distinct from those described in the PEIR and is proposed in the context of new information that together support the decision to prepare a subsequent EIR.

**Lead Agency:** Alameda County, Community Development Agency, Planning Department

### Addresses Where Copy of PEIR is Available:

The DSEIR is available for review during normal business hours (8:30 a.m. to 5:00 p.m.), Monday through Friday, excluding holidays, at the Alameda County Community Development Agency, Planning Department, at 224 West Winton Avenue, Room 111, Hayward, California, 94544. The DSPEIR is also available for viewing at the following public libraries:

#### OAKLAND MAIN LIBRARY

125 14th St.  
Oakland, CA 94612  
510-238-3134

#### LIVERMORE PUBLIC LIBRARY

1188 South Livermore Avenue  
Livermore, CA 94550-9315  
925-373-5500

#### TRACY PUBLIC LIBRARY

20 E. Eaton Ave.  
Tracy, CA 95376  
209-937-8221

The DEIR is also available for review or download at the Alameda County website ([www.acgov.org/cda/planning](http://www.acgov.org/cda/planning) —select “Pending Land Use Projects” - “Current Development Projects” - and under the heading “Ongoing Land Use Projects”, see “Wind Farm Projects” and then scroll to “Sand Hill Wind Project – Application No. PLN2017-00201”.)

**Review Period:** August 9, 2019 to ~~September 23, 2019~~ October 4, 2019 (5:00 p.m)

**Contact Person:** Comments on this draft PEIR are due to the County no later than 5 p.m. on ~~July 21,~~ October 4, 2019~~2014~~, and can be forwarded by any of the following methods.

**Mail:** Andrew Young, Senior Planner  
Alameda County CDA / Planning Dept.  
224 W. Winton, Room 111  
Hayward, CA 94544

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**Fax:** 510-785-8793

A public hearing is tentatively scheduled to be held at 1:30 p.m. on September 12, 2019, at a meeting of the East County Board of Zoning Adjustments, in the City of Pleasanton Council Chambers, 200 Old Bernal Avenue, Pleasanton. Comments on the Draft SEIR will be received during the regularly scheduled meeting.

*Authority cited: Section 21083, Public Resources Code. Reference: Sections 21092, 21152, and 21153, Public Resources Code. Revised 2005*

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**Significant Environmental Effects Anticipated from Project Implementation**

The repowering activities associated with the Sand Hill Wind Project is expected to result in the following impacts, that with the exception of effects on avian and bat species, can be avoided or reduced to less than significant levels with identified mitigation measures:

- Significant and unavoidable adverse impacts on biological resources, due to mortality of raptors, other birds, and bats migrating through and wintering in the Project area.
- Significant temporary air quality effects due to emission of reactive organic gases and nitrogen oxides during construction in excess of air district standards.
- Other air quality impacts during construction due to dust and equipment emissions.
- Significant visual impacts on scenic vistas, scenic highways, visual character, light and glare related to shadow flicker, and conformity to state and local policies on visual resources.
- Other impacts on biological resources, including special-status plants, a wide range of terrestrial species, habitat communities, migratory wildlife corridors and nursery sites.
- Potential adverse changes to the significance of historical, archaeological or paleontological resources, or disturbance of human remains, including those not interred in formal cemeteries.
- Expose people or structures to potential property loss, injury or death, as a result of rupture of a known earthquake fault, strong seismically-induced ground shaking, ground failure, landsliding, liquefaction or expansive soil conditions.
- Ground disturbance on sites designated as containing hazardous materials, resulting in a hazard to the public or the environment.
- Conflict with applicable plans, policies and/or regulations adopted for the purpose of reducing the emissions of greenhouse gases, on a temporary basis due to construction.
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- Potential violations of specific water quality standards or waste discharge requirements, alteration of streams with the possibility of substantial erosion or siltation, or flooding due to increases in the rate or amount of surface runoff, or potential other sources of polluted runoff.
- Potentially significant exposure of residences to noise from new wind turbines, and noise from decommissioning and new construction activities.
- Conflict with applicable plans, policies and/or regulations regarding performance standards for the circulation system, including transit, bicycle and pedestrian facilities, or increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses.
- Substantial impairment of an adopted emergency response plan or emergency evacuation plan due to risk of wildfire.

**Government Code 65962.5 Listing of Hazardous Waste Properties or Other Sites with Risk of Exposure to Hazardous Materials**

The DSEIR describes a search of the site on lists of sites enumerated under Section 65962.5 of the Government Code and determined that no properties within the Project boundaries are so listed.