



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DEPARTMENT

Chris Bazar  
Agency Director

**Notice of Preparation and Notice of Scoping Meeting  
for an Environmental Impact Report**

Albert Lopez  
Planning Director

**Date:** May 4, 2020

224  
West Winton Ave  
Room 111

**To:** Responsible Agencies, Agencies with Jurisdiction by Law, Trustee Agencies, Involved Federal Agencies, and Agencies/Organizations/ Individuals Requesting Notice

Hayward  
California  
94544

**From:** County of Alameda Community Development Agency, Planning Department

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**Subject:** Notice of Preparation of an Environmental Impact Report for the Aramis Solar Energy Generation and Storage Project, County Planning Application PLN2017-00174

www.acgov.org/cda/  
planning

The County of Alameda (Lead Agency) will prepare an Environmental Impact Report (EIR) for the proposed Aramis Solar Energy Generation and Storage Project (Project). The Project is an application for a Conditional Use Permit (CUP) to allow construction of a solar energy production (up to 100 megawatts, or MW) facility with associated battery storage using photovoltaic panels over a mostly contiguous 533-acre site, subject to the provisions of the County Zoning Ordinance (Title 17, Section 17.54.130). A parcel map subdivision to separate a roughly 150-acre portion of one Project parcel from the Project development site is also proposed.

This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15082. Comments from agencies and interested parties are requested as to the scope and content of the environmental review in connection with the proposed Project. The County is particularly interested in hearing from public agencies regarding their objectives for environmental information to be included in the EIR that is germane to those public agencies' statutory responsibilities pertaining to the Project, and how such information in the EIR will inform such agencies when considering issuing permits or other approvals for Project-related activities. The purpose of the EIR will be to evaluate the specific environmental effects of the Project as proposed by IP Aramis, LLC, a subsidiary of Intersect Power, LLC.

Due to the time limits mandated by state law, public agencies are requested to send their responses to this Notice to the County at the address and person provided above as soon as possible but not later than 30 days after receipt of this Notice (which the County will assume is no later than May 6, 2020 unless documented otherwise). Members of the public should provide scoping comments by Friday, June 5, 2020, 5:00 p.m. Agencies and organizations are requested to provide a contact name in your organization for any further consultation.

**PROJECT LOCATION**

The site is comprised of large portions of four privately-owned parcels in the unincorporated North Livermore area of Alameda County, approximately 2.25 miles north of the Livermore city limits and Interstate I-580. The Project site is within Sections 16 and 17 of Township 02 South, Range 02 East and unsurveyed land of the Las Positas Land Grant, Mount Diablo Base and Meridian. The Project site is located within the "Tassajara, CA" and "Livermore, CA" USGS 7.5-minute quadrangles. Refer to **Figure 1** for the Project's regional location and **Figure 2** for an aerial photograph of the Project site.

The Project parcels (Assessor’s Parcel Numbers, or APNs) are outlined in a table to the right. The largest parcel (536 acres) bears the address of 1815 Manning Road (903-0006-001-02) and lies directly west of North Livermore Avenue and south of Manning Road where these roads terminate at an L-intersection with each other. Approximately 350 acres of this large parcel is proposed for Project development; an estimated 150 acres to the northwestern is moderately to steeply sloped, and is proposed to be subdivided to legally separate it from the real property affiliated with the proposed Project development. Another estimated 36 acres of this parcel is not suitable for development of Project uses and is thus not included in the overall Project development area. To the south of this parcel is the roughly 101-acre Stanley Ranch at 4400 North Livermore Avenue (APN 903-0006-003-07), of which about 30 acres would be used for the Project. The remainder of the Ranch is used for intensive crop production, some residences and other agricultural operations and structures.

APN	Total Area (acres)	Project Development Area (acres)
903-0006-001-02	536	350
903-0006-003-07	101	30
903-0007-002-01	50	44
902-0001-005-00	60	56
<b>Total</b>	<b>747</b>	<b>580</b>

Directly north and across Manning Road from the large parcel, bordering Manning Road for about 800’ west from North Livermore Avenue, is an approximately 50-acre parcel (APN 903-0007-002-01) with no designated address. The fourth parcel (APN 902-0001-005-00), also with no address is about 60 acres in area and lies approximately 800’ north and east of the terminus of North Livermore Avenue at Manning Road (and east of the 50-acre parcel, with no frontage along on any County road). Small portions of these two parcels are not suited for development due to small stream courses. The total Project development area or ‘envelope’ is therefore approximately 580 acres, or all of the Project parcels excluding only the northwestern 150-acre portion of the large parcel that will be separated by the proposed subdivision, the 36-acre portion that is unsuited for development, and the majority portion of the Stanley Ranch that is not planned for Project use.

The northern three parcels (excluding the Stanley Ranch parcel) are characterized by open pasture type land, used for dryland farming, not irrigated crop production, and not containing other development, including any residence, barn structures or extensive road network. The large parcel, as noted, has a hilly northwestern section, and has only a small number of trees in its level area, near Cayetano Creek.

**GENERAL PLAN LAND USE DESIGNATION AND ZONING**

The majority of the Project site is designated Large Parcel Agriculture (LPA) in the East County Area Plan (ECAP), and all of the site is in the A (Agriculture) zone district of the County Zoning Ordinance (Alameda County General Ordinance Code, Title 17). The northern portions of the two parcels north of Manning Road, an area on both parcels of approximately 23 acres, are designated in the ECAP as Resource Management (RM). Additionally, a 400'-wide corridor centered along Cayetano Creek, an estimated 78 acres, is designated Water Management (WM) within the southern two Project parcels. The ECAP, as amended in November 2000 by voter approval of Measure D, also known as the *Save Agriculture and Open Space Lands Initiative*, amended the definitions of LPA, RM and WM to limit residential and non-residential floor area, and except for infrastructure as provided under Policy 13 of the ECAP (added by Measure D), requires all buildings to be located in development envelopes of no more than two acres unless necessary for agricultural uses. Policy 13 prohibits the County from developing new infrastructure that exceeds the need for development allowed by Measure D, that would be growth-inducing or otherwise result in more capacity than necessary for providing public services and utilities.

Among the allowed uses in the LPA land use designation besides agricultural and residential uses are “public and quasi-public uses, solid waste landfills and related waste management facilities, quarries, windfarms and related facilities, utility corridors, and similar uses compatible with agriculture.” The RM designation “permits agricultural uses, recreational uses, habitat protection, watershed management, public and quasi-public uses, areas typically unsuitable for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally sensitive features, secondary residential units, active sand and gravel and other quarries, reclaimed quarry lakes, and similar and compatible uses. ... This designation is intended mainly for land designated for long-term preservation as open space but may include low intensity agriculture, grazing, and very low density residential use.” The WM designation specifies that it “provides for sand and gravel quarries, reclaimed quarry lakes, watershed lands, arroyos, and similar and compatible uses”<sup>1</sup>

Within the LPA land use designation, utility-scale solar energy facilities are considered comparable to “windfarms and related facilities, utility corridors, and similar uses compatible with agriculture.” (See further discussion below.) However, the County does not generally consider utility-scale solar energy facilities to be compatible with the RM land use designation and its emphasis on, in addition to agriculture, “recreational uses, habitat protection, watershed management, public and quasi-public uses”, and its intent of preserving open space. Broadly speaking, the County considers the WM designation suited to established quarries with their-highly regulated reclamation plans and specialized permits, and not meant for large solar energy facilities. However, the Project has been proposed to encroach over an estimated 23 acres at the northernmost portions of the northern two parcels designated as RM, and roughly 18 acres of WM-designated land in the southern two parcels.

The A (Agriculture) zone district established by the Zoning Ordinance (Section 17.06) establishes permitted and conditionally permitted uses. The intent of the district is: “to promote implementation of general plan land use proposals for agricultural and other non-urban uses, to conserve and protect existing agricultural uses, and to provide space for and encourage such uses in places where more intensive development is not desirable or necessary.” Among conditionally permitted uses are “Privately owned wind-electric generators”.<sup>2</sup>

Although the ECAP and the Zoning Ordinance do not have provisions permitting solar panels on a utility-production scale such as the proposed Project, Section 17.54.050 of the Ordinance provides a procedure for “uses not listed”, stating that “Whenever there is doubt as to the district classification of a use not listed in any part of this title, the planning department may refer the matter to the planning commission for action pursuant to Section 17.54.060. The referral shall include a detailed description of the proposed use.” Section 17.54.060 directs the planning commission to:

“... make such investigations as are necessary to compare the nature and characteristics of the use in question with those of the listed uses in the various districts. If the use is found to be, in all essentials pertinent to the intent of this title of the same character as a permitted use in any district or districts, or of the same character as a conditional use in any district or districts, the commission shall so determine and the order shall be final, unless a notice of appeal is filed pursuant to [Section 17.54.670](#) within ten days after the date of such an order. The person requesting the determination shall be notified forthwith and the final determination shall become a permanent public record.

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<sup>1</sup> East County Area Plan, a part of the Alameda County General Plan, 1996, as amended by Measure D, Nov. 2000 (as finally adopted and updated May 2002), pp. 47-48.

<sup>2</sup> Alameda County General Ordinance, Title 17, Section 17.06.040.M.

With respect to Section 17.54.050 of the Ordinance it is the County staff's view that there is no "doubt as to the district classification of a use not listed", because the County Planning Commission and other decision-makers have previously made determinations that solar electric facilities would not be contrary to the specific intent clauses or performance standards established for the A District and could be permitted under a CUP. Specifically, in June 2008 the Alameda County Planning Commission made findings pursuant to the aforementioned Sections 17.54.050 and 17.54.060 for a proposed utility-scale solar facility.<sup>3</sup> These findings were reiterated by the County in the approval in December 2011 of another solar facility<sup>4</sup> and the denial by the County Board of Supervisors in early 2012 of an appeal of the same approval.<sup>5</sup> In its consideration of the appeal, the Board affirmed the Planning Department's and prior determination in 2008 that a solar energy facility is allowed as a "public and quasi-public use" consistent with the LPA designation.

The proposed Project parcels are designated as "Grazing Land" by the California Department of Conservation's Farmland Mapping and Monitoring Program. The Stanley Ranch parcel is enrolled in the state's Williamson Act program. The EIR will evaluate the proposed Project's compatibility with the County's Uniform Rules and Procedures Governing Agricultural Preserves and Williamson Act Contracts. The applicant proposes continued agricultural operations co-incident with solar electricity generation, as described under "Operations" below.

*Adjacent Uses.* Surrounding properties are also primarily in the A zone district; two homes along Bel Roma Road are in an R-1 (Single Family Residential) zone district for rural residential uses on typically five-acre lots, about 1,200 feet to the east. Surrounding land uses include grazing, intensive agriculture, the PG&E substation, and residential uses. Another solar energy facility is proposed by an unrelated applicant on the east side of North Livermore Avenue, north of May School Road. The area contains important plant and animal habitat, partly in association with Cayetano Creek, an intermittent waterway.

## **PROJECT OVERVIEW**

The proposed Project includes a parcel subdivision and a utility-scale solar energy generation and battery storage facility, anticipated to generate up to 100 megawatts (MW) using photovoltaic (PV) modules connected in strings mounted onto a single-axis tracker racking system, which would be affixed to steel piles. The module strings would track the sun during the day, from east to west, to optimize power generation of the facility. Modules would be connected by low-voltage underground or under-panel, rack-mounted electrical wiring to a central inverter station or to string inverters located throughout the facility, where the electricity would be converted from direct current (DC) to alternating current (AC). The system would then step up the voltage of the electricity to a medium voltage (MV) of 34.5 kV (or lower suitable voltage) to collect the energy generated to a Project substation. Medium-voltage lines would be buried for a majority of their length, but would emerge above-ground and be mounted on up to 2 overhead wooden utility poles on either side of Manning Avenue and up to 20 additional wooden poles to cross Cayetano Creek and its tributaries, to cross an access driveway, and where a connection to the substation must be overhead. The substation would step up the MV collected energy to the interconnection voltage via one or more step up transformers. The substation would meter Project energy pursuant to the Interconnection Agreement and Power Purchase Agreement(s) with the utility and offtaker(s).

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<sup>3</sup> County of Alameda Planning Commission, June 16, 2008, Meeting Minutes, item D-165, GreenVolts, Inc.

<sup>4</sup> County of Alameda, East County Board of Zoning Adjustments, December 15, 2011, Resolution No. Z-11-72, Conditional Use Permit PLN2011-00009, Cool Earth Solar, Inc.

<sup>5</sup> County of Alameda Board of Supervisors, February 28, 2012, Planning Meeting, Summary Action Minutes.

The maximum height of the modules would be approximately 8 feet. The maximum height of the medium-voltage electrical poles would be approximately 70 feet at the Manning Avenue crossing, and would otherwise be approximately 50 feet tall.

The applicant has designed the facility such that all structures are proposed to be placed outside of the 100-year floodplain of Cayetano Creek as determined through hydrologic modeling, outside areas designated Water Management in the East County Area Plan, and in no case closer than 50 feet from the banks of Cayetano Creek or its tributaries as determined by a qualified biologist.

The applicant proposes, as a part of the large parcel subdivision, to offer dedication of an easement to Alameda County (or the Livermore Parks & Recreation District, which manages open space and trail development in conjunction with the East Bay Regional Parks District) for use as a public hiking trail along Cayetano Creek outside of the Project's development footprint.

### **Project Substation and Gen-Tie Lines**

The Project substation would provide circuit breakers, switches, protection relays, and other necessary equipment to reliably and safely protect the electrical infrastructure.

The proposed Project substation is adjacent to the existing PG&E Cayetano Substation, allowing the gen-tie to be approximately 500 feet and overhead with a possibility of underground construction as well. Overhead lines would be constructed on either tubular steel poles or wood H-fames and may be constructed to be single-circuit or double-circuit. The heights of the overhead poles could vary from 30 to 100 feet, depending on the entry angle required by the interconnecting utility. A limited amount of work inside the Cayetano Substation may also be required by PG&E and would be performed by the utility. Changes to structure heights and number of structures within the substation fence could occur as a result of Project interconnection.

The northern portion of the Project site (north of Manning Road) would be connected to the southern property via medium-voltage distribution lines. Medium voltage distribution lines would be routed either overhead or underground. An encroachment permit would be obtained for the crossing of Manning Avenue, as necessary.

### **Energy Storage**

A lithium ion battery storage system would be located on-site near the PV system transformer, which would be shared with the battery system. The battery storage system will be designed to accept up to 100 MW of electrical generation, and subsequently dispatch stored electricity during times of peak demand. Batteries would be contained in several locking metal electrical enclosures, each with individualized fire suppression systems. Low-voltage wiring from battery enclosures would be underground and converted as a bi-directional inverter station and transformed at the shared transformer. The system would fit in four 100-foot by 180-foot buildings which would be sited near the operations and maintenance (O&M) building.

### **Support Facilities**

The Project components would be enclosed by security fencing. Locked gates would provide two points of ingress/egress and pathways within the fence line would provide access for routine maintenance of the system. A meteorological station would collect site-specific weather data. A fiber optic telecommunications line required by the interconnecting utility would be integrated with the gen-tie line. An electrical

control enclosure would be included on site for the operations electrician to monitor and manage the system.

Shielded, downward directional security lighting would be located at the control enclosure and O&M building for emergency repairs. Night lighting would not be required except during scheduled maintenance periods and emergency repairs.

Signage would be limited to what is required by the interconnecting utility and County and would conform to County guidelines.

### **Project Construction**

The duration of Project construction would be approximately 9 months. Project construction would consist of the installation of interconnection facilities, site preparation, cable installation, pile and skid installation, tracker and module installation, and lastly, site cleanup.

During construction, it is anticipated that up to 50,000 gallons of water would be used daily and that a total of up to 42 acre-feet would be used for construction purposes and dust suppression (including truck wheel washing). Water for dust suppression during construction (and for subsequent panel washing during operations) would be obtained via an onsite well, offsite well, or procured from a local water authority.

During construction, a maximum of 400 construction workers would be on site during the peak work period. During the peak construction period (anticipated to last up to 5 months), workers would travel to and from the site daily, at an average one-way distance of 20 miles. Local labor would be used to the maximum extent practicable.

### **Operations**

The Project would passively generate power during daylight hours 7 days per week, 365 days per year. The facility would be tested, maintained, and inspected daily by a remotely dispatched staff of approximately 4 technicians. Emergency maintenance would occur as needed by remotely dispatched technicians. Depending on the modules ultimately installed, modules would either be washed once annually by a crew of up to 12 technicians using water trucks equipped with backpack sprayers, or be passively cleaned during rainwater events. Water for module washing would be obtained as described above. Maintenance activities would occur only during the daytime, except for the occasional emergency maintenance which may require night dispatch. At the conclusion of Project construction, operations-phase water quality best management practices (BMPs) would be installed to ensure long-term avoidance and minimization of stormwater runoff and sedimentation in Cayetano Creek or its tributaries.

Project operations would adhere to an Agricultural Management Plan (AMP) to ensure consistency of the facility with adjacent agricultural land uses. The AMP would fulfill the following project objectives:

- Promote continued agricultural use of the project site
- Promote wool production
- Promote honey-bee forage vegetation and control invasive weeds
- Promote pollination services and honey production
- Maintain soil capability and minimize agricultural water use

■ Manage onsite fuel load of vegetation

The Project owner would work with commercial beekeepers and sheep operators to both ensure the Project is developed for viable sheep and bee operations and to provide for routine, periodic access to the Project site when forage conditions are favorable.

## **ENVIRONMENTAL TOPICS TO BE EVALUATED IN THE DRAFT EIR**

Based on the Lead Agency's understanding of the environmental issues associated with the proposed Project, the topics anticipated to require analysis in the Draft EIR will include, but not be limited to: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, recreation, transportation and traffic, and utilities and service systems. The Lead Agency will not prepare an Initial Study for this Project.

In accordance with Section 15082(a)(1)(C) of the State CEQA Guidelines, below is a summary of the probable (or potential) environmental effects of the proposed Project for each environmental resource to be analyzed in the Draft EIR:

**Aesthetics:** The proposed Project may result in environmental impacts to aesthetic resources. The EIR will evaluate whether implementation of the Project could result in significant alterations to viewsheds and visual character as well as lighting and glare conditions of the County. Visual simulations of the proposed Project under post-development conditions will be prepared.

**Agricultural Resources:** The proposed Project may result in environmental impacts to agricultural resources. The EIR will evaluate whether implementation of the Project could result in adverse impacts or loss of agricultural resources (temporary and permanent) in the County. The extent of potential resource loss will be identified as well as the extent of potential conflict with agricultural operations based on consultation with the County and agricultural stakeholders.

**Air Quality:** Air quality impacts are anticipated to be limited to construction-related emissions. The EIR will identify current ambient air quality conditions of the County and will review and identify applicable federal, state, Bay Area Air Quality Management District and County policies and regulations. The potential air quality impacts will be described based on the Project-specific technical report to be prepared.

**Biological Resources:** The proposed Project may result in environmental impacts to biological resources. A summary of important biological resources (habitats, known locations of special-status species, movement corridors, etc.) will be mapped and provided in the EIR. The extent of potential impacts will be described based on the Project-specific technical reports to be prepared.

**Cultural Resources:** The proposed Project may result in environmental impacts to cultural resources. The Cultural Resources section of the EIR will describe the known resources on the Project site and vicinity, if any, and potential for impacts to those resources. If necessary, mitigation and monitoring measures will be described. This section will be based on a Cultural Resources Technical Report to be prepared.

Assembly Bill (AB) 52 involves formal consultation by the County with the potentially affected tribes. Formal notification by the County to California Native American tribes that have requested such notification of the Project offering consultation under AB 52 was sent on April 8, 2020.

**Energy:** The proposed Project may result in environmental impacts to energy resources. As part of the preparation of the Project-specific Air Quality, Greenhouse Gas, and Energy Technical Report, energy consumed by the development of the proposed Project and generated by the operation of the proposed Project will be estimated and assessed.

**Geology and Soils/Mineral Resources:** The proposed Project may result in environmental impacts to geology and soils but is not anticipated to result in environmental impacts to mineral resources. However, the EIR will provide mapping and technical information on geologic and seismic stability of renewable sites and transmission corridors including information on soil conditions. This will also include the identification of important mineral resource sites (if any).

**Greenhouse Gases:** The proposed Project is anticipated to benefit the County and state efforts to reduce greenhouse gas (GHG) emissions during construction and has the potential for GHG emissions to be reduced as a result of renewable energy production. Nonetheless, the Project-specific Air Quality, Greenhouse Gas, and Energy Technical Report cited above will assess the greenhouse gas emissions that may be associated with Project construction and operation.

**Hazards/Hazardous Materials:** The proposed Project may result in environmental impacts with regard to hazards and hazardous materials. The extent of exposure of County residents to be exposed to hazards and hazardous materials will be addressed in the EIR. The EIR will identify and address both natural and man-made hazards (e.g., wildland fires, hazardous materials and exposure to contamination, and potential aviation impacts).

**Hydrology and Water Quality:** The proposed Project may result in environmental impacts to hydrology and water quality resources. The extent of the solar energy site's impact to surface water features and groundwater resources of the County will be analyzed. Any areas where groundwater resources are limited and additional demand may result in overdraft concerns will be identified. Applicable federal, state, and County policies and regulations (e.g., implementation of National Pollutant Discharge Elimination System [NPDES] permit requirements to protect water quality) will be identified and addressed.

**Land Use and Planning:** The proposed Project may result in environmental impacts to land use and planning. This section of the EIR will address whether the Project and development of the Project would result in conflicts with the County's General Plan and associated land use plans and ordinances that could result in physical impacts to the environment. The section will also include the identification of any land use conflicts associated with the Project's proximity to adjacent land uses.

**Noise:** The proposed Project may result in environmental impacts regarding noise during construction. Project construction would adhere to current County noise standards and policies. The extent of potential noise impacts will be described based on the conclusions of Project-specific Noise Analysis Technical Letter.

**Population and Housing:** The Project is not expected to result in any significant changes to population or housing in the County.

**Public Services/Recreation/Utilities:** The proposed Project may result in environmental impacts to public services and utilities but is not anticipated to have impacts to recreation resources. The EIR will



identify where transmission facilities and associated capacity is available for use by the Project. The EIR will also address potential public service and utility demands of the proposed Project (i.e., fire protection, law enforcement, water supply) based on consultation with applicable service providers. Potential conflicts with existing and planned recreational uses and activities will also be identified (if any).

**Transportation/Circulation:** Potential traffic impacts are anticipated to be limited to construction activities. The extent of potential traffic impacts will be described in the EIR based on the conclusions of Project-specific Transportation Impact Study.

## **POTENTIAL ALTERNATIVES TO BE EVALUATED IN THE DRAFT EIR**

In accordance with Section 15126.6 of the State CEQA Guidelines, an EIR must “describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project, but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives.” As required by CEQA, the Draft EIR will evaluate a No Project Alternative. Aside from the No Project Alternative, the County has not yet determined what additional alternatives to the Project will be evaluated in the Draft EIR. An alternative location is not presently under consideration, nor is it expected to be evaluated other than within the brief discussion of alternatives that were rejected. Comments on this Notice of Preparation may lead to consideration of other alternatives. Once selected, the alternatives will be analyzed at a qualitative level of detail in the Draft EIR for comparison against the impacts identified for the proposed Project, consistent with the requirements of CEQA. As required by CEQA Guidelines Section 15126.6 (e)(2) the Draft EIR will identify the environmentally superior alternative, including one other than the No Project Alternative.

## **INTENDED USES OF THE DRAFT EIR**

The Draft EIR will evaluate the environmental effects associated with the implementation of the Aramis Renewable Energy Project. The Draft EIR is intended for public participation and disclosure, and ultimately for consideration by the County in making a decision about whether or not to approve the CUP and parcel subdivision, as well as for use by other agencies, as needed. Upon incorporation of public and agency comments on the Draft EIR, the County anticipates preparing and publishing a Final EIR. The East County Board of Zoning Adjustments will then determine whether to certify the EIR in compliance with the CEQA Statute and Guidelines, and the County and other agencies, as needed, will determine whether to issue permits for the Project. It is expected that these approvals could include, but are not limited to, the following:

### **County of Alameda**


- Conditional Use Permit to operate a solar photovoltaic and electricity storage facility; and
- Subdivision of APN 903-0006-001-02 to modify the eastern boundary of legal parcel of the proposed solar facility and create a distinct parcel.
- Other local approvals that may be required:
  - Grading permits;
  - Encroachment permits;
  - Building permits; and,
  - Other State or Local Agencies as Required

**NOTICE OF SCOPING MEETING AND REQUEST FOR WRITTEN COMMENTS**

The Lead Agency solicits comments regarding the scope and content of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. Comments should focus on discussion of possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the proposed Project in light of the EIR’s purpose to provide useful and accurate information about such factors. In addition, comments may be provided at the meeting indicated below.

State CEQA Guidelines set the review and comment period for an NOP to end 30 days after publication. Therefore, the County requests comments on this NOP be received no later than the close of business (5:00 p.m.) on Friday, June 5, 2020. Please send written comments to:

Andrew Young, Senior Planner  
Alameda County Planning Department  
224 West Winton Avenue, Room 111  
Hayward, California 94544  
E-mail: [andrew.young@acgov.org](mailto:andrew.young@acgov.org)

Scoping Meeting: Given the current Executive Order N-33-20 by the Governor of the State of California and the State of Emergency regarding the COVID-19 crisis, a scoping meeting is tentatively scheduled for the Project via teleconference and video conference on ~~Thursday, May 21, 2020 at 1:30 p.m.~~ Final scheduling and instructions for joining the teleconference and video conference will be provided on the County website, at <http://www.acgov.org/cda/planning/>, and mailed by postcard to area residents. 

**ALL INTERESTED PARTIES ARE INVITED TO SUBMIT WRITTEN COMMENTS ON THE SCOPE OF THE EIR TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR.**

X  \_\_\_\_\_ Date: May 4, 2020  
Andrew Young, Senior Planner