



County of Yolo

DEPARTMENT OF PLANNING, PUBLIC WORKS AND ENVIRONMENTAL SERVICES

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NOTICE OF PREPARATION (NOP) OF AN ENVIRONMENTAL IMPACT REPORT FOR THE BOGLE WIND TURBINE PROJECT

Yolo County is the Lead Agency for the preparation and review of an Environmental Impact Report (EIR) for the Bogle Wind Turbine (project). Pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the County is soliciting the views of interested persons and agencies on the scope and content of the environmental information to be included in the EIR. An Initial Study entitled *Bogle Wind Turbine Use Permit, Variance, and Flood Hazard Development Permit* has been prepared for the proposed project.

Agencies should comment on the scope and content of the environmental information that is relevant to the agencies' statutory responsibilities, as required by Section 15082(b) of the CEQA Guidelines. The County will accept written comments concerning the project, in accordance with State CEQA Guidelines Section 15083. A summary of the project description and probable environmental effects are provided below.

PROJECT TITLE: Bogle Wind Turbine Project.

PROJECT LOCATION: The project site is located at the Bogle wine production facility (49762 Hamilton Road), which is situated in a rural portion of unincorporated Yolo County approximately 4.5 miles southwest of Clarksburg. The project would be constructed at the southwest corner of a 60-acre property (APN 043-310-016) that is north of Hamilton Road, west of Jefferson Boulevard (State Route 84), east of Road 148, and south of Central Avenue (Figure 1).

PROJECT DESCRIPTION: The project is a request for a Major Use Permit to allow the construction and operation of a single wind turbine that would generate 1.85 megawatts (MW) of electricity, to be used to power the Bogle wine production facility. The proposed wind turbine would be constructed at the southwest corner of a 60-acre property, which is one of three adjacent parcels owned by the applicant (i.e., Bogle Vineyards). The site is currently zoned Agricultural Industrial (A-I).

The wind turbine project requires approval of a Major Use Permit as described in Yolo County Code Section 8-2.1108 (Small and Large Wind Energy Systems). The application and proposed design of the project is consistent with the County Code with the exception of setback requirements. The project applicant has already sought and received a Variance to reduce the setback distance from the adjacent agricultural parcel that is also owned by the applicant, as well as received a Flood Hazard Development Permit to allow the project to be located within a 100-year flood zone.

The proposed turbine would be located adjacent to the wastewater ponds used by the winery production facility, within a fenced 2,500-square foot graveled area. The main tower of the turbine would be approximately 263 feet in height, with the rotor blade extending to a height of 398 feet in the twelve o'clock position. A blinking red beacon light that meets FAA standards would be installed at the top of the tower.

Bogle Vineyards would use the power generated by the turbine primarily for its production facility, and any excess power would go back to the Pacific Gas and Electric (PG&E) grid. This project would implement one of the conditions of approval for construction of the winery facility, which requires the applicant to install energy efficient machinery and alternative energy features. Currently, 350 kilowatts of solar panels have been installed on the roof of the winery building in an effort to meet these requirements.

The project and its Initial Study/Mitigated Negative Declaration (IS/MND) were approved by the Yolo County Board of Supervisors on March 25, 2014 (Resolution No. 14-27). However, a lawsuit was filed challenging the adequacy of the IS/MND, and a Superior Court judge ruled in favor of the petitioners in May 2015. In order to demonstrate full compliance with CEQA, the County will prepare an EIR for this project.

LEAD AGENCY: Yolo County Planning, Public Works and Environmental Services Department

COMMENT PERIOD: Comments can be sent anytime during the NOP review period. The NOP review and comment period begins on Friday, October 23, 2015 and ends on Monday November 23, 2015. All comments should be directed to the Yolo County Planning, Public Works and Environmental Services Department, Attention: Stephanie Cormier, Senior Planner, 292 W. Beamer Street, Woodland, CA 95695. Comments may also be emailed to stephanie.cormier@yolocounty.org. Please include the name of a contact person for your agency, if applicable.

SCOPING MEETING: A Scoping Meeting has been set for Monday, November 2, 2015, at 7:00 PM at 52915 Netherlands Avenue, Clarksburg, CA 95612 to inform the public of the project and solicit comments on the scope and content of the EIR.

ALTERNATIVES ANALYSIS: Pursuant to State CEQA Guidelines Section 15126(f) and 15126.6, the environmental review process will include an analysis of a reasonable range of alternatives, as well as the "no project" alternative (existing conditions). The EIR will include a description of each of the project alternatives, and the impacts of the alternatives will be quantitatively analyzed and/or qualitatively compared to those of the proposed project. The development and selection of alternatives to be evaluated in the EIR will be informed by the comments received in response to this NOP.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT: The County has determined that implementation of the project may result in impacts in the areas of aesthetics, biological resources, and noise (see Table 1 below). The EIR will analyze these issue areas in more detail and make determinations regarding the significance of potential impacts. If significant impacts are identified, the EIR will include mitigation measures to reduce the impacts to a less-than-significant level, if feasible. The EIR will also discuss issue areas for which significant impacts are not anticipated.

Date: October 23, 2015
Name and Title: Stephanie Cormier, Senior Planner
Yolo County Planning, Public Works and Environmental Services Department
Contact: (530) 666-8850; stephanie.cormier@yolocounty.org

Signature:



Table 1. Summary of Probable Environmental Effects for EIR Analysis

Environmental Topic	Anticipated Impacts	EIR Analysis Required
Aesthetics	The EIR will examine Project impacts to the residences within one mile of the project from changes in the landscape, shadow flicker, and FAA lighting.	Yes
Biological Resources	The EIR will examine potential construction-related impacts (e.g., permanent loss or temporary disturbance to vegetation and wildlife habitat) as well as operational-related impacts (e.g., potential for bird and bat mortality resulting from collision with the rotating turbine blades).	Yes
Noise	The EIR will examine Project impacts to the residences within one mile of the proposed turbine from operational noise.	Yes
Agricultural and Forest Resources	No incremental or cumulative significant impacts are anticipated for the proposed project.	No
Air Quality	No incremental or cumulative significant impacts are anticipated for the proposed project.	No
Cultural Resources	No incremental or cumulative significant impacts are anticipated for the proposed project.	No
Geology and Soils	No incremental or cumulative significant impacts are anticipated for the proposed project.	No
Greenhouse Gas Emissions and Climate Change	No incremental or cumulative significant impacts are anticipated for the proposed project.	No
Hazards and Hazardous Materials	No incremental or cumulative significant impacts are anticipated for the proposed project.	No
Hydrology and Water Quality	No incremental or cumulative significant impacts are anticipated for the proposed project.	No
Land Use and Planning	No incremental or cumulative significant impacts are identified for the proposed project.	No
Mineral Resources	No incremental or cumulative significant impacts are identified for the proposed project.	No
Population and Housing	No incremental or cumulative significant impacts are identified for the proposed project.	No
Public Services	No incremental or cumulative significant impacts are identified for the proposed project.	No
Recreation	No incremental or cumulative significant impacts are identified for the proposed project.	No
Transportation and Traffic	No incremental or cumulative significant impacts are identified for the proposed project.	No
Utilities and Service Systems	No incremental or cumulative significant impacts are identified for the proposed project.	No