



County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

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NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

TO: Interested Parties
FROM: Yolo County Community Department
DATE: September 22, 2016
SUBJECT: **Conaway Medium-Sized Solar Project (Minor Use Permit)**

Applicant: Robert Thomas
Conaway Preservation Group, LLC
45332 County Road 25
Woodland, CA 95778

File Name: ZF2016-0017

Description of Project: The proposed project is a request for a Minor Use Permit and Flood Hazard Development Permit to construct two photovoltaic ground mount systems (North Site and South Site). The North Site solar panels will take up 3.28 acres of a ±640 acre parcel (042-040-001). This site historically has been used for farming, most recently to grow rice using artificial irrigation. Prior to growing rice, the site was used for several decades to grow upland crops, primarily safflower and vetch. Artificial irrigation was discontinued after the 2013 season, and the site has been fallowed for approximately three years since then. The site currently consists of upland grasslands. The South Site solar panels will take up 3.32 acres of a ±640 acre parcel (APN: 042-060-005). This site historically has been a gravel lot used for storage of farm equipment. This site is adjacent to two homes that are rented by Conaway employees. Both of the 640-acre parcels host a mix of fallowed agricultural land, active rice production, and wetland areas. The solar facilities will help offset the irrigation pumps on the active rice fields on both 640-acre parcels and other adjacent agricultural land throughout the Conaway Ranch. The applicant is not proposing changes to the existing uses on the remainder of the parcels. Both parcels are enrolled in the Williamson Act.

The systems are a combined 2.2 megawatts DC (1.1 megawatts DC each) and are designed to produce approximately 3.5 million kilowatt hours in the first year, and then degrade around .05% per year. In 2015, the Conaway Ranch consumed approximately 4.3 million kilowatt hours, and in 2014 they consumed approximately 7.4 million kilowatt hours. The entire Conaway Ranch is approximately 17,400 acres. According to the applicant, there are 37 meters throughout the Conaway Ranch, and the proposed solar project would offset approximately 60-70% of 30-34 of those meters.

Environmental Determination: An Initial Study was prepared to examine potential areas of impact resulting from the solar facility project. The Initial Study found that the proposed project would not have a significant effect on the environment with the implementation of proposed mitigation. As a result, an Environmental Impact Report is not required and a Mitigated Negative Declaration has been prepared.

Availability of Documents: The Initial Study/Mitigated Negative Declaration (IS/MND) is now available for public review at the following location during normal business hours: the Yolo County Community Services Department, 292 W. Beamer Street, Woodland, CA 95695. **The IS/MND has been posted to the Yolo County Web site and may be downloaded and printed at <http://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects>.** A PDF digital file of the IS/MND, or a hard (paper) copy of the IS/MND, is also available upon request from the Planning Division at the address or e-mail depicted below.

Comments on the Initial Study/Mitigated Negative Declaration: The County requests your comments on the Initial Study/Mitigated Negative Declaration during a **30±-day review period**, which commences **September 22, 2016**, and **ends on October 21, 2016**.

The Initial Study/Mitigated Negative Declaration may be obtained from, and comments (written, e-mailed, or oral) may be directed to:

Jeff Anderson, Associate Planner
Yolo County Community Department
292 W. Beamer Street
Woodland, CA. 95695
(530) 666-8850
jeff.anderson@yolocounty.org

*A public hearing will be scheduled once the review period has concluded. **The Yolo County Zoning Administrator will consider the matter at the Community Services Department, located at 292 W. Beamer Street, Woodland, California. A separate public notice will be sent once an agenda has been finalized. Call the number or e-mail to the above staff member to confirm the hearing date and time.***

All interested parties are invited to send written communications to the Yolo County Community Services Department no later than the relevant ending date.