



# Notice of Availability Final Supplemental Environmental Impact Report

## Panoche Valley Solar Project

CUP No. UP 1023-09 Amended  
State Clearinghouse No. 2010031008

April 10, 2015

### Planning Commission Hearing

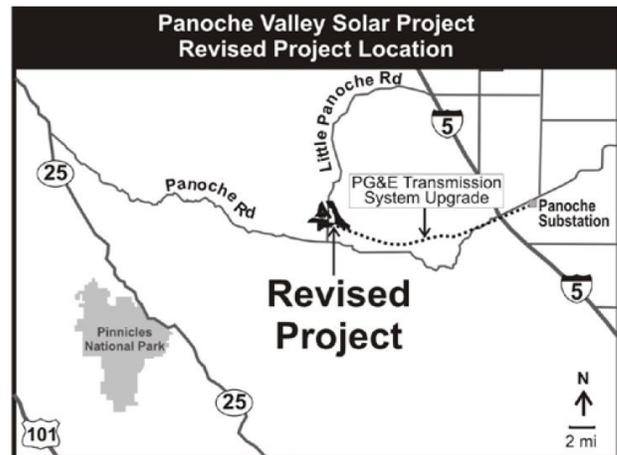
April 15, 2015, 6:00 p.m.

County Administration Bldg.  
481 4th St, 1st Floor  
Hollister, CA 95023

The County of San Benito (County) has prepared a Final Supplemental Environmental Impact Report (SEIR) as Lead Agency under the California Environmental Quality Act (CEQA) for the Panoche Valley Solar Project. In 2010, the County certified a Final Environmental Impact Report (Final EIR) and approved the conditional cancellation of Williamson Act contracts, Use Permit 1023-09, and Development Agreement for the project ("Approved Project"). The purpose of the SEIR is to analyze proposed changes to the Approved Project and whether these changes result in any new significant environmental effects that were not previously analyzed and disclosed in the 2010 Final EIR or substantially increase the severity of significant environmental impact previously analyzed and disclosed.

### Description of the Proposed Project

The applicant, Panoche Valley Solar LLC, proposes modifications to the Panoche Valley Solar Project Use Permit 1023-09 approved in 2010. In general, the project has been reduced in size from a 399 MW project to a 247 MW project and will be constructed over a shorter 18-month timeframe as opposed to the previously approved 5-year construction period. The applicant is also proposing revisions to various project components based on the reduced project size and revisions to previously approved Applicant Proposed Measures and Mitigation Measures based on more refined engineering and construction techniques. In addition, PG&E has identified specific telecommunication upgrades that are required to serve the project and are under the jurisdiction of California Public Utilities Commission that will be located partially in San Benito County and partially in Fresno County. The SEIR assesses the environmental impacts that may result from the incremental changes to the 2010 Approved Project and from the PG&E upgrades, and where appropriate, updates the analysis in the previously certified Final EIR. The SEIR does not and is not required to reanalyze the environmental impacts of the approved project as a whole.



### Availability of the Final EIR

The Final SEIR is available for public review online at the County's website: <http://www.cosb.us/>

The Draft SEIR was released on December 23, 2014 and was available for public review for more than 45 days, ending on February 10, 2015. The analysis from the Draft SEIR is presented in Volume 1 of the Final SEIR, including changes resulting from comments on the Draft SEIR. Comments on the Draft SEIR are presented in Volume 2 of the Final SEIR, along with responses to each comment. Where comments on the Draft SEIR resulted in changes to the text of the SEIR itself, these changes are indicated in the EIR text by underlining new text and striking out removed text.

## San Benito County Decision Process

There are two steps to be taken by County decisionmakers. Meetings for these steps will be noticed by the County in accordance with its public notice requirements. The following steps must take place in order to allow the construction of the project to proceed:

- The Board of Supervisors must certify the Final SEIR as complying with the requirements of CEQA;
- The Planning Commission (or the Board of Supervisors, on appeal) must approve the amended Conditional Use Permit application.

## Impacts of the Proposed Project

Overall, the Revised Project would result in less severe impacts than the 2010 Approved Project. Impacts remain significant and unmitigable in the issue areas of aesthetics and noise. Impacts related to traffic and groundwater would be more intense due to the shorter construction timeframe. However, these more intense impacts and the other environmental impacts resulting from the incremental changes in the project would be reduced to a level that is less than significant with implementation of the previously recommended and adopted mitigation measures, modifications to these measures, newly recommended and adopted measures or would be adverse but not require mitigation. Impacts related to the PG&E Upgrades are less than significant due to PG&E’s avoidance and minimization measures.

## Project Application Materials

Hard copies of the Final SEIR (or any portion of it), or a compact disc of the entire contents of the EIR, may be ordered and purchased from:

**Design Line & Granger Printing**  
 435 San Benito Street  
 Hollister, CA 95023

Phone: 831-637-3347  
 Fax: 831-637-6332  
 Hours of Operation: 8:30 AM to 5:00 PM  
 Monday through Friday

Hard copies of the entire contents of the SEIR (excluding technical appendices) are available for persons with special needs upon request to the County Planning Department.

Hard copies of the entire contents of the SEIR (excluding technical appendices) are available for review at the repository sites listed below. Note: The San Benito County Planning Department will have hard copies of the entire contents of the SEIR including technical appendices available for review.

<b>DOCUMENT REPOSITORY SITES</b>	
Panoche Inn	29960 Panoche Road, Paicines, CA 95043 ..... (831) 628-3538
San Benito County Department of Planning and Building Inspection Services	2301 Technology Parkway, 1st Floor Hollister, CA 95023-9174 ..... (831) 637-5313
San Benito County Free Library	470 5th Street, Hollister, CA 95023..... (831) 626-4107
San Benito County Administration Building	481 4th Street, 1st Floor, Hollister, CA 95023 ..... (831) 636-4000