

**Gibson Solar Farm Use Permit
Extension Request and Partial Williamson Act Contract
Cancellation
(ZF#2020-0043)**

**Board of Supervisors
March 24, 2026**

**Department of Community Services
Tracy Gonzalez
Associate Planner**

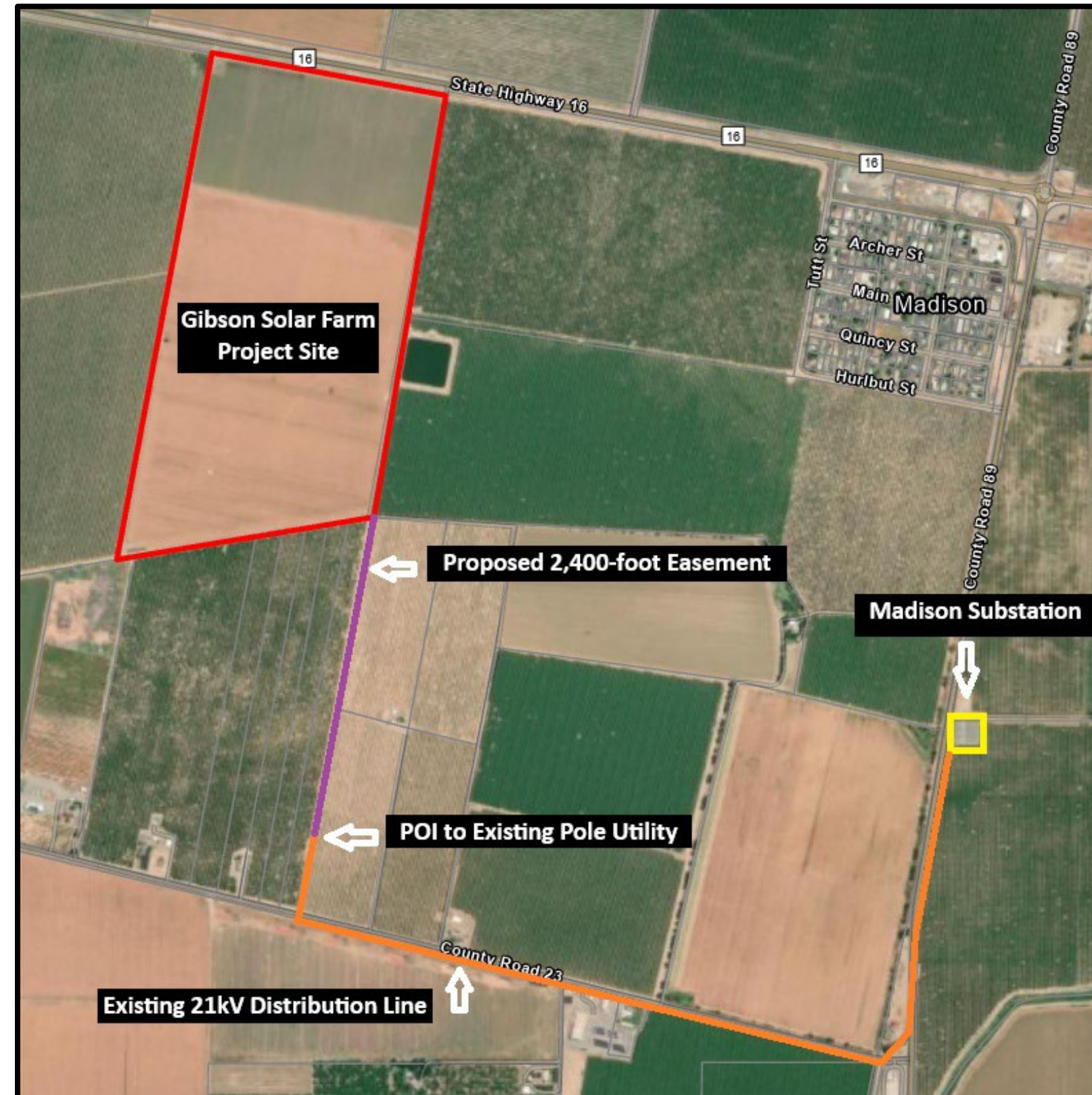
Project Location & Information

Site Information

- Located approximately 1.2 miles east of Esparto in unincorporated Yolo County
- Size: 147 acres
- Land Use: Agriculture (AG)
- Zone: Agricultural Intensive (A-N)
- Enrolled in Williamson Act (Agreement No. 71-206)
- Immediately south of SR 16
- Farmed in tomatoes, wheat, and alfalfa
- Surrounded by agricultural uses (orchards/field crops)

Project Information

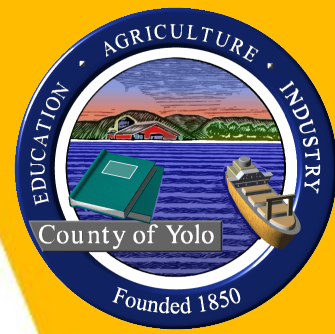
- Awarded a Power Purchase Agreement (PPA) with Valley Clean Energy (VCE); provide cost-effective, local renewable energy
- Electricity will be sold to VCE and interconnected to PG&E at the Madison Substation, approximately 0.88 mile to the east on County Road 89



SITE PLAN



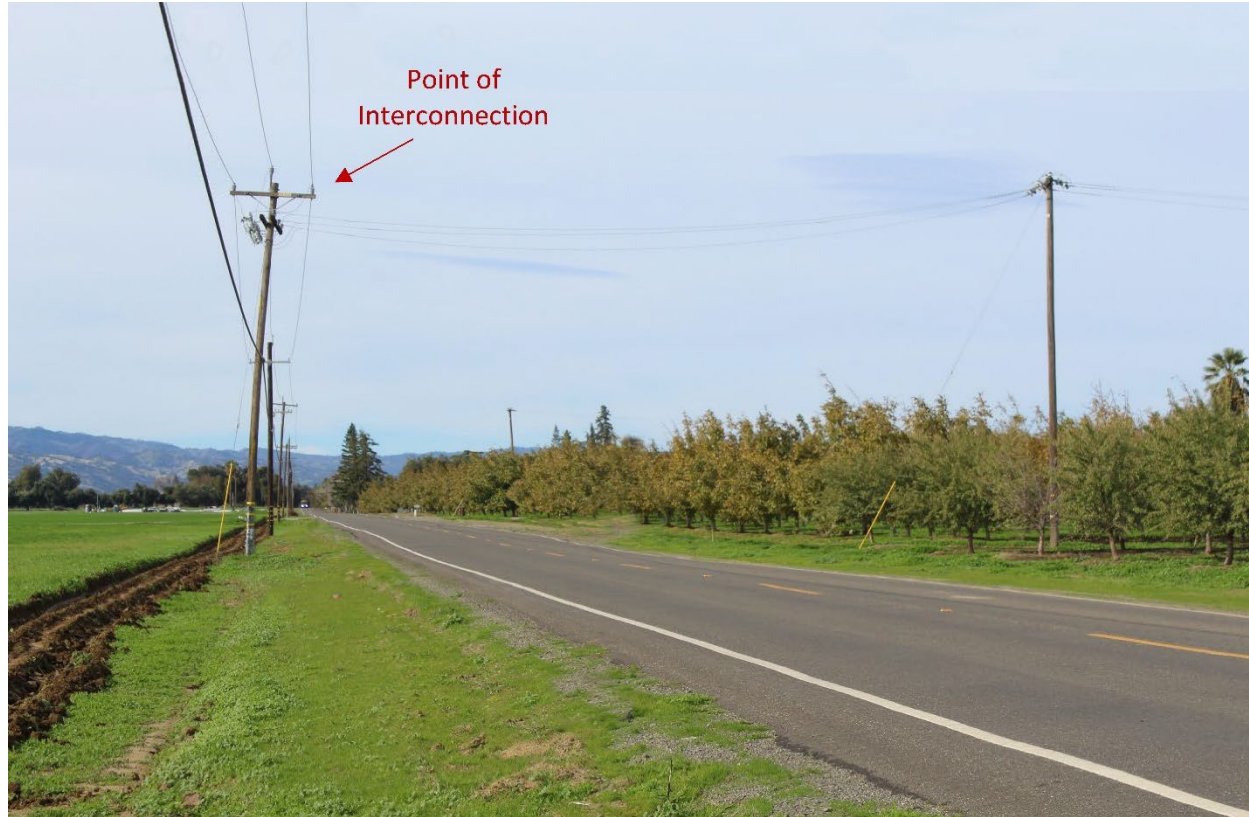
Environmental Review (CEQA) – EIR Addendum



- Project EIR certified by the Board of Supervisors at the October 10, 2023, public hearing
- October 2024, the applicant requested an increase in height of the utility poles previously analyzed in the EIR to address safety concerns and provide adequate clearance
 - Staff determined an EIR Addendum was required to evaluate potential impacts to Aesthetics and Agricultural Resources
- The Addendum evaluated a change to the height of the following:
 - (10) 37-foot-tall poles to (12) 61-foot-tall poles, an increase of 24 FT from the original proposal
 - The change also included the replacement of (4) existing poles
 - (1) 35-foot-tall pole would increase by 11.5 FT
 - (3) 45-foot-tall poles would increase by 6 FT
- The circumstances, impacts, and mitigation requirement identified in the 2023 Gibson Solar Farm EIR remain substantively unchanged, and the changes would have no effect on the conclusion identified in the 2023 EIR for the remaining resource areas

Key Observation Points (KOPs)

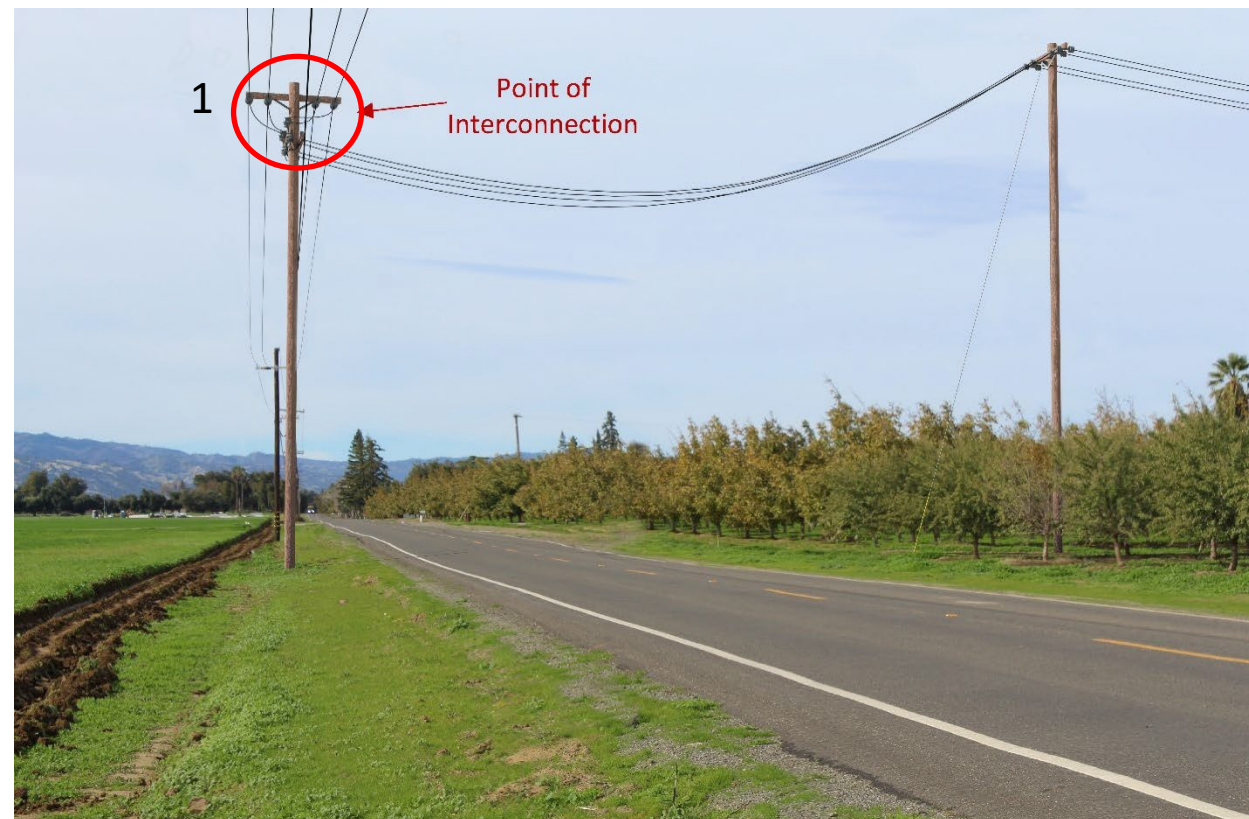
KOP 1 Existing Conditions



KOP 2 Existing Conditions

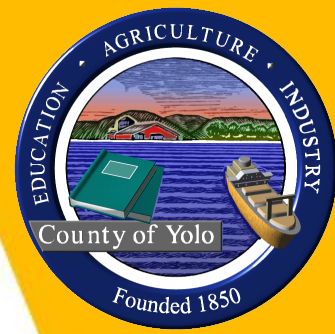


KOP 1 Simulation



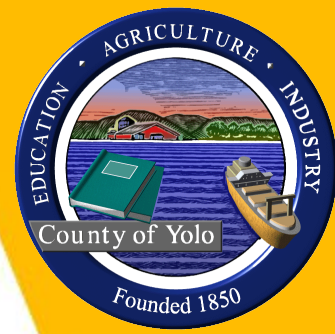
KOP 2 Simulation





Partial Williamson Act Contract Cancellation

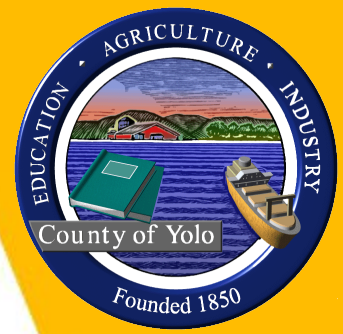
- On October 10, 2023, staff were directed to return to the Board to finalize the partial cancellation of Williamson Act Agreement No. 71-206 for the southern 100 acres of the project site
- Reason for partial cancellation: Incompatibility with the Williamson Act
 - Partial cancellation will satisfy MM AG-2 of the Project's Use Permit and Conditions of Approval
- To finalize the partial cancellation of the Williamson Act contract, staff have prepared the following items for the Board's consideration:
 - Resolution Approving the Tentative Cancellation, including the required Findings in Support of Immediate Partial Cancellation of Agreement No. 71-206
 - Certificate of Tentative Cancellation with Conditions
- Prior to cancellation of the Williamson Act contract, the Board shall certify the cancellation fee payable by the landowner to the County Treasurer upon Tentative Cancellation, which is 12.5% of the value determined by the County Assessor:
 - Estimated Fair Market Value (FMV) of southern 100 acres: **\$1,895,000**
 - Cancellation fee (12.5% of FMV) = **\$236,875**



Use Permit Extension Request

- Applicant submitted a Use Permit Extension Request in July 2025, prior to the expiration of the Use Permit (October 10, 2025) to accommodate the following:
 - Finalize Power Purchase Agreement and associated changes with Valley Clean Energy
 - Finalize negotiations to secure necessary easements on neighboring parcels
 - Finalize the land acquisition process with Yolo Land Trust to finalize an agricultural conservation easement consisting of 101 acres on a portion of (APN: 027-270-013) to satisfy MM AG-1 of the Project's Use Permit and Conditions of Approval

RECOMMENDED ACTIONS



Hold a public hearing to consider the following actions related to the Gibson Solar Farm Project, a Major Use Permit (ZF2020-0043) that was previously approved by the Board of Supervisors on October 10, 2023:

- A. Adopt an Addendum to a previously certified Environmental Impact Report (SCH #2021100191);
- B. Certify that the amount of the cancellation fee payable by the landowner to the County Treasurer upon Tentative Cancellation is \$236,875.00, which is 12.5 percent of the cancellation value of the southern 100 acres of the property as determined by the County Assessor;
- C. Adopt a Resolution Approving the Tentative Cancellation of Existing Land Use Conservation Contract No. 71-206, including the Findings in Support of Immediate Partial Cancellation;
- D. Direct staff to record the Certificate of Tentative Cancellation with the County Clerk-Recorder; and
- E. Approve a one-year extension of the Gibson Solar Farm Project Use Permit in accordance with the Conditions of Approval.