County of Lassen
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Surface Mining

Maurice L. Anderson, *Director*
707 Nevada Street, Suite 5
Susanville, CA 96130-3912
Phone: 530 251-8269
Fax: 530 251-8373
email: landuse@co.lassen.ca.us
website: www.co.lassen.ca.us

Zoning & Building
Inspection Requests
Phone: 530 257-5263

October 20, 2020

NOTICE OF EARLY CONSULTATION

Applicant/Owner: Charles Hooper

File No.: Use Permit #2020-004, Initial Study #2020-001, Hooper

Project: Proposal to construct a 50-megawatt photovoltaic solar array and a battery energy storage system (BESS) that would store 25 megawatts or 100 megawatt hours of electricity, along with related infrastructure. Such infrastructure would include a substation, a dead-end tower up to 90 feet tall, 24 130-foot tall steel gen-tie line poles to interconnect with the Plumas-Sierra Rural Electric 120-kV transmission line approximately 3 miles south of the project site, access roads, and perimeter fencing. The project has an approximate footprint of 278 acres, not including the proposed gen-tie lines. The subject parcels are zoned A-1 (General Agricultural District) and have an "Extensive Agriculture" land use designation in the *Lassen County General Plan, 2000*.

Location: The subject parcels are located approximately nine miles northeast of Herlong off of Calneva Road, adjacent to the Nevada Border, and do not have addresses.

A.P.N.s: 137-170-12 and 137-170-13

Staff Contact: Stefano Richichi, Senior Planner

The project described above is being referred to your agency for early consultation to obtain comments concerning potentially significant impacts which could result from project approval and development. The information provided by your agency will assist Lassen County in determining whether a Negative Declaration or Environmental Impact Report should be prepared as the appropriate environmental document for the project.

Attached with this letter are the use permit application, the initial study application, a plot plan, and a vicinity map that depicts the location of the project. Graphics and other supporting material, including a fire suppression plan prepared for this project, are available through this Department upon request, as well as at the following link: http://www.lassencounty.org/dept/planning-and-building-services/meeting-agendas-packets-and-noticing.

Comments submitted by your agency should focus on the potentially significant project-related impacts that are within your agency's jurisdiction and area of expertise. In addition to commenting on the significance of potential impacts, you are encouraged to suggest any known mitigation measures

which would reduce such impacts to a less than significant level. You are also encouraged to make recommendations regarding any additional studies or other information that may be needed to accurately determine the significance of project impacts and/or appropriate mitigation measures.

In order to ensure that your comments are considered prior to determining whether a Negative Declaration or Environmental Impact Report is required for this project, your comments will need to be received by this office no later than Friday, November 13, 2020.

If you have any questions concerning the project, please contact Stefano Richichi, Senior Planner, at (530) 251-8269 or at srichichi@co.lassen.ca.us.

Sincerely,

Maurice L. Anderson,
Environmental Review Officer

MLA:smr
Enclosures:
Use Permit Application #2020-004
Initial Study Application #2020-001
Plot Plan
Vicinity Map

Distribution: Supervisor Hammond (5); Charles Hooper (Property Owner); Brent Moore, Sierra Geotetch, Inc. (Agent); Co. Assessor's Office; Co. Building Official; Co. Fire Warden/CAL FIRE; Co. Environmental Health Dept.; Co. Public Works; Co. Public Works/Road Div.; Co. Public Works/Transportation; Sheriff; Lahontan RWQCB; Dept. of Water Resources (DWR); Dept. of Fish & Wildlife: (Redding/Wendel); CA Energy Commission; CA Public Utilities Commission; Bureau of Land Management-Susanville; Caltrans, District 2; State Clearinghouse; Pit River Tribe of California; Greenville Rancheria of Maidu Indians; Susanville Indian Rancheria; Honey Lake Maidu; Washoe Tribe of Nevada and California; Co. Air Pollution Control Officer; Fort Sage Unified School District; Plumas-Sierra REC; Lassen Municipal Utility District; Union Pacific Railroad.

S:/PLA:/Planning/2019/UP #2020-004, Hooper/Initial Study/Notice of Early Consultation

USE PERMIT APPLICATION

FILING FEE: CLASS 1 $397 CLASS 2 $571 CLASS 3 $2,381
DEPARTMENT OF PLANNING AND BUILDING SERVICES
707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
(530) 251-8269 · (530) 251-8373 (fax)
www.co.lassen.ca.us

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JUN 10 2020
LASSEN COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.
This application consists of one page; only attach additional sheets if necessary. FILE NO. UP #2020-004

Property Owner/s	**Property Owner/s**
Name: Dr. Charles Hooper	Name:
Mailing Address: 11242 Clinton Bar Road	Mailing Address:
City, ST, Zip: Pine Grove, CA 95665	City, ST, Zip:
Telephone: (530) 514-0135 Fax:	Telephone: Fax:
Email: chooper714@aol.com	Email:

Applicant/Authorized Representative*	**Agent (Land Surveyor/Engineer/Consultant)**
Same as above: [X]	Correspondence also sent to: [X]
Name:	Name: Brent Moore, Sierra Geotech, DBE, Inc.
Mailing Address:	Mailing Address: 2250 Sierra Meadows Drive, Suite A
City, ST, Zip:	City, ST, Zip: Rocklin, CA 95677
Telephone: Fax:	Telephone: (916)712-9707 Fax:
Email:	Email: Brent@sierrageotech.com License #:

Project Address or Specific Location: Approx. 4 miles north of Calneva Rd./Fort Sage Rd. intersection on the east side of Calneva Road			
Deed Reference: Book:	Page:	Year: 2019	Doc#: 04720
Zoning: General Agricultural (A-1)		**General Plan Designation:** Extensive Agriculture	
Parcel Size (acreage): +/- 278		Section: 36	Township: 27 North Range: 17 East

Assessor's Parcel Number(s):	137 - 170 - 12	137 - 170 - 13	- -
- -	- -	- -	- -

Project Description: The Calneva Battery Energy Storage System (BESS)/Photovoltaic Solar Energy System (PSES) Project would be a nominal 50-megawatt (MW) solar photovoltaic (PV) power facility, related substation, with an integrated battery energy storage system (BESS). The BESS would store 25 megawatts (MW) or 100 MW hours of electricity, to provide renewable energy and critically needed flexibility attributes needed to advance California's and Nevada's Renewable Portfolio Standard (RPS) goals, climate policies, and to enhance electrical grid reliability.

SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT: I have read this application and state that the information given is both true and correct to the best of my knowledge. I agree to comply with all County ordinances and State laws concerning this application.	***SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE** (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
Dr Charles Hooper Date: 4/13/2020	Date:
Date:	Date:

See associated process form for required attachments and instructions.

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JUN 10 2020

LASSEN COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES

USE PERMIT PROJECT DETAIL SUPPLEMENT

DEPARTMENT OF PLANNING AND BUILDING SERVICES
707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
(530) 251-8269 · (530) 251-8373 {fax}
www.co.lassen.ca.us

FILE NO._____

Form must be typed or printed clearly in black or blue ink. This supplement consists of three pages.
Please complete the following application supplement and attach to the Use Permit Application. Answer all questions that are related to the proposed use.

1. Proposed timeframe for the project and completion of each major phase (i.e., when structures and improvements will be completed): Project Construction, Start Up and Operations is programmed over a six (6) month period. See Initial Study/Mitigated Negative Declaration, Chapter 3 "Project Description for more details regarding construction, start-up and operations schedules.

2. Existing use of property: Undeveloped open rangeland, See Chapter 6.11 Land Use Planning of the Initial Study/Mitigated Negative Declaration for more details.

3. Describe adjoining land uses (e.g., residential, commercial, agricultural, etc.). Please be as specific as possible.

   North: Undeveloped Open Rangeland

   South: Undeveloped Open Rangeland

   East: Undeveloped Open Rangeland

   West: Undeveloped Open Rangeland

4. Hours of proposed operation: 24 hours per day, seven days per week of operation: _____

5. Number of shifts: 0/Unmanned Facility Number of employees: 0 on site

6. Number of deliveries or pick-ups: 0 per day 0 per week

7. Number of visitors/customers: 0 per day 0 per week

8. Will the project increase noise levels in the immediate area? ☐ Yes X No
   If yes, anticipated noise levels in decibels at: See Noise Analysis in Initial Study/Mitigated Negative Declaration for Details.

   50 feet_____ 100 feet_____ Property Line_____

9. Describe existing structures and improvements to be used in conjunction with the proposed use, including their floor area: See Table 6.11-2: BESS/PSES Facility Component Dimensions for full details. Total floor area of all BESS/PSES components is 3,416,905. Which include Battery Storage System Enclosures, Power concrete slabs, Conversion Systems, Distribution Center, 2032 KVa Pad, Mounted Transfomer, Power Inverter pad – Mounted, Pad Mounted Switchgear, PV Modules, Inverter Skids, Steel

Support Dead-End Structures, and Cable Trench.

10. Maximum height (in feet) of existing structures: 0

11. Maximum height (in feet) of proposed structures: 60 feet Distribution Power Poles

12. Describe any existing structures to be removed: None

13. Describe proposed structures and improvements (e.g., buildings, parking, roads, and sewer services, etc.). Please include dimensions and floor area: Please see Initial Study Mitigated Negative Declaration for full details in Chapter 3 "Project Description. Calneva BESS/PSES project would comprise the following project components located within an approximate footprint of 278 acres: • Approximately 143,000 to 163,000 solar PV modules • A single axis track system • Electrical inverters and transformers • Battery energy storage system (BESS) - thirty (30) battery storage enclosures (i.e., 25 MW of power) store up to 25 megawatts (MW) or 100 megawatt hours (MWh) of electricity for dispatch - BESS power inverters, transformers switches, MV switchgear, SCADA enclosure, • On-site electrical substation • Meteorological stations • Remote monitoring system (SCADA) • Site access roads and maintenance access roads • Security fencing • Gen-Tie line structures to interconnect with the PSREC 120kV transmission line south of the site and • Gen-Tie Laydown Area. These components are described in more detail in Chapter 3 "Project Description" of the Initial Study/Mitigated Negative Declaration. The proposed BESS/PSES layout plan is shown on Figure 3.9-1: *Calneva BESS/PSES Layout Plan.* A typical BESS/PSES module elevation are shown in the following figures: Figure 3.9-2: *Elevation Views (Conceptual Artistic Renderings);* Figure 3.9-3: *Conceptual Artistic Renderings (Isometric Views*); Figure 3.9-4: *Conceptual Artistic Renderings (Isometric Views);* Figure 3.9-5: *Conceptual Artistic Renderings (Isometric Views);* Figure 3.9-6: *Conceptual Artistic Renderings (Isometric Views);* Figure 3.9-7: *Conceptual Artistic Renderings (Isometric Views).*

14. Describe the topography and physical environment at and surrounding the project site: Please see Initial Study/Mitigated Negative Declaration. The terrain is primarily flat (0-2 percent slopes) throughout the entire proposed project lease area with an approximate elevation above sea level (asl) on the northwest corner of the BESS/PSES project lease area at 4006 feet and then experiencing a very slight slope to the east/southeast toward the Nevada State border where the elevation is approximately 4,000 feet asl on the BESS/PSES project eastern boundary. The railroad tracks which bisect the proposed project lease area in half has an elevation of approximately 4012 feet asl. (See *Figure 3.8-1: Project Setting*, shows the surrounding land uses) Photographs of the view of the proposed project lease area are provided in *Figure 3.8-2: Views of Lease Area/Project Area Photo Log*, of the Initial Study/Mitigated Negative Declaration.

15. Describe proposed exterior lighting, including location (attach lighting diagram if applicable): All lighting for the proposed Calneva BESS/PSES project would be designed so that it does not adversely impact adjacent areas. Exterior lighting will be designed with shields and light directed only onto the BESS/PSES facilities. Only lighting that is necessary for safety and operation purposes will remain on at night. See Initial Study/Mitigated Negative Declaration for more details.

16. Will the project include or result in grading, including anticipated grading at project buildout?

Due to the level topography of the proposed project lease area, no formal grading will be required. Earthwork will be limited to excavation of soil for pervious concrete slab, piles, conduit banks, transmission utility poles, steel support dead-end structures, and this soil material will be kept on-site.

X Yes ☐ **No** If yes, approximate total surface area to be disturbed by site grading: _____ sq.ft. or _____ acres

Quantity of cut: _____ cubic yards Quantity of fill: _____ cubic yards

17. Percentage of site to be covered by impervious surfaces (e.g., roads, driveways, and structures), including estimated impervious surfaces at project buildout: The proposed Calneva BESS/PSES project would create minor additional impervious surfaces, such as the battery storage enclosures and the PCS and the medium voltage control system pads. Water from the impervious areas of the proposed BESS/PSES facility will move to pervious areas. Within pervious areas of the BESS/PSES facility stormwater would be expected to largely infiltrate or evaporate.

18. Number of existing parking spaces: **0** employee 0 customer

Number of proposed parking spaces: **0** employee 0 customer

Describe surfacing of parking area: gravel

Please attach a parking plan showing existing and proposed parking facilities.

19. Please attach a detailed plot plan, drawn to scale, showing all existing and proposed improvements. See attachment.

20. For commercial, industrial and institutional developments, please attach a landscaping plan. See Attachement

21. Please indicate how the following services will be provided to serve the project, including name of the service provider:

Electricity: **Plumas-Sierra Rural Electric Coop** Underground ☐ Overhead X

Telephone: **None** Underground ☐ Overhead ☐

Water Supply: Existing Well ☐ New Well(s) ☐ Community Water ☐

Other ☐ None

Sewage Disposal: Individual Septic System ☐ Community Sewer ☐ Shared Septic System ☐

None

If **individual septic systems are proposed, has soil testing been performed to determine soil suitability?** ☐ **Yes** ☐ **No** If yes, please attach

Solid Waste Disposal: C&S Waste Solutions

LP/Natural Gas: None

If **an extension of utility lines is necessary, indicate which services and the distance of the extension: Distribution Interconnect Line on Calneva Road approximately 4 miles**

22P.lease provide the names of the following districts, if applicable:

High School: Herlong High School

Elementary School: Sierra View Primary

Fire Protection: Doyle Fire Protection District

Community Services District: N/A

Water:N/A

Sewer:N/A

Other:

23List all county, state, regional or federal agencies from which a permit or approval is or may be required, including type of permit required: Lassen County Building Permit, Lassen County Grading Permit, State Water Resources Control Board: General Industrial Activity Stormwater Permit, Construction Activity Stormwater General Permit, Regional Water Quality Control Board, Lahontan Region NPDES permit, Lassen County Encroachment Permit, Lassen County Conditional Use Permit. See Initial Study/Mitigated Negative Declaration for complete details of all permits.

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JUN 10 2020

LASSEN COUNTY DEPARTMENT OF PLANNING AND BUILDING SERVICES

Initial Study Application

FILING FEE: $611.00

DEPARTMENT OF PLANNING AND BUILDING SERVICES
707 Nevada Street, Suite 5 · Susanville, CA 96130-3912
(530) 251-8269 · (530) 251-8373 (fax)
www.co.lassen.ca.us

IS #2020-001

Form must be typed or printed clearly in black or blue ink. All sections must be completed in full.
This application consists of one page; only attach additional sheets if necessary. FILE NO. UP #2020-004

Property Owner/s	Property Owner/s
Name: Dr. Charles Hooper	Name:
Mailing Address: 11242 Clinton Bar Road	Mailing Address:
City, ST, Zip: Pine Grove, CA 95665	City, ST, Zip:
Telephone: (530) 514-0135 Fax:	Telephone: Fax:
Email: chooper714@aol.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: [X]	Correspondence also sent to: [X]
Name:	Name: Brent Moore, Sierra Geotech, DBE, Inc.
Mailing Address:	Mailing Address: 2250 Sierra Meadows Drive, Suite A
City, ST, Zip:	City, ST, Zip: Rocklin, CA 95677
Telephone: Fax:	Telephone: (916)712-9707 Fax:
Email:	Email: Brent@sierrageotech.com License #:

Project Address or Specific Location: Approx. 4 miles north of Calneva Rd./Fort Sage Rd. intersection on the east side of Calneva Road			
Deed Reference: Book:	Page:	Year: 2019	Doc#: 04720
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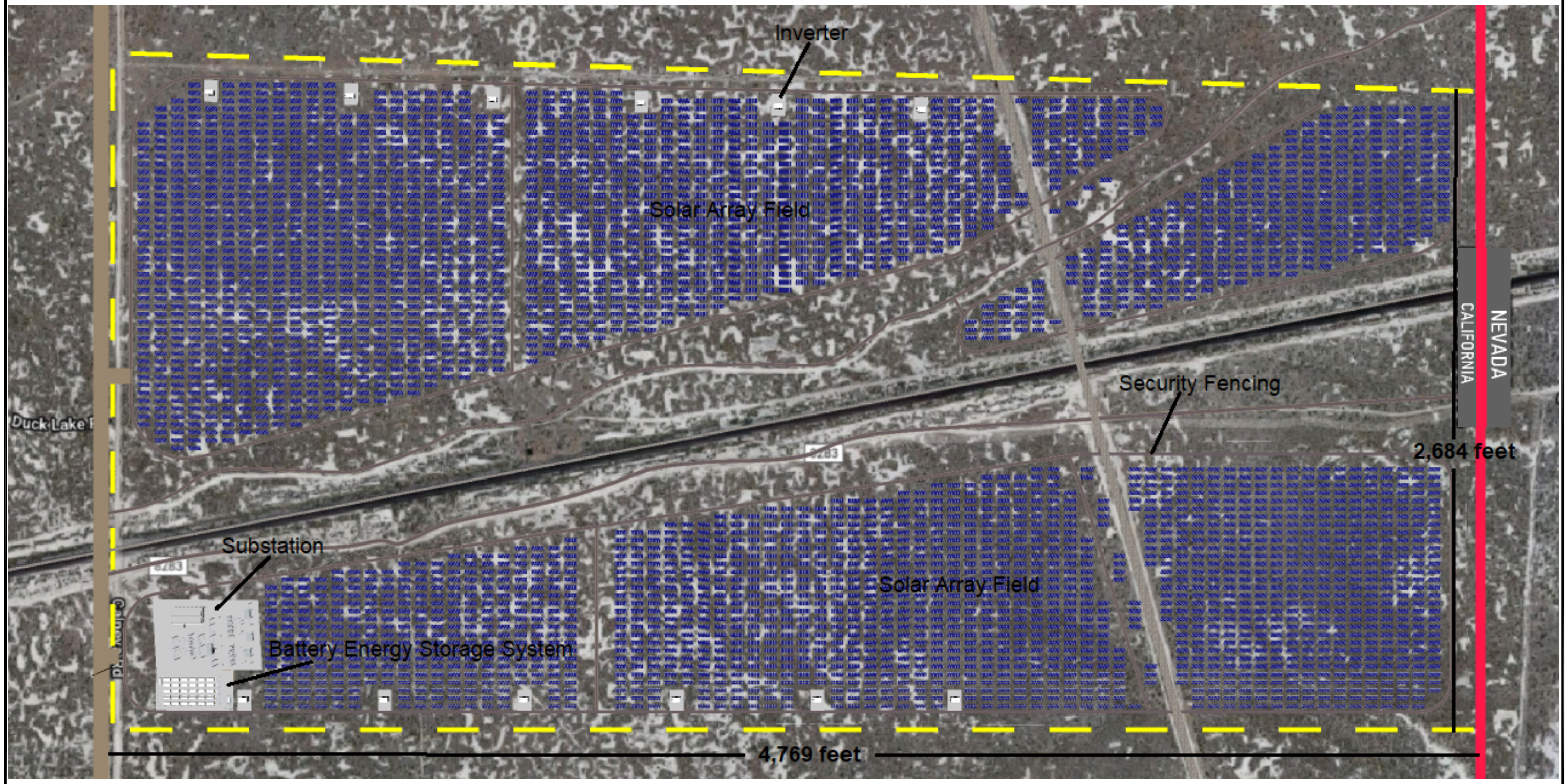
Dr. Charles Hooper Date: 4/13/2020	Date:
Date:	Date:

PL\Forms\Bones\Planning\Initial Study App7/30/15



Scale: 1" = 475'

PROJECT: CALNEVA BESS/PSES FACILITY

Calneva, CA

APNs: 137-170-012,013

REV.	DESCRIPTION	BY	APP.	CHKD
0	Issued as Final	SCV		BLM

N W E S

FIGURE: Layout Plan

DATE: 04-09-2020	SCALE: As noted above (11"x17")
BY: AKM	FIGURE: 3.9-1

Use Permit #2020-004, Hooper