



County of Lassen

Department of Planning and Building Services

• Planning • Building • Environmental Health • Code Enforcement • Surveyor • Surface Mining

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October 3, 2023

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NOTICE OF PREPARATION
OF ENVIRONMENTAL IMPACT REPORT

TO: Responsible and Trustee Agencies

FROM: Maurice Anderson, Director
Lassen County Department of Planning and Building Services
707 Nevada Street, Suite 5
Susanville, CA 96130

SUBJECT: EIR #2023-002, Kang Solar Project
EIR #2023-003, Hays Ranch Solar Project

The County of Lassen will be the Lead Agency and will contract with a consultant to prepare an Environmental Impact Report (EIR) for a proposed solar project located on adjacent properties under two ownerships. This Notice of Preparation (NOP) has been prepared to solicit comments from interested agencies as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. When (and if) approved, your agency may need to use this EIR when considering permits or other approvals for the project.

Due to the time limits mandated by State law, responses to this NOP must be sent at the earliest possible date, but no later than 30 days after receipt of this notice. Please send written responses to Nancy McAllister, Senior Planner, Lassen County Department of Planning and Building Services, at the above address or via email to landuse@co.lassen.ca.us. Please provide a contact person for your agency in the written response.

This NOP, attachments (e.g., Use Permit and Rezone applications, Critical Issues Analysis, Phase I Environmental Site Assessment, etc.), and the project file are available for review at the Lassen County Department of Planning and Building Services, located at 707 Nevada Street, Suite 5, Susanville, CA 96130. The department is open from 7:00 a.m. to 12:00 p.m. and 1:00

p.m. to 4:00 p.m., Monday through Friday, excepting holidays. The NOP and attachments can also be found on the Department of Planning and Building Services website by following the link below:

<https://www.lassencounty.org/dept/planning-and-building-services/environmental-documents-noticing-and-attachments>

1.0 Project Location

The proposed project would be located on approximately 2,990.4 acres of privately-owned land, approximately one mile southeast of Wendel, CA, on the east side of Honey Lake and north of the Amedee Army Airfield. The project site consists of ten Assessor's parcels (APNs 121-090-028; 133-020-001, 004; 133-070-001, 002, 004, 005; 133-080-003, 009, 013) with two different land owners.

2.0 Project Description

The land owners of the project site are working with Pristine Sun, a solar energy development firm, acting as the authorized representative for the project. Pristine Sun proposes to develop the 2,990.4-acre project area with a solar farm facility. The solar panels [132 megawatts (MW) alternating current (AC)] will be at a maximum height of 1.5 meters (5 feet) above ground surface and affixed to a multi-panel articulating tracker mounting system. The applicant plans to construct a private transmission line with a direct Gen-tie to a proposed substation the applicant will construct.

The Lassen County Planning and Building Services Department has received two use permit applications (one from each land owner) and a rezone application requesting the rezoning of APNs 133-070-002, 133-070-004 and 133-070-005 from O-S-PSA (Open Space, Public Safety Airport combing district) to E-A-PSA (Exclusive Agricultural District Public Safety Airport Combing District). The Project design assumes buildable land, approval of the parcel rezone, and mitigation of any environmental encroachments.

3.0 Project Site Characteristics

According to the applicant, the project area is primarily undeveloped and consists of low-lying vegetation throughout, with Honey Lake to the west and the Amedee Army Airfield to the south. A "Critical Issues Analysis" was submitted with the applications and describes the project area as containing variable sandy and silt loam soils and wetlands, which suggest that the soil is subject to erosion due to hydraulic factors. The westernmost portion of the Project Area is located in FEMA Flood Zone A and would therefore require a Floodplain Development Permit. Threatened/Endangered species and migratory birds have been identified by the United States Fish and Wildlife Service (USFWS) and the California Natural Diversity Database (CNDDDB) to be present within the project area.

4.0 Potential Environmental Impacts

Pursuant to staff review and the Critical Issues Analysis and Phase I Environmental Site Assessment that have been prepared for the project, potentially significant impacts in at least the following categories have been identified:

- Aesthetics
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Land Use and Planning

Currently no mitigation measures have been proposed by the applicant to reduce potential impacts to a less than significant level.

MLA:njm

Distribution: Supervisor Ingram (5); Pristine Sun (Applicant); Jagit Singh Kang & Kalwant Kaur Kang (Property Owner); Hays Ranch LLC (Property Owner); NST Engineering (Engineer); Co. Ag. Commissioner; Co. Assessor's Office; County Administrative Officer; County Counsel; Co. Fire Warden/CAL FIRE; Co. Environmental Health Dept.; Lassen Co. Reg. Solid Waste Mgmt. Authority; Lassen Co. Fish & Game Commission; Co. Public Works/Road Div.; Bureau of Land Management - Susanville; NRCS; US Army Corp of Engineers; US Fish & Wildlife; Pit River Tribe of California; Greenville Rancheria of Maidu Indians; Susanville Indian Rancheria; Honey Lake Maidu; Washoe Tribe of Nevada and California; LMUD; Sierra Army Depot; Office of Planning and Research (OPR)

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