



County of Yuba Community Development & Services Agency

Planning Department

915 8TH Street, Suite 123, Marysville, CA 95901

Phone: (530) 749-5470

Web: <http://www.co.yuba.ca.us>

DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: December 1, 2022

TO: Development Review Committee

FROM: Ciara Fisher, Planner III

RE: Conditional Use Permit Amendment (CUP) 2020-0003;
(Plumas BESS)

REQUEST: The applicant is requesting to amend the Conditions of Approval for Conditional Use Permit (CUP) 2020-0003 to extend the project expiration to November 5, 2023. The project site is identified as Assessor's Parcel Number 016-040-051.

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15303(b) (New Construction or Conversion of Small Structures) and approve the condition of approval amendments to CUP2020-0003.

BACKGROUND/DISCUSSION: The DRC originally approved CUP2020-0003, which requested the installation of a Battery Energy Storage System ("BESS") for a property located at 2448 Old Marysville Road, in the Plumas Lake community and Plumas Lake Specific Plan (APN 016-040-051).. The 2030 General Plan designates the subject site land use as Natural Resources and the zoning as Plumas Lake Specific Plan (PLSP), with an underlying zone of Highway Commercial.. Consistent with land use Table 11.08.020 of Chapter 11.08 of the Development, Minor Utilities, such as a BESS, requires approval of a conditional use permit in the Commercial Zoning Districts.

The project applicant has submitted an application for an amendment to the CUP, seeking to revise COA #5 and extend the expiration of the project by one year. The applicants are requesting the extension of the CUP because the original developer, GCL System Integration Technology, is no longer tied to the project. The extra year will allow the property owners, Armond and Irene Sanders, and their Agent, Zack Anawalt, to find a new qualified developer to move the project forward. The project was scheduled to expire on November 5, 2022, however, with the submission of CUP amendment application, the applicant received an expiration continuance until the DRC could review the request. If the DRC grants the requested amendment to COA #5, the CUP expiration will be extended to November 5, 2023.

ENVIRONMENTAL REVIEW: Staff has determined that the project is categorically exempt from environmental review per the California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions) and 15303(c) (New Construction or Conversion of Small Structures).

Section 15303(c) (New Construction or Conversion of Small Structures) exempts commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The applicant is proposing to build a 53' x 8' container enclosing lithium ion battery storage system, an 8' x 9' Inverter, and a Transformer with concrete foundations surrounded by a compressed granite all season surface. Therefore, the construction is exempt from CEQA. Additional CEQA discussion is contained in Attachment 2 of this report.

FINDINGS: The necessary environmental review and Conditional Use Permit findings are contained in Attachments 1 of this report.

Report Prepared By:



Ciara Fisher, Planner III

ATTACHMENTS

1. Revised Conditions of Approval
2. Original Staff Report Package

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

**Owner: Armond and Irene Sanders
APN: 016-040-051**

**Case Number: CUP 2020-0003
DRC Hearing Date: December 1, 2022**

ACTIONS FOR CONSIDERATION: Staff recommends the Development Review Committee take the following actions:

- I. After review and consideration, make a determination the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15303(b) (New Construction or Conversion of Small Structures).
- II. Approve Minor Use Permit CUP 2020-0003 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Sections 11.40.040 and 11.57.060.

GENERAL CONDITIONS

- 1) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 2) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, including the requirements provided by Chapter 11 of the Yuba County Development Code.
- 3) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.
- 4) The Conditional Use Permit may be effectuated at the end of the ten (10) day appeal period which is November 16, 2020. Minor Use Permit CUP 2020-0003 shall be designed and operated in substantial conformance with the approved conditional use permit as outlined in the approved site plan filed with the Community Development & Services Agency and as conditioned or modified below. No other expansion of uses are authorized or permitted by this use permit.
- 5) This conditional use permit approval shall be effectuated within a period of twelve (12) months from this approval date and if not effectuated shall expire on November 5, 2023. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than ninety (90) days from November 5, 2023.
- 6) Minor modifications to final configuration of the conditional use permit may be approved by the Community Development and Services Agency Director.

PUBLIC WORKS DEPARTMENT:

- 7) All existing or proposed driveway encroachments onto Old Marysville Road shall conform to the current Yuba County Standards for a Rural Driveway (Drawing No. 127 and 128) under permit issued by the Department of Public Works.

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

Owner: Armond and Irene Sanders

Case Number: CUP 2020-0003

APN: 016-040-051

DRC Hearing Date: December 1, 2022

- 8) All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Applicant's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project. Applicant shall pay all fees for inspection to the Public Works Department prior to any construction.
- 9) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, the applicant is required to obtain a Yuba County grading permit issued by the Public Works Department and a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at:
<http://www.swrcb.ca.gov/stormwtr/construction.html>. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.
- 10) Erosion control shall conform to section 11 of the Yuba County Improvement Standards.
- 11) Strict control over dust problems created during construction shall be adhered to with regard to surrounding properties and public facilities. The construction specifications and/or improvement plans shall have items reflecting dust control measures in detail.
- 12) The County has an interchange project adjacent the proposed project currently in design. The power line that the applicant proposes to tie-into is in conflict with the County's proposed interchange project, which will require relocation/raising of the power poles/line at this location. The applicant's facilities and electric tie-in will add additional cost to the electric line relocation/raising. Therefore, the applicant shall bear this additional cost and reimburse the County for the same.
- 13) Prior to issuance of a Building Permit, the final alignment of the road extension must be determined before construction, with the limits and construction setback shown on the site plan.

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

Owner: Armond and Irene Sanders

Case Number: CUP 2020-0003

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ENVIRONMENTAL HEALTH DEPARTMENT:

- 14) Facility will be required to submit a hazardous materials business plan to the CUPA department, if storage of hazardous materials exceed the threshold set by the state. Contact Gary Cantwell at (530) 749-7526 for more information.

BUILDING DEPARTMENT:

- 15) All buildings must have permits; with fully engineered, structural, electrical, and mechanical plans.
- 16) All development on this site must meet all current building codes including accessibility and must meet any and all fire code as well as local fire authority requirements.

PLANNING DEPARTMENT:

- 17) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.
- 18) Major modifications shall require an amendment to the Conditional Use Permit.
- 19) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall be no building of structures under or over any PG&E facilities or inside any PG&E easements that exist within the subject area.
- 20) Any and all physical improvements associated with this Conditional Use Permit shall be maintained to the standards specified in these Conditions of Approval set forth for this use permit. Failure to maintain said physical improvement(s) in said manner may be used as grounds for revocation of this use permit.
- 21) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 22) Prior to the issuance of any building permits or physical improvements, a screening/Design Review Plan shall be submitted to the Planning Department and shall be in compliance with the Plumas Lake Specific Plan and Chapter 11.24 Landscape of the Yuba County Development Code.

Yuba County CDSA



Ciara Fisher
Planner III



County of Yuba

Community Development & Services Agency

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DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

MEETING DATE: November 5, 2020

TO: DEVELOPMENT REVIEW COMMITTEE

FROM: Ciara Fisher, Planner II

RE: MINOR USE PERMIT CUP 2020-0003 (Plumas BESS)

REQUEST: The applicant is requesting the installation of a Battery Energy Storage System ("BESS") for a property located at 2448 Old Marysville Road, in the Plumas Lake community and Plumas Lake Specific Plan (APN 016-040-051).

RECOMMENDATION: Staff recommends that the Development Review Committee (DRC) make a determination that the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15303(b) (New Construction or Conversion of Small Structures) and approve Minor Use Permit CUP 2020-0003 subject to making the necessary findings and the conditions of approval contained herein (Attachment 2).

BACKGROUND/DISCUSSION: The 2030 General Plan designates the subject site land use as Natural Resources and the zoning as Plumas Lake Specific Plan (PLSP), with an underlying zone of Highway Commercial. The project site is located at 2448 Old Marysville Road in the community of Plumas Lake, identified as Assessor's Parcel Number 016-040-051-000. The proposed project components are (1) 53' x 8' container enclosing lithium ion battery storage system, (1) 8' x 9' Inverter, and (1) Transformer with concrete foundations surrounded by a compressed granite all season surface. One shed will be demolished during the construction of the project. Site access will be on a new access point off of Old Marysville Road.

The nearest substation is the Plumas PG&E substation approximately 550 feet away on Plumas Arboga Road on the parcel directly to the north. The anticipated Point of Interconnection is at an electric utility pole approximately 100 feet away on the service road off Old Marysville Road adjacent to the battery site.

The project will use Powin's proprietary Battery Pack Operating System that maintains system health and allows the batteries to respond to the utility grid. At a maximum discharge rate, the batteries could power approximately 1,500 average homes over an 8 hour time period. This system is not intended for long-duration back-up power, but will typically be deployed to charge when there is an abundance of solar energy on the grid and will discharge quickly during peak

hours to support the grid and reduce the need for carbon intensive electricity sources. The timing of the discharge period will be determined by the type of grid support needed.

It is important to note that the property site will be impacted by the new road alignment of Plumas Lake Boulevard (See Attachment 3). Staff and the Applicant are aware the alignment has not been finalized and the project has been conditioned accordingly. Moreover, the anticipated Point of Connection shown on the Site Plan (See Attachment 1), may be effected by the proposed 30 foot access road. For this reason, Staff is requesting the Applicant pay for the realignment of the power pole in anticipation it will need to be moved. Moreover, the final alignment of the road extension shall be determined before construction and the Site Plan may change to show the final limits and construction setbacks.

SURROUNDING USES

	GENERAL PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
Project Site	Natural Resources	PLSP – Highway Commercial	Vacant
North	Natural Resources	PLSP – Highway Commercial	Single Family Residential
East	Natural Resources	Medium Density Residential	Vacant
South	Natural Resources	PLSP – Highway Commercial	Single Family Residential
West	Valley Neighborhood	PLSP – MDR	Vacant

The surrounding properties to the west, north, and south are zoned Specific Plan because they are located within the Plumas Lake Specific Plan (PLSP). The majority of the immediate adjacent properties are both vacant and rural residential, but are designated with an underlying zone of Highway Commercial. The General Plan Land Use Diagram has a General Plan designation of Natural Resources for the subject property as well as surrounding parcels.

GENERAL PLAN/ZONING: The project site is designated Natural Resources as shown on the 2030 General Plan Land Use Map. The Natural Resources land use classification is intended to conserve and provide natural habitat, watersheds, scenic resources, cultural resources, recreational amenities, agricultural and forest resources, wetlands, woodlands, minerals, and other resources for sustainable use, enjoyment, extraction, and processing. Appropriate uses for this classification include, but are not limited to; mining; agriculture, including viticulture and other types of cultivation; forestry; natural open space and nature preserves; mitigation banks, parks and recreational uses, and other natural-resource oriented uses; public facilities and infrastructure, including levees, levee borrow areas, and related facilities; and residential uses that are secondary to the primary natural resource-oriented use. The project complies with the following General Plan Policies:

-
- 1. Policy CD2.1: The County will encourage infill development and redevelopment of vacant and underutilized properties within existing unincorporated communities.*

The proposed project will develop a small portion of the lot with a Battery Energy Storage System (minor utilities) that could power approximately 1,500 average homes over an 8 hour time period and will support the grid and reduce the need for carbon intensive electricity sources in the Plumas Lake area.

ENVIRONMENTAL REVIEW: Staff has determined that the project is categorically exempt from environmental review per the California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions) and 15303(c) (New Construction or Conversion of Small Structures).

Section 15303(c) (New Construction or Conversion of Small Structures) exempts commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The applicant is proposing to build a 53' x 8' container enclosing lithium ion battery storage system, an 8' x 9' Inverter, and a Transformer with concrete foundations surrounded by a compressed granite all season surface. Therefore, the construction is exempt from CEQA.

The applicant prepared additional environmental research to supplement the exemption of the project (See Attachment 2). Specifically:

- The site is approximately 300 feet from a waterway that is on the other side of Old Marysville Road, east of the site. It is also approximately 2.3 miles away from Feather River which is west of the site.
- The closest residential building is located approximately 460 feet away on the parcel directly south. The closest commercial building is approximately 430 feet away on the parcel directly north of the site.
- Based on the CNDDDB Bios map, there are no biological resources located on the parcel.
- A complete records search was conducted by the North Central Information ("NWIC") Center on the parcel directly north of the proposed project site and concluded that it does not contain sensitive archaeological resources, nor are there prehistoric-period resources within a quarter mile radius.
- Geology, Soils, and Mineral Resources on the project site consist of San Joaquin Loam and Hollenbeck Silty Clay loam which are both moderately well drained soils.
- The area surrounding the project site has a slope of less than 1%, and the installation of the BESS will maintain existing topography resulting in a minimal change to the local hydrology. There will be less than 500 CY of cut and fill, and any cut and fill will be designed to maintain a balanced site. The site will be covered with a crushed aggregate resulting in a permeable surface, with the intent of retaining storm water on site.

COMMENTS: Planning staff has received the following comment letters (Attachment 5):

- County Staff – The Public Works Department, Environmental Health Department, Building Department, and Code Enforcement Department have reviewed the project and provided comments and/or conditions of approval that are incorporated into the attached Conditions of Approval.

FINDINGS: Projects are evaluated for consistency with the County’s General Plan, conformance with the County’s Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area surrounding the project. In the case of addressing project impacts to health, safety, and welfare, specific findings need to be met for each entitlement. Below are the findings for each project entitlement needed for project approval.

Conditional Use Permit:

1. *The proposed use is allowed within the applicable zoning district or overlay district and complies with all other applicable provisions of this Code and all other titles of the Yuba County Code;*

The property is located in the PLSP, with an underlying zone of Highway Commercial. The PLSP is silent on the permitting of Minor Utilities, therefore Staff refers back to the Development Code. The equivalent zoning for Highway Commercial in the Natural Resources General Plan designation is Rural Commercial.

Pursuant to Development Code Section 11.06.020, Rural Community Land Use Regulations, Minor Utilities are permitted with a Minor Use Permit. Approval of the proposed project would make the project consistent and ensure compliance with all provisions of the Development Code and all other Yuba County Codes. Furthermore, based on the Site Plan, the project meets all applicable zoning regulations.

2. *The proposed use is consistent with the General Plan, and any applicable adopted community plan or specific plan;*

The project site is designated as Natural Resources on the 2030 General Plan Land Use diagram and is within the “PLSP” Zoning Designation – Underlying Zone of Highway Commercial. The proposed BESS is consistent with the character of the General Plan and Zoning Designation (See General Plan/Zoning Section above for consistency).

3. *The proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the surrounding area;*

The proposed use at this particular site is desirable because it is located 550 feet north from the Plumas substation. The Plumas BESS, is ideally located to quickly respond to temporary instances of under power events on the grid. In partnership with other BESS projects, this can prevent local or grid-level blackouts and reduces the frequency of outages.

4. *The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;*

The project site is located in a rural area of the community of Plumas Lake that is intended for highway and commercial uses. Furthermore, the design of the Powin Battery Energy Storage System consists of a corrugated 53' metal container, similar to a standard shipping container, and will be fenced to protect public health and safety. Inside the container are battery cells, consolidated into stacks, a DC collection system, AC distribution for auxiliary power, communications network, and a Fire suppression system. The project has been conditioned to meet all Yuba County Code requirements.

5. *The proposed use complies with any design or development standards applicable to the zoning district or the use in question unless waived or modified pursuant to the provisions of this Code;*

The project has been conditioned to meet the screening/Design Standards for the PLSP and Chapter 11.24 Landscape of the Yuba County Development Code.

6. *The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and reasonably foreseeable future land uses in the vicinity;*

The proposed project design, location, size and operating characteristics, as conditioned with the projects conditions of approval, will be compatible with all future development in the vicinity of the project. Specifically, the project has been conditioned to accommodate the new road alignment of Plumas Lake Boulevard.

7. *The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and*

The proposed project has access to utilities that are existing in the area including but not limited to electricity, water and sewer. Physical constraints related to the new road alignment of Plumas Lake Boulevard have been addressed in the Conditions of Approval and therefore the site and the project site is suitable for the proposed project.

8. *An environmental determination has been prepared in accordance with the California Environmental Quality Act.*

Staff has determined the project is exempt from environmental review per the California Environmental Quality Act (CEQA) Section 15303(c).

Report Prepared By:



Ciara Fisher
 Planner II

Reviewed by:



Kevin Perkins
 Planning Manager

CUP2020-0003 (Plumas BESS)

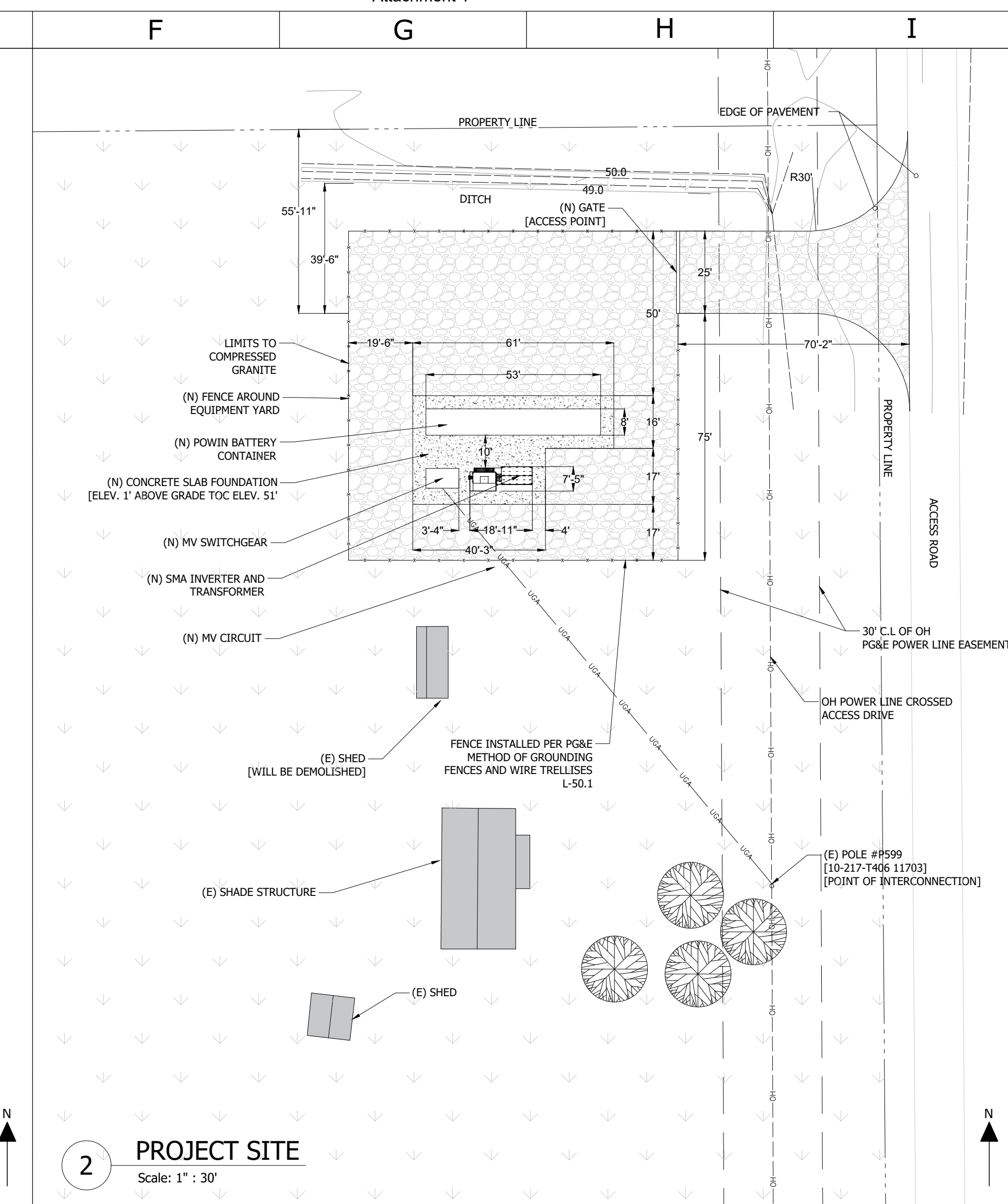
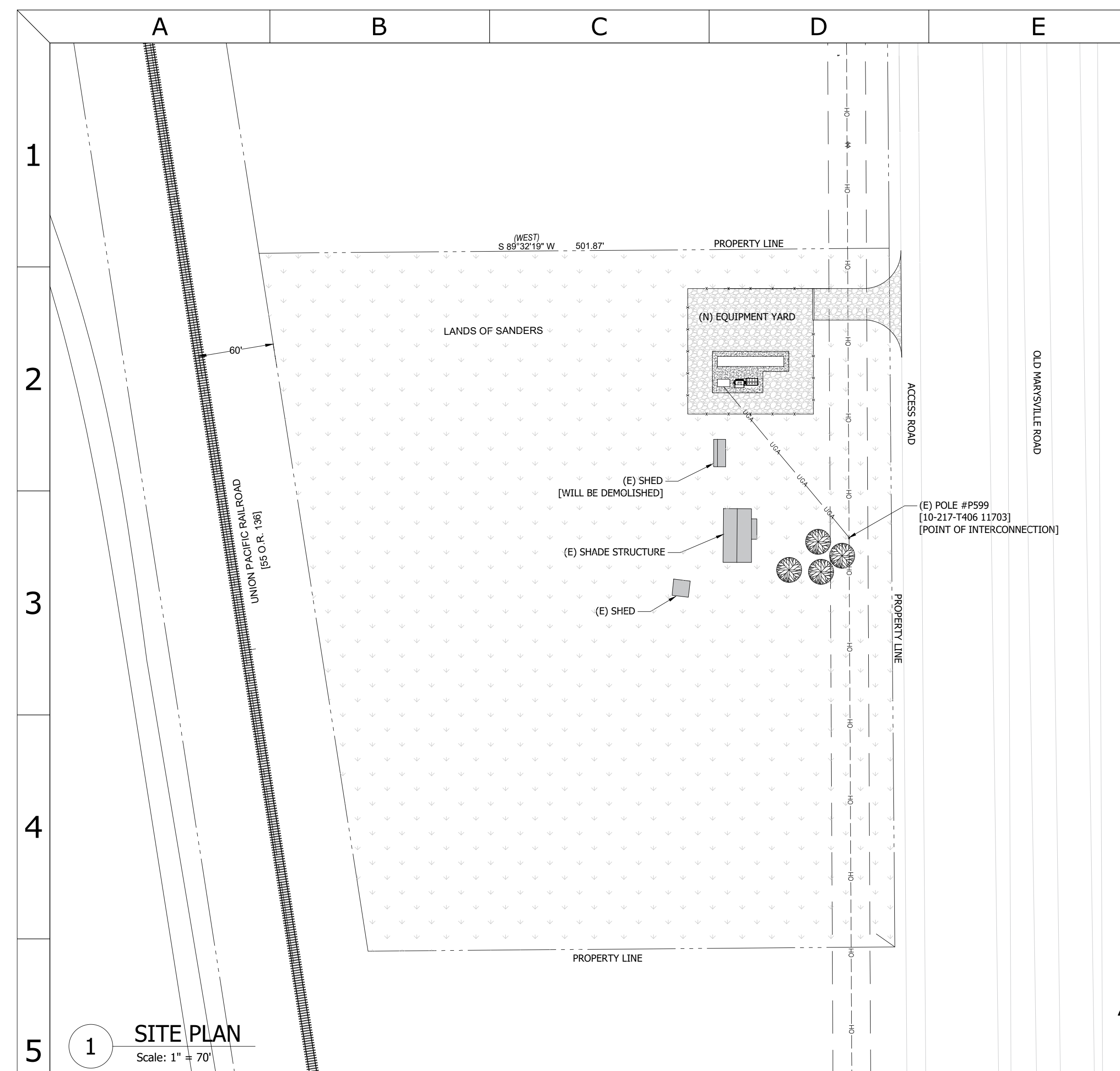
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ATTACHMENTS

1. Site Plan
2. Project Overview
3. Preliminary Road Alignment
4. Conditions of Approval
5. Comment Letters

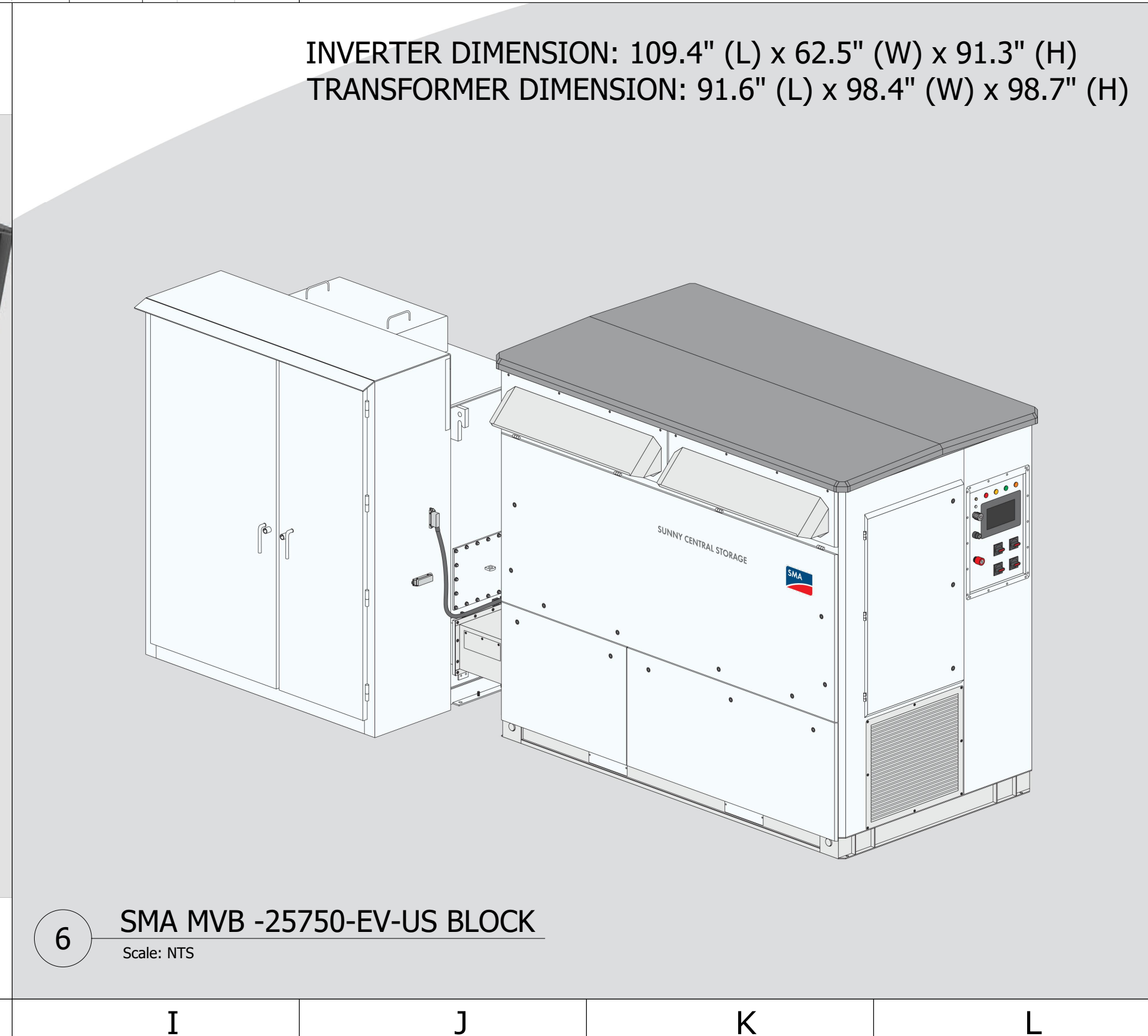
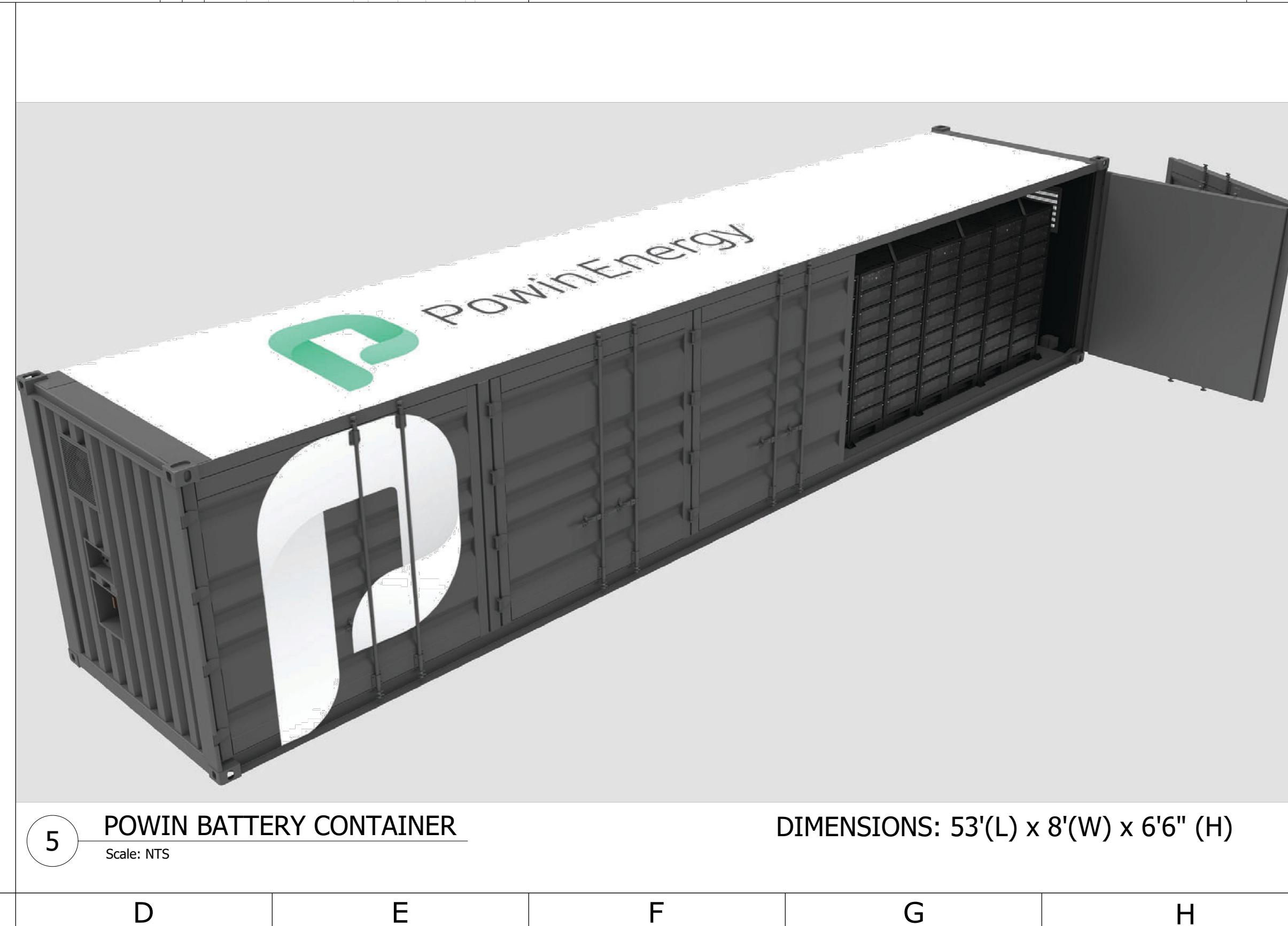
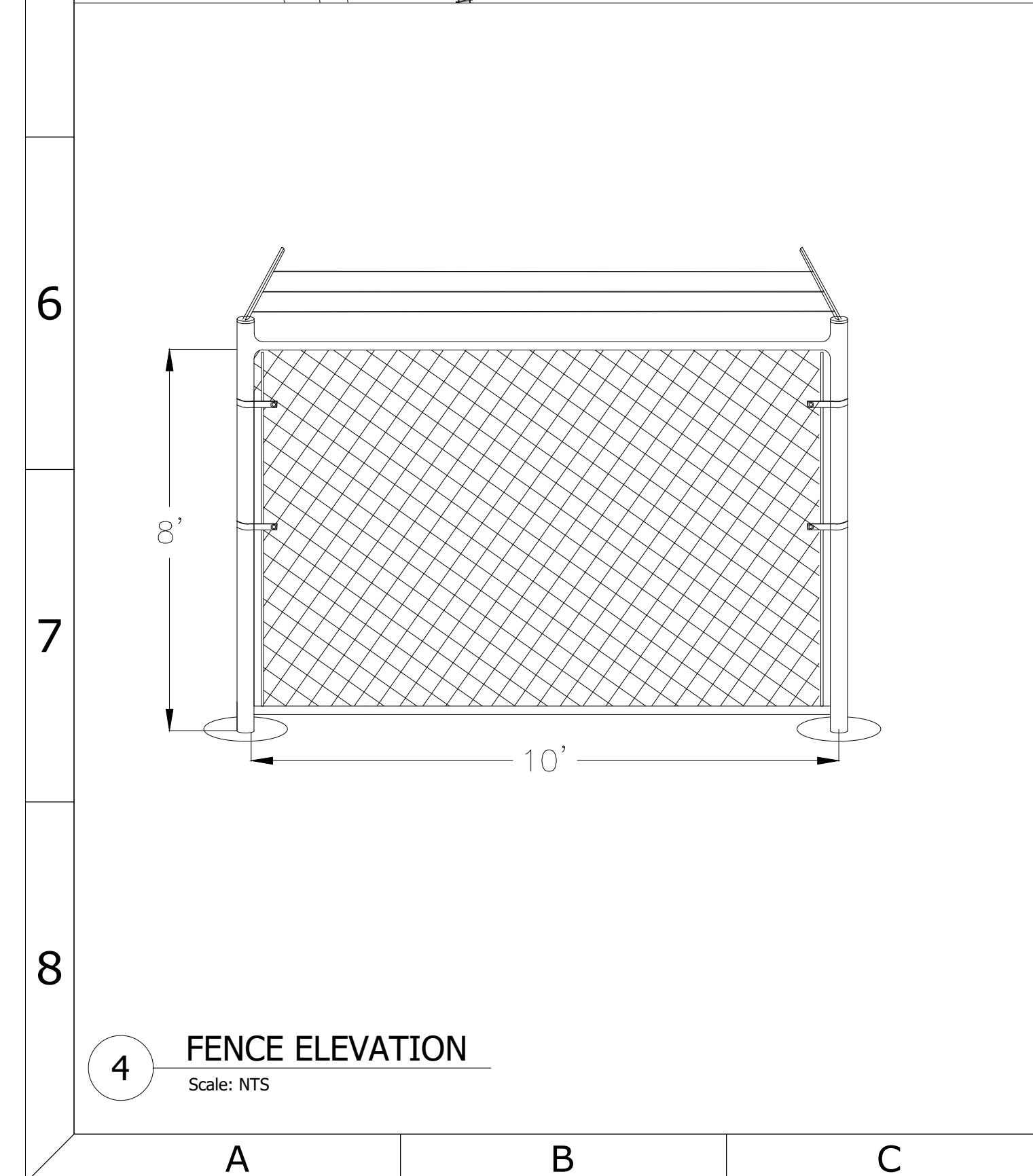
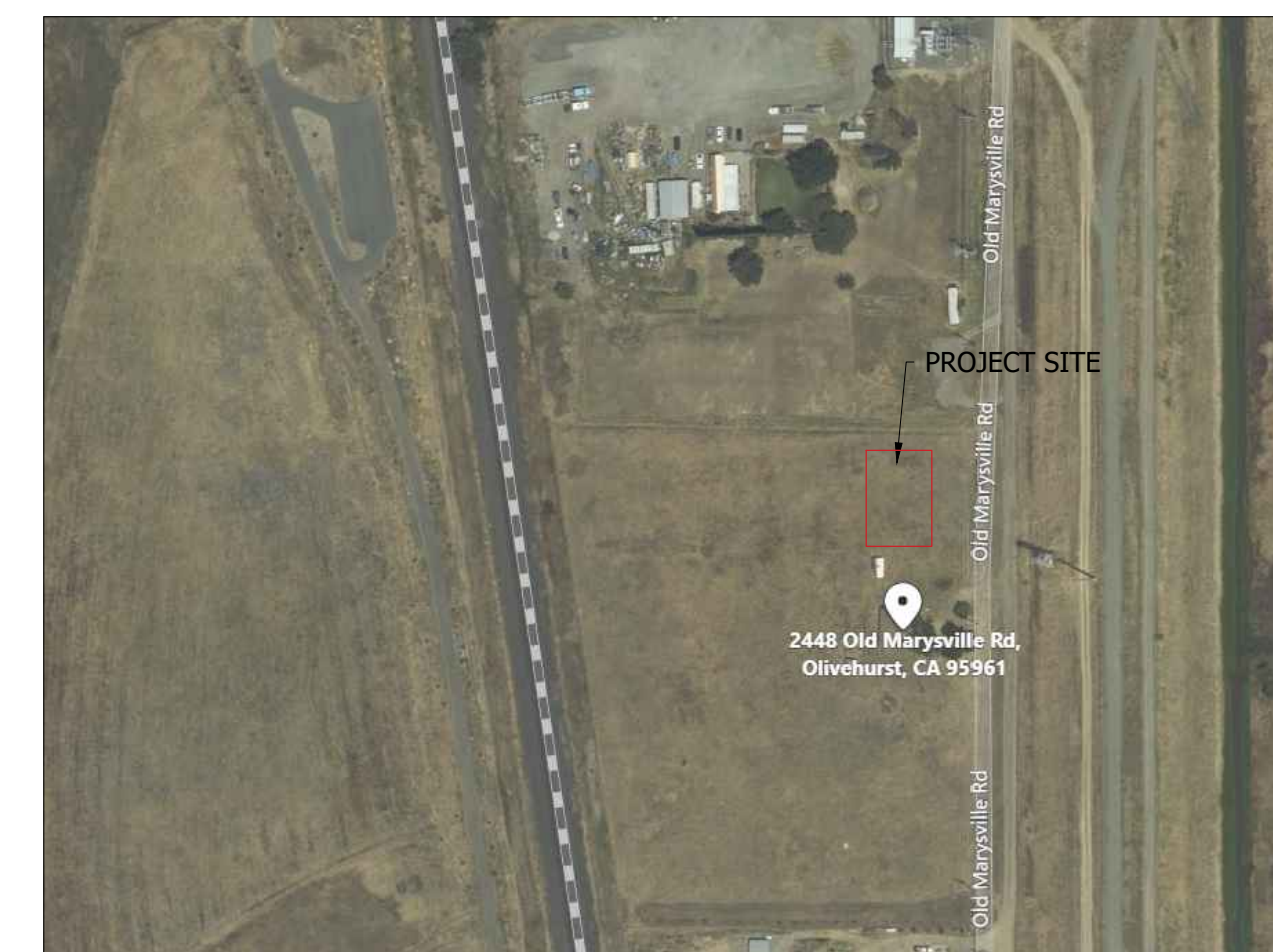
cc: Nick Johnston/Chris Benedict



PARCEL INFORMATION
 APN: 016-040-051-000
 PARCEL SIZE: 5.89 AC
 SITE YARD AREA: 7500 SQFT.
 IMPERVIOUS SURFACE AREA: 1416 SQFT.
 ZONING DISTRICT: AE-80, NR, PLSP
 USE: BATTERY ENERGY STORAGE PROJECT

GRADING AND DRAINAGE
ESTIMATED CUT: < 500 CY
ESTIMATED FILL: < 500 CY
ANY GRADING WILL RESULT IN A BALANCED SITE. MINIMAL
DRAINAGE WORK IS REQUIRED AS THE SITE WILL BE
COVERED BY CRUSHED AGGREGATE WHICH WILL REDUCE
SHEET FLOW.

FURTHER INFORMATION TO DETERMINE DIRECTION OF SHEET FLOW. EXISTING SITE SLOPE < 1%

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Plumas Battery Energy Storage Project

Project Overview

Project Summary

GCL New Energy, LLC is developing a portfolio of Battery Energy Storage Systems ("BESS") in California intending to reduce the grid's carbon footprint and increase its functionality and longevity. The Plumas BESS is the first of these projects.

This paper will provide a summary of the project components and an overview of the grid services the project will provide.

Project Overview

The Plumas Battery Energy Storage Project consists of a container enclosing a lithium-ion battery storage system manufactured by Powin Energy, an inverter manufactured by SMA, a transformer by Eaton or similar and associated electrical components. The project will use Powin's proprietary Battery Pack Operating System that maintains system health and allows the batteries to respond to the utility grid.

The system is a 2.5 MW, 2.2 MWh system. At a maximum discharge rate, the batteries could power approximately 1500 average homes over an 8 hour time period¹. This system is not intended for long-duration back-up power, but will typically be deployed to charge when there is an abundance of solar energy on the grid and will discharge quickly during peak hours to support the grid and reduce the need for carbon intensive electricity sources. The timing of the discharge period will be determined by the type of grid support needed.

1

<https://www.eia.gov/tools/faqs/faq.php?id=97&t=3#:~:text=In%202018%2C%20the%20average%20annual,about%20914%20kWh%20per%20month.>

Powin Battery Energy Storage Container

The Powin Battery Energy Storage System consists of a corrugated 53' metal container, similar to a standard shipping container. Inside the container are battery cells, consolidated into stacks, a DC collection system, AC distribution for auxiliary power, communications network, and Fire suppression system. For more information refer to the manufacturer-provided spec sheet "Powin Enclosure Spec." ²

Battery Cells

Powin utilizes Contemporary Amperex Technology Limited ("CATL") lithium-ion cells.³ CATL is one of the world's largest battery cell vendors selling to companies like BMW and Daimler Benz in the mobility sector as well as other stationary battery companies. A frequent concern with Lithium Ion batteries is their tendency for thermal runaway events. Lithium Iron Phosphate ("LFP") battery cells have a higher decomposition temperature (800°) and have less off gassing during thermal runaway events. Additionally, LFP's are considered more thermally stable than some of the other lithium ion battery chemistries since they don't contain cobalt which tends to break down at lower temperatures and generate excess heat which consequently creates thermal runaway issues.⁴ As part of the UL 1973 testing process, thermal runaway has been tested for the CATL cells. Each cell is organized into stacks. The DC electricity is channeled through a manufacturer-installed DC collection system to one point of connection. The project Engineer of Record, Flux Energy Systems Inc., will be responsible for integrating the container into the site. Refer to the manufacturer provided specification "Powin Stack Specs."

² Please note that this specification is for a 40' enclosure. The 53' enclosure is substantially similar, and updated specifications will be provided with building permit submission.

³ <https://www.energy-storage.news/news/catl-batteries-energise-powins-new-long-duration-long-life-li-ion-systems>

⁴ Lindsay, R. (2018). Why Lithium-Ion Batteries are the Future of UPS Energy Storage for Data Center and Collocation Facilities. Data Center Frontier. <https://datacenterfrontier.com/wp-content/uploads/2020/03/DCF-WP-Energy-Storage-for-Data-Centers.pdf>

Monitoring and Control

Powin's proprietary Battery Operating System monitors each cell for efficiency and temperature to ensure safety and longevity of the entire system. The data is collected over a CAN Network daisy chained between the stacks and the Array Computer which in turn communicates with the inverter, CAISO rig and the Operations and Maintenance Platform.

Fire Suppression

Within the enclosure is a custom designed Fire Detection and suppression system. More information is available upon request.

AC Loads: HVAC System

The entire enclosure is temperature controlled with an HVAC system that is designed for the local weather conditions. The HVAC system ensures that the batteries maintain their optimum temperature. Spec sheets are available upon request.

SMA Inverter and Transformer

The Sunny Central Storage (SMA 2475 PCS)⁵ is a battery inverter that converts the direct current supplied by a battery into grid-compliant alternating current. An external medium voltage transformer feeds the alternating current to the utility grid or charges the battery. Both pieces of equipment are intended for outdoor use in commercial, industrial sectors and were designed to support the grid by allowing for the integration of large amounts of intermittent renewable energy resources while maintaining grid stability. The inverter can provide Voltage and Frequency Ride Through, Peak Shaving, Energy Shifting, and Automatic Frequency control. These features will be utilized for the different grid support services described in the next section.

⁵ <https://www.sma-america.com/products/battery-inverters/sunny-central-storage-2200-us-2475-us-2900-us.html>

The manufacturer, SMA, has been a leading provider of inverters for solar and battery energy storage projects for the past 30 years. They are well known for their high quality and early adoption of new standards. The SMA 2475 Power Control System is listed to UL 1741, UL 1741 SA, UL 1998 and IEEE 1547. For more information, refer to the enclosed manufacturer-provided specification, "SMA Inverter Spec."

Grid Services

Grid Integrated Battery Energy Storage Systems ("BESS") serve many purposes in strengthening and enhancing the utility grid. Powin Energy, the manufacturer of the batteries specifically designs its system to meet the following goals⁶:

1. Resource Adequacy: Fulfill minimum energy requirements across the grid more efficiently and cleanly than diesel generators.

Located 550' North from the Plumas substation, the Plumas BESS, is ideally located to quickly respond to temporary instances of under power events on the grid. In partnership with other BESS projects, this can prevent local or grid-level blackouts.

2. Grid Regulation: The BESS reacts in real-time in tandem with inverters and energy management systems to provide robust frequency and voltage regulation.

With the use of the Powin Battery Energy Management system, the project will have the ability to respond to cues from the grid to provide this regulation. This increases longevity of the grid and reduces the frequency of outages.

3. Targeted Demand: Address hotspots in specific regions of the grid that have high rates of demand. React quickly to unforeseen weather events and prevent rolling blackouts before they start.

Over the lifetime of the battery, the grid fed from the Plumas substation could face changing demands. The project will already be installed and ready to provide needed demand response.

⁶ <http://www.powinenergy.com/solution/grid>

4. **Transmission and Distribution Deferral:** With strategic installation of BESS systems, utilities can defer costly infrastructure overhauls to the distribution system. As peak demand climbs, BESS extends the value of existing equipment by offsetting demand with energy.

Local power resources can help reduce stress on the grid from growing energy demand. The Plumas BESS will help keep the local grid healthy.

Section 4: Site Summary

SITE DETAILS

ADDRESS	2448 Old Marysville Rd, Olivehurst, CA 95961
APN	016-040-051-000
LATITUDE/LONGITUDE	39.024722, -121.543192
WIND SPEED	115 MPH ¹⁰
SITE SLOPE	< 1%
DISTANCE TO POI	80'-100'
DISTANCE TO GRADED ROAD	50'-100'
DISTANCE TO CLOSEST RESIDENCE	470'
DISTANCE TO CLOSEST COMMERCIAL	100'
DISTANCE TO AIRPORT RUNWAY	4.6 miles
WITHIN OR ADJACENT TO WATER, WETLANDS, WILD, SCENIC RIVERS, WILDERNESS STUDY OR CRITICAL HABITAT AREAS?	No
CONTAMINATED LAND USE?	Undetermined
ZONING	AE-80, NR, PLSP
LAND USE	AE-80, PLSP
GENERAL PLAN	Yuba County
SPECIAL PLAN	PLSP

Figure 5. Project site details and summary

¹⁰https://www.yubacity.net/UserFiles/Servers/Server_239174/File/Development%20Services/Building/Information%20Bulletin/Design%20Criteria%202018.pdf



Plumas Battery Energy Storage System Project

Fatal Flaw Analysis

Review Performed By: Amalia Lopez

Date: May 20, 2020

Address: 2448 Old Marysville Rd, Olivehurst, CA 95961

APN: 016-040-051-00, Yuba County

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Section 1: Summary

GCL ("GCL") has engaged Flux Energy Systems, Inc. ("Flux") to review, but not interpret, publicly available records for the Plumas Battery Energy Storage Project. This is a desk top review, and no environmental, biological, or civil engineers have reviewed these results yet. Instead, it is a high-level report intended to summarize local biological, cultural, geological, historical, and archaeological resources and flood zones.

Section 2: Project Scope

The scope of the project is the installation of a Battery Energy Storage System ("BESS") at 2448 Old Marysville Road, Olivehurst, CA 95961 (APN #: 016-040-051-00). The project components are (1) 53' x 8' container enclosing lithium ion battery storage system, (1) 8' x 9' Inverter and (1) Transformer with concrete foundations surrounded by a compressed granite all season surface. One shed will be demolished during the construction of the project. Site access will be on an all seasons road which is off a dirt road off the Plumas Arboga Road.

The nearest substation is the Plumas PG&E substation approximately 550' away on Plumas Arboga Road on the parcel directly North. The anticipated Point of Interconnection is at an electric utility pole approximately 100' away on the service road off Old Marysville Road adjacent to the battery site.

Section 3: Desk Top Review

Project Vicinity¹

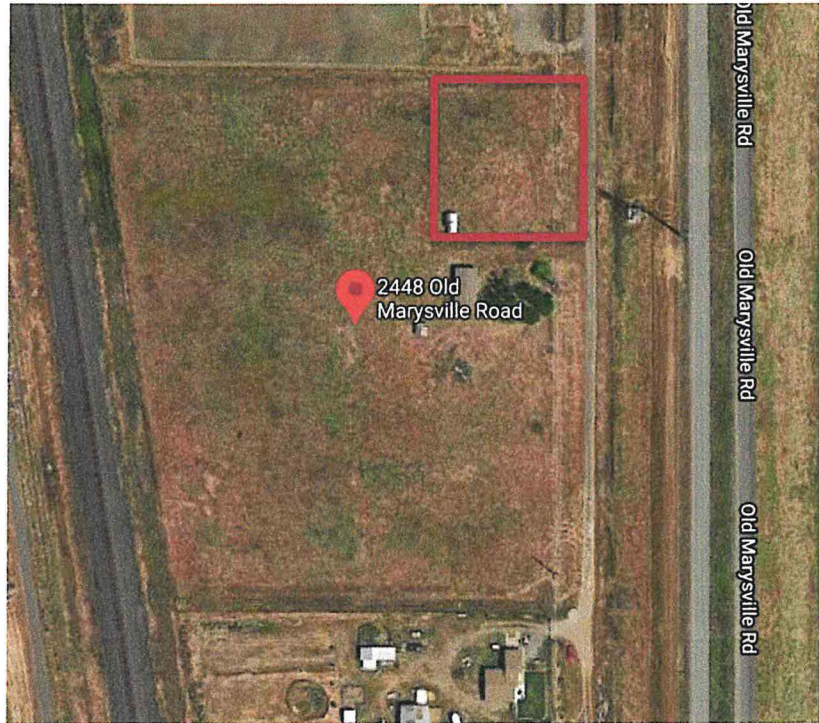


Figure 1. Google maps image of project vicinity

The project is located on a 0.5 acre, of a 5.89 acre parcel, approximately 1150 feet east of CA Highway 70. The site is approximately 300' from a waterway that is on the other side of Old Marysville Road, east of the site. It is also approximately 2.3 miles away from Feather River which is west of the site. The battery site is classified under "Exclusively Agricultural" (AE) Zoning land use. The closest residential building is located approximately 460' away on the parcel directly south. The closest commercial building is approximately 430' away on the parcel directly north of the site.

¹<https://www.google.com/maps/place/2448+Old+Marysville+Rd,+Olivehurst,+CA+95961/@39.022694,-121.5481467,1069m/data=!3m1!1e3!4m5!3m4!1s0x809b4c07446235a1:0x4aa3dfedd8dfc2b!8m2!3d39.024275!4d-121.543718>

Biological Resources

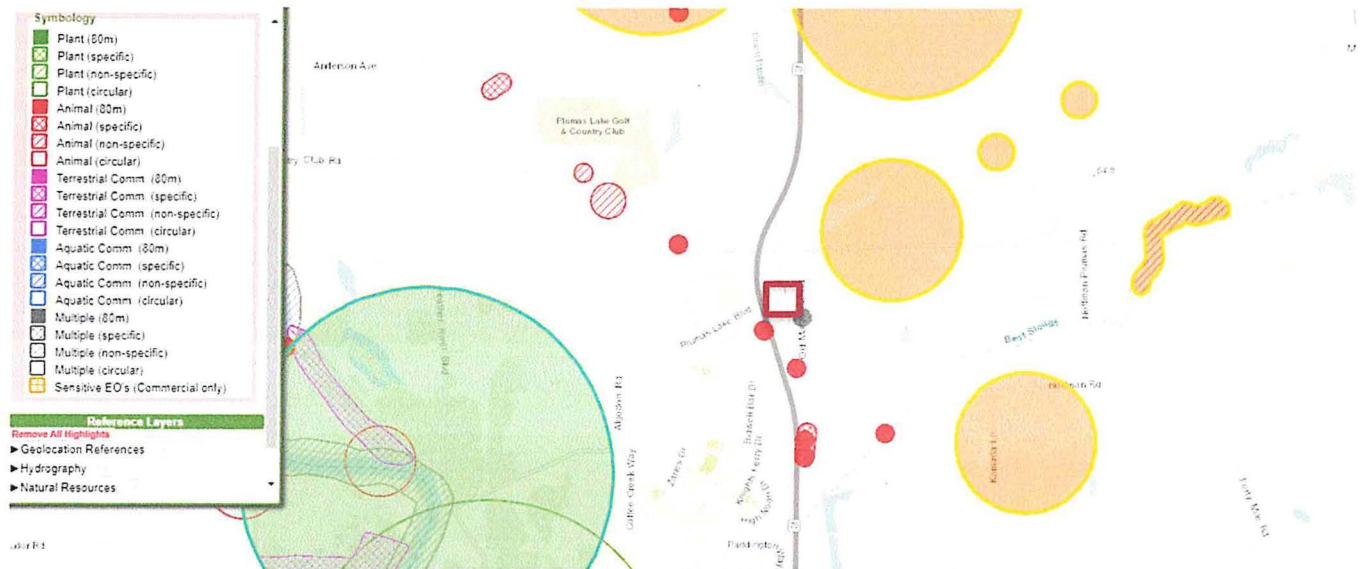


Figure 2. California Natural Diversity Database (CNDDB) Bios map surrounding project site

Based on the CNDDB Bios map, there are no biological resources located on the parcel. Figure 3 above shows the closest resources.

Cultural Resources

While the proposed project area has not been studied, a complete records search was conducted by the North Central Information ("NWIC") Center on the parcel directly North of the proposed project site and concluded that it does not contain sensitive archaeological resources, nor are there prehistoric-period resources within a ¼-mile radius. There are, however, historic-period cultural resources within the project vicinity.

Geology, Soils and Mineral Resources²

San Joaquin Loam is found in the proposed BESS area. According to the USDA,

The San Joaquin series consists of moderately deep to duripan, well and moderately well drained soils that formed in alluvium derived from mixed but dominantly granitic rock sources. San Joaquin soils are on undulating low terraces with slopes of 0 to 9 percent.³

² <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

³ https://soilseries.sc.egov.usda.gov/OSD_Docs/S/SAN_JOAQUIN.html

The surface layer (0 to 16 inches) is predominately loamy with lower layers (16-35 inches) consisting of clay and duripan soil. The pH ranges from moderately acidic (5.7) at shallow depths (6 inches) to moderately alkaline (7.0) at depths lower than 26 inches. The depth to water table is more than 80 inches.⁴

Hollenbeck Silty Clay Loam is found in the proposed BESS area. According to the USDA,

The Hollenbeck series consists of deep to duripan, moderately well drained soils that formed in alluvium from mixed rock sources. Hollenbeck soils are on basin rims and interfan basins. Slopes are 0 to 3 percent.⁵

The surface layer (0-8 inches) is silty clay loam with lower layers (8-47 inches) consisting of silty clay and clay loam. At shallow depths (0-27 inches) the pH is neutral (7.0) and mildly to moderately acidic (8.0-8.5) at depths lower than 27 inches. The depth to water table is more than 80 inches.

⁴ https://soilseries.sc.egov.usda.gov/OSD_Docs/S/SAN_JOAQUIN.html

⁵ https://soilseries.sc.egov.usda.gov/OSD_Docs/H/HOLLENBECK.html

Existing & Future Topography Summary⁶

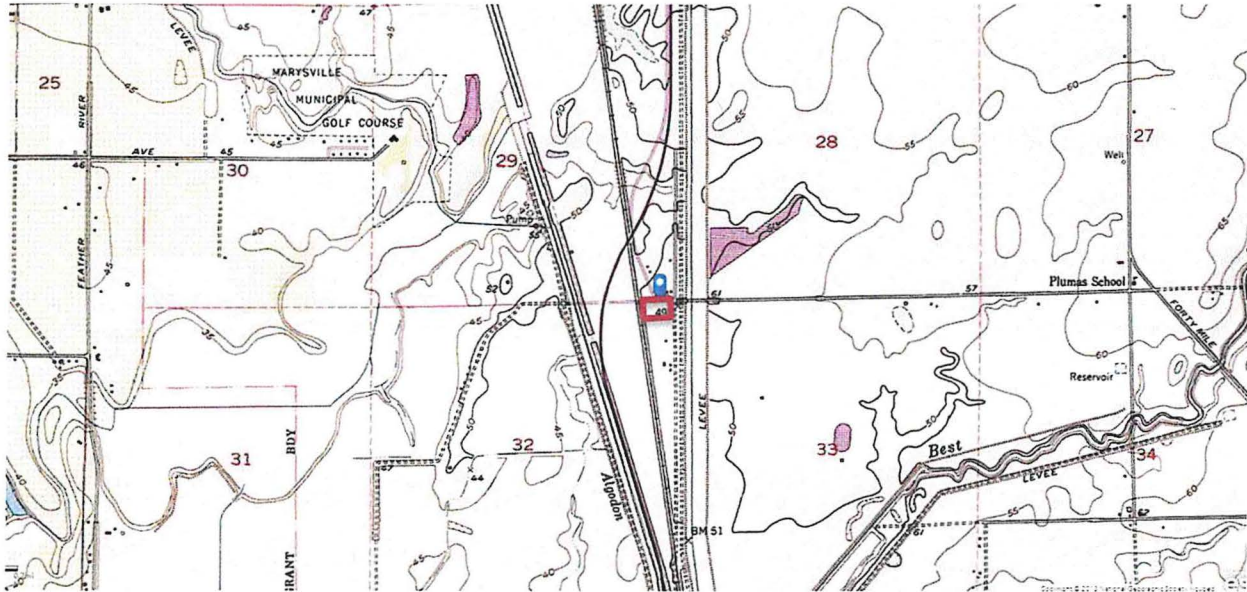


Figure 3. Topography summary of project site

The area surrounding the project site has a slope of less than 1%, and the installation of the BESS will maintain existing topography resulting in a minimal change to the local hydrology. There will be less than 500 CY of cut and fill, and any cut and fill will be designed to maintain a balanced site. The site will be covered with a crushed aggregate resulting in a permeable surface, with the intent of retaining storm water on site.

⁶ <http://www.arcgis.com/home/webmap/viewer.html?webmap=75523ad5fb2e4f24867bf90f554c9d80>

FEMA Flood Map⁷

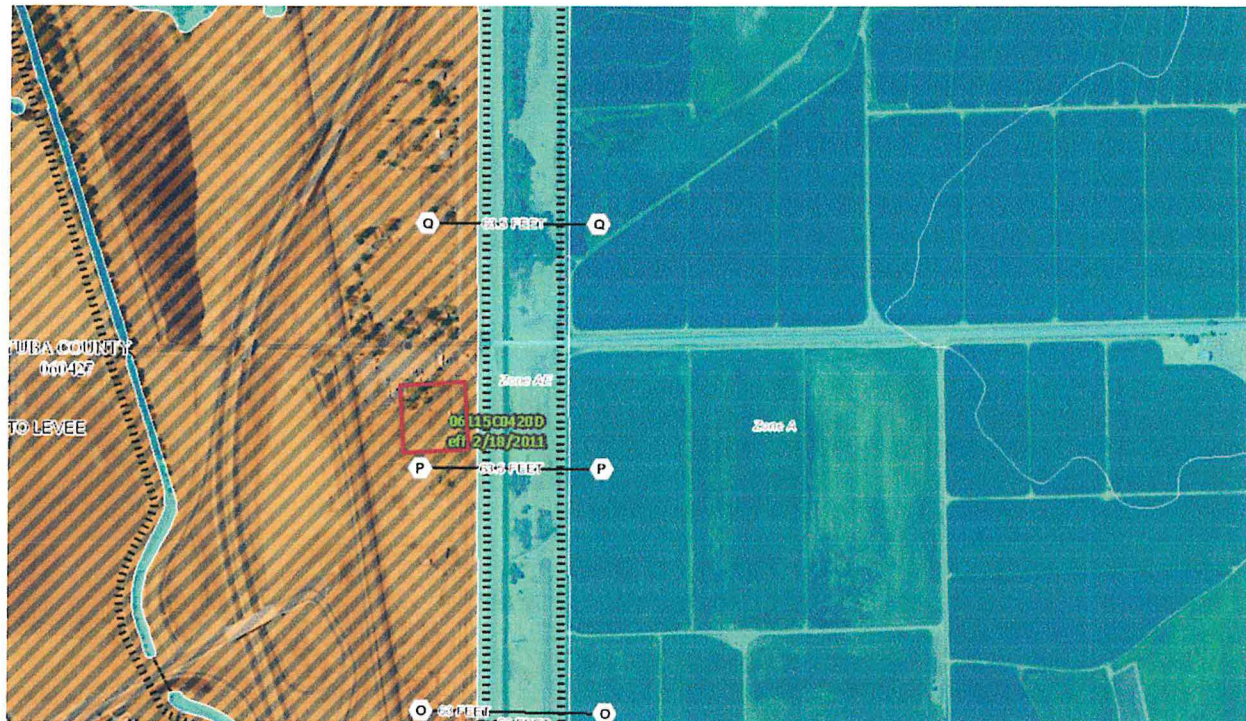


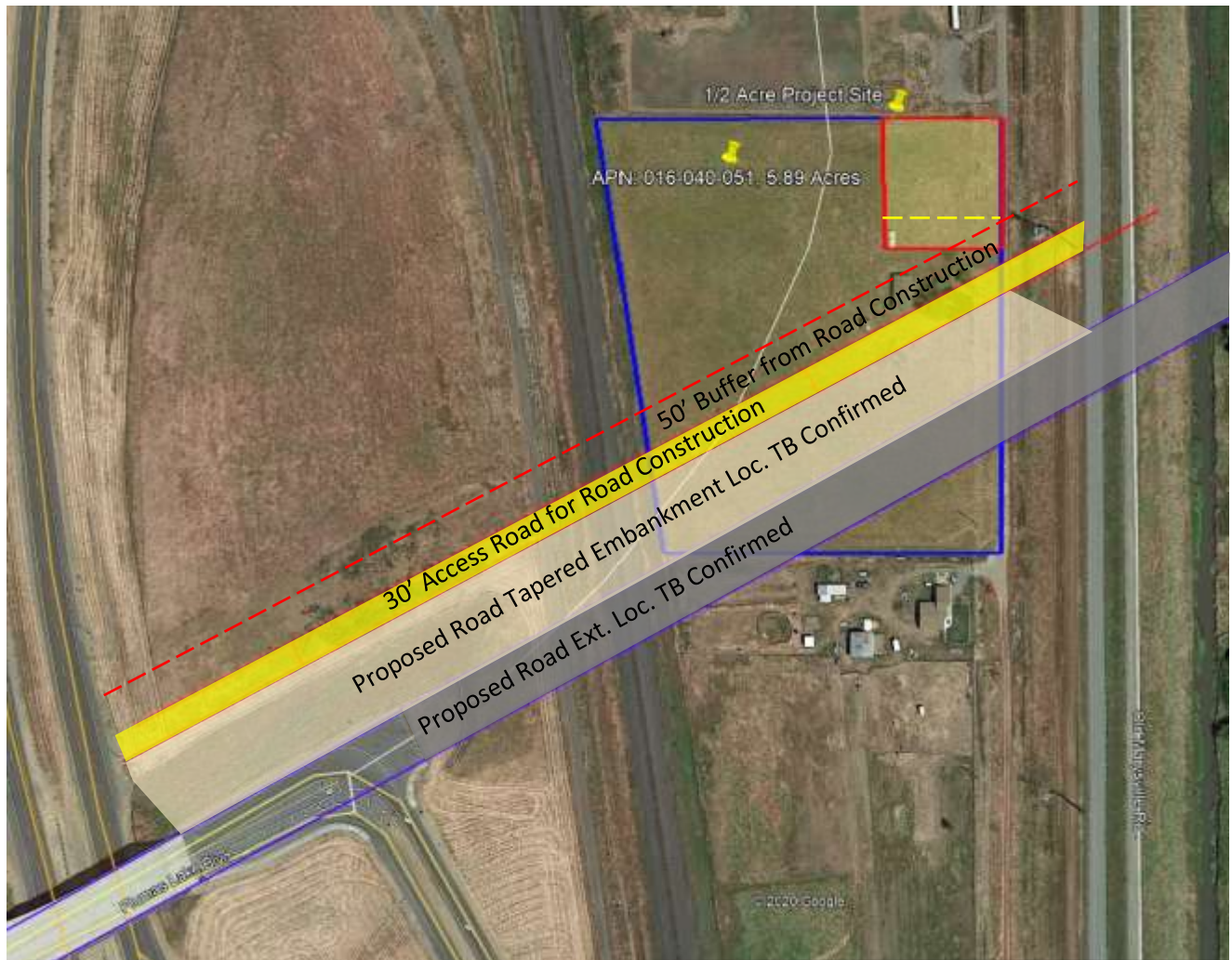
Figure 4. FEMA Flood Map surrounding project site

According to the National Flood Hazard layer FIRMette map, the site is identified outside the special flood hazard area and is labelled as Zone X (unshaded) which is outside the 500-year flood zone⁸ and protected by levee from 100- year flood zone⁹.

⁷<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-122.9235289955331,39.16167762693425,-122.91833623887955,39.16375729268221>

⁸ <https://www.fema.gov/flood-zones>

⁹ <https://snmapmod.snco.us/fmm/document/fema-flood-zone-definitions.pdf>



Plumas-BESS: Road Extension of Plumas Lake Blvd & Prop. Setbacks (Not to scale, Pend. Final Design)

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

**Applicant: Zack Anawalt
Owner: Armond Sanders
APN: 016-040-051**

**Case Number: CUP 2020-0003
DRC Hearing Date: November 5, 2020**

ACTIONS FOR CONSIDERATION: Staff recommends the Development Review Committee take the following actions:

- I. After review and consideration, make a determination the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15303(b) (New Construction or Conversion of Small Structures).
- II. Approve Minor Use Permit CUP 2020-0003 subject to the conditions below, or as may be modified at the public hearing, making the findings made in the Staff Report, pursuant to County of Yuba Title XI Sections 11.40.040 and 11.57.060.

GENERAL CONDITIONS

- 1) As a condition for project approval, Owner or an agent of Owner acceptable to County shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding, against the County or its agents, officers, and employees; including all costs, attorneys' fees, expenses, and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, void or annul an approval by the County, Planning Commission, Development Review Committee, or other County advisory agency, appeal board, or legislative body concerning the conditional use permit. County shall promptly notify owner of any such claim, action, or proceeding and shall cooperate fully in the defense of said claim, action, or proceeding.
- 2) Owner(s), Owner's agent(s) or Applicant shall comply with all applicable federal, state, and local laws, ordinances, and regulations, including the requirements provided by Chapter 11 of the Yuba County Development Code.
- 3) Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County. Failure to comply with this provision may be used as grounds for revocation of this permit.
- 4) The Conditional Use Permit may be effectuated at the end of the ten (10) day appeal period which is November 16, 2020. Minor Use Permit CUP 2020-0003 shall be designed and operated in substantial conformance with the approved conditional use permit as outlined in the approved site plan filed with the Community Development & Services Agency and as conditioned or modified below. No other expansion of uses are authorized or permitted by this use permit.
- 5) This conditional use permit approval shall be effectuated within a period of twenty-four (24) months from this approval date and if not effectuated shall expire on November 5, 2022. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than ninety (90) days from November 5, 2022.
- 6) Minor modifications to final configuration of the conditional use permit may be approved by the Community Development and Services Agency Director.

PUBLIC WORKS DEPARTMENT:

- 7) All existing or proposed driveway encroachments onto Old Marysville Road shall conform to the current Yuba County Standards for a Rural Driveway (Drawing No. 127 and 128) under permit issued by the Department of Public Works.

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

**Applicant: Zack Anawalt
Owner: Armond Sanders
APN: 016-040-051**

**Case Number: CUP 2020-0003
DRC Hearing Date: November 5, 2020**

-
- 8) All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Applicant's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project. Applicant shall pay all fees for inspection to the Public Works Department prior to any construction.
 - 9) Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, the applicant is required to obtain a Yuba County grading permit issued by the Public Works Department and a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at:
<http://www.swrcb.ca.gov/stormwtr/construction.html>. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.
 - 10) Erosion control shall conform to section 11 of the Yuba County Improvement Standards.
 - 11) Strict control over dust problems created during construction shall be adhered to with regard to surrounding properties and public facilities. The construction specifications and/or improvement plans shall have items reflecting dust control measures in detail.
 - 12) The County has an interchange project adjacent the proposed project currently in design. The power line that the applicant proposes to tie-into is in conflict with the County's proposed interchange project, which will require relocation/raising of the power poles/line at this location. The applicant's facilities and electric tie-in will add additional cost to the electric line relocation/raising. Therefore, the applicant shall bear this additional cost and reimburse the County for the same.
 - 13) Prior to issuance of a Building Permit, the final alignment of the road extension must be determined before construction, with the limits and construction setback shown on the site plan.

**DRAFT CONDITIONS OF APPROVAL
YUBA COUNTY DEVELOPMENT REVIEW COMMITTEE**

**Applicant: Zack Anawalt
Owner: Armond Sanders
APN: 016-040-051**

**Case Number: CUP 2020-0003
DRC Hearing Date: November 5, 2020**

ENVIRONMENTAL HEALTH DEPARTMENT:

- 14) Facility will be required to submit a hazardous materials business plan to the CUPA department, if storage of hazardous materials exceed the threshold set by the state. Contact Gary Cantwell at (530) 749-7526 for more information.

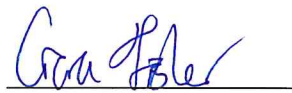
BUILDING DEPARTMENT:

- 15) All buildings must have permits; with fully engineered, structural, electrical, and mechanical plans.
- 16) All development on this site must meet all current building codes including accessibility and must meet any and all fire code as well as local fire authority requirements.

PLANNING DEPARTMENT:

- 17) Minor modifications to the final site configuration may be approved by the Community Development & Services Agency Director.
- 18) Major modifications shall require an amendment to the Conditional Use Permit.
- 19) Any relocation or rearrangement of any existing PG&E facilities to accommodate this project will be at the developers/applicants expense or as agreed by PG&E. There shall be no building of structures under or over any PG&E facilities or inside any PG&E easements that exist within the subject area.
- 20) Any and all physical improvements associated with this Conditional Use Permit shall be maintained to the standards specified in these Conditions of Approval set forth for this use permit. Failure to maintain said physical improvement(s) in said manner may be used as grounds for revocation of this use permit.
- 21) Operator shall meet all requirements of the Feather River Air Quality Management District.
- 22) Prior to the issuance of any building permits or physical improvements, a screening/Design Review Plan shall be submitted to the Planning Department and shall be in compliance with the Plumas Lake Specific Plan and Chapter 11.24 Landscape of the Yuba County Development Code.

Yuba County CDSA



Ciara Fisher
Planner II

Attachment 5

**PUBLIC WORKS
PRELIMINARY CONDITIONS OF APPROVAL
YUBA COUNTY**

Applicant: ZACK ANAWALT**Case Number: CUP 2020-0003****Owner: SANDERS, ARMOND D & IRENE****APN: 016-040-051**

-
1. All existing or proposed driveway encroachments onto Old Marysville Road shall conform to the current Yuba County Standards for a Rural Driveway (Drawing No. 127 and 128) under permit issued by the Department of Public Works.
 2. All road and drainage construction required by these conditions of approval shall be inspected in compliance with Section 4 of the Yuba County Standards and approved by the Yuba County Department of Public Works. Applicant's contractor shall meet on-site with the Public Works Department representative prior to the commencement of work to discuss the various aspects of the project. Applicant shall pay all fees for inspection to the Public Works Department prior to any construction.
 3. Whenever construction or grading activities will disrupt an area of 1 acre or more of soil or is less than 1 acre but is associated with a larger common plan of development, the applicant is required to obtain a Yuba County grading permit issued by the Public Works Department and a National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities, NPDES No. CAS000004, Order No. 2013-0001-DWQ. Coverage under the General Permit must be obtained prior to any construction. More information may be found at <http://www.swrcb.ca.gov/stormwtr/construction.html>. Owner must obtain an approved and signed Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB), a Waste Discharge Identification (WDID) number and a Storm Water Pollution Prevention Plan (SWPPP), as described by either the RWQCB or the State Water Regional Control Board (SWRCB). The SWPPP shall describe and identify the use of Storm Water Best Management Practices (BMP's) and must be reviewed by the Yuba County Public Works Department prior to the Department's approval of Improvement Plans or issuance of a Grading Permit for the project. See Yuba County's Stormwater Regulations for Construction Activities Procedures for details. According to state law it is the responsibility of the property owner that the SWPPP is kept up to date to reflect changes in site conditions and is available on the project site at all times for review by local and state inspectors. Erosion and sediment control measures, non-stormwater and material management measures, and post-construction stormwater management measures for this project shall be in substantial compliance with the SWPPP.
 4. Erosion control shall conform to section 11 of the Yuba County Improvement Standards.
 5. Strict control over dust problems created during construction shall be adhered to with regard to surrounding properties and public facilities. The construction specifications and/or improvement plans shall have items reflecting dust control measures in detail.

Attachment 5

ENVIRONMENTAL HEALTH DEPARTMENT
CONDITIONS OF APPROVAL
CUP 2020-0002

1. Facility will be required to submit a hazardous materials business plan to the CUPA department, if storage of hazardous materials exceed the threshold set by the state. Contact Gary Cantwell at (530) 749-7526 for more information.

Attachment 5

Fisher, Ciara

From: Burns, Danny
Sent: Wednesday, October 21, 2020 7:38 AM
To: Fisher, Ciara
Cc: Maddux, Dave
Subject: RE: Automatic reply: Yuba Co. 13D requirements

Good morning Ciara.
Please see Dave's comments below.
DB



From: Maddux, Dave <dmaddux@CO.YUBA.CA.US>
Sent: Tuesday, October 20, 2020 5:23 PM
To: Burns, Danny <dburns@CO.YUBA.CA.US>
Subject: RE: Automatic reply: Yuba Co. 13D requirements

Yes, seems pretty cool/complicated. I guess its just apply for permits with fully engineered plans, structural, electrical, Mechanical ect. Complying with Building, Electrical, Mechanical and Fire Codes? I'll probably send that review to Interwest.

Dave Maddux
Supervising Building Official
County of Yuba
(530) 749-5436
dmaddux@co.yuba.ca.us

From: Burns, Danny <dburns@CO.YUBA.CA.US>
Sent: Tuesday, October 20, 2020 4:51 PM
To: Maddux, Dave <dmaddux@CO.YUBA.CA.US>
Subject: RE: Automatic reply: Yuba Co. 13D requirements

No problem, did you by chance get time to look at the project for Ciara today I asked this morning?



Attachment 5

Fisher, Ciara

From: Marquez, Melanie
Sent: Friday, September 4, 2020 4:03 PM
To: Fisher, Ciara
Subject: RE: BESS Use Permit (CUP2020-0003)

Ciara,

Code Enforcement does not have any comments regarding the subject project.

Regards,

Melanie Marquez

Code Enforcement Supervisor
County of Yuba, CDSA
(530) 749-5430 – Main
(530) 749-5643 – Direct
(530) 749-5616 – Fax
mmarquez@co.yuba.ca.us



This email message is a confidential communication from Yuba County Community Development and Services Agency and is intended only for the above-named recipient(s) and may contain information that is proprietary, confidential, financial, etc. If you have received this message in error or are not the named or intended recipient(s), please immediately notify the sender at (530)749-5430 and delete this email message and any attachments from your workstation or network mail system.

From: Fisher, Ciara <cfisher@CO.YUBA.CA.US>
Sent: Thursday, August 20, 2020 3:44 PM
To: Burns, Danny <dburns@CO.YUBA.CA.US>; Perkins, Kevin <kperkins@CO.YUBA.CA.US>; Benedict, Christopher <cbenedict@CO.YUBA.CA.US>; Maddux, Dave <dmaddux@CO.YUBA.CA.US>; Johnston, Nick <njohnston@CO.YUBA.CA.US>; Marquez, Melanie <mmarquez@CO.YUBA.CA.US>
Cc: Hochstrasser, Margaret <mhochstrasser@CO.YUBA.CA.US>; Peterson, Daniel <dpeterson@CO.YUBA.CA.US>; Lee, Mike G. (Public Works Dept) <mlee@co.yuba.ca.us>; Pickell, Clark <CPickell@CO.YUBA.CA.US>; Strang, Jeremy <JStrang@CO.YUBA.CA.US>; Crouse, Pam <pcrouse@CO.YUBA.CA.US>
Subject: RE: BESS Use Permit (CUP2020-0003)

Also, just realized the Control Number is wrong. It's actually **CUP2020-0003**, not 2.

Thanks!

Attachment 5

Fisher, Ciara

From: Lockhart, Jonathan <JULQ@pge.com>
Sent: Tuesday, October 6, 2020 11:48 AM
To: Fisher, Ciara
Cc: PGE Plan Review
Subject: RE: FW: CUP2020-0003-2448 Old Marysville Road CRT4592

Hi Ciara,

I appreciate you and the applicant getting these addressed for me so quickly. The new plans look great and we would have no further comments or issues here.

Thanks,



Jon Lockhart | Land Agent

Pacific Gas and Electric Company
Land Management
6111 Bollinger Canyon Rd, 3rd Floor, 3350-I
San Ramon, CA 94583
Office: (925) 244-3613

From: Fisher, Ciara <cfisher@CO.YUBA.CA.US>
Sent: Tuesday, October 06, 2020 8:23 AM
To: PGE Plan Review <PGEPlanReview@pge.com>
Subject: FW: FW: CUP2020-0003-2448 Old Marysville Road

*******CAUTION: This email was sent from an EXTERNAL source. Think before clicking links or opening attachments.*******

Good morning,

I received an update Site Plan which reflects your comments. Can you please review and let me know if you are satisfied?

Thank you,

Ciara Fisher
Planner II
County of Yuba
530-749-5470



Please consider the environment before printing this email

Attachment 5

From: Zack Anawalt <zanawalt@gmail.com>
Sent: Monday, October 5, 2020 5:21 PM
To: Fisher, Ciara <cfisher@CO.YUBA.CA.US>
Subject: Re: FW: CUP2020-0003-2448 Old Marysville Road

Hi Ciara,

We've updated the plans to accommodate PG&E's guidance. The site has been moved 30' west, from the CenterLine of the PG&E's easement, and we've added the required grounding notes which will be perfected in the building permit set. Please let me know if we need to make additional revisions at this time?

Thank you,

Zack Anawalt, GCL-Contractor
Cell: 707-292-3152

On Wed, Sep 30, 2020 at 9:31 AM Fisher, Ciara <cfisher@co.yuba.ca.us> wrote:

Good morning Zack,

Please review the comments from PG&E and adjust the plans accordingly. Let me know if you have any comments.

Thanks,

Ciara Fisher

Planner II

County of Yuba

530-749-5470



 Please consider the environment before printing this email

From: PGE Plan Review <PGEPlanReview@pge.com>
Sent: Wednesday, September 30, 2020 4:28 AM
To: planning <planning@CO.YUBA.CA.US>
Subject: CUP2020-0003-2448 Old Marysville Road

Hello,

I want to apologize for the delay but due to COVID our mail only gets check periodically each week. After reviewing the plans for 2448 Old Marysville Road I just had a couple concerns. PG&E has existing overhead electric transmission facilities that run on the eastern edge of the property near the planned project. The lines are depicted on the plans but I have concerns it is within the easement. Please ask the applicant to show our easement on the plans. The gate and fence also would have to be grounded being in close proximity to the transmission lines. I have attached information on the process.

Thank you and please reach out with any questions or concerns you might have.

Jon Lockhart



Pacific Gas and Electric Company

Plan Review Team

(877) 259-8314

Email: pgeplanreview@pge.com