

## Exhibit B: Submitted Applications



## USE PERMIT APPLICATION

FILING FEE: CLASS 1 \$742; CLASS 2 \$1,350; CLASS 3 \$1,350  
and ENVIRONMENTAL HEALTH FEE: \$85

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

RECEIVED

JUL 18 2023

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. \_\_\_\_\_

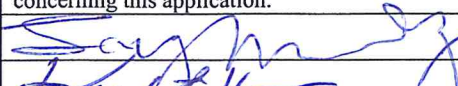
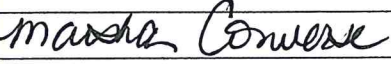
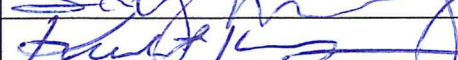
Property Owner/s	Property Owner/s
Name: Jagjit Singh Kang	Name: Kalwant Kaur Kang
Mailing Address: 42 Homme Way	Mailing Address: 42 Homme Way
City, ST, Zip: Milpitas CA 95035	City, ST, Zip: Milpitas CA 95035
Telephone: 408.230.2461 Fax:	Telephone: 408.230.2461 Fax:
Email: jagjit57@yahoo.com	Email: kangkulwant@yahoo.com

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: Marsha Converse on behalf of Pristine Sun Corp	Name: NST Engineering
Mailing Address: 2625 Alcatraz Ave, Suite 111	Mailing Address: 1495 Riverside Drive
City, ST, Zip: Berkeley CA 94705	City, ST, Zip: Susanville CA 96130
Telephone: 510.207.9519 Fax:	Telephone: 530.527.5173 Fax:
Email: marsha@pristinesun.com	Email: License #:

<b>Project Address or Specific Location:</b> No Address. Closest intersection is Magazine and Wendel Road			
<b>Deed Reference:</b> Book:	Page: 1 and 2	Year: 2003	Doc#: 00980
<b>Zoning:</b> U-C-P-S-P-S-A (Upland Conservation, Public Safety, Public Safety Airport, Combining Districts)		<b>General Plan Designation:</b> Agriculture	
<b>Parcel Size (acreage):</b> 133-080-003 (324.41 acres), 133-080-009 (256.21 acres), 133-080-013 (52.19 acres)		<b>Section:</b>	<b>Township:</b> Range:

<b>Assessor's Parcel Number(s):</b>	133 - 080 - 003	133 - 080 - 009	133-080 -013
- -	- -	- -	- -

<b>Project Description:</b>
Pristine Sun Proposes approximately 564 build-able acres of solar panels, 132 MW AC, coupled with a large energy (batteries) storage system. Current design for Project 2 (Project 1 is separate landowner) is based on assumption of buildable land and approval of rezoned parcels and mitigating any environmental encroachments. If further environmental review indicates there is more land to build upon that can accommodate solar (e.g. our wetlands footprint turns out to be less than our current assumption), then the size of our systems may increase and county would be notified. Please see attached summary of project for fuller description of project.

<b>SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT:</b> 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.	<b>*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE</b> (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
 Date: 07-10-2023	 Date: 7-10-23
 Date: 07/10/2023	Date:

See associated process form for required attachments and instructions.





**Initial Study Application**  
FILING FEE: \$2,000 and ENV HEALTH FEE: \$85  
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

RECEIVED

JUL 18 2023

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 three pages; only attach additional sheets if necessary.

FILE NO. \_\_\_\_\_

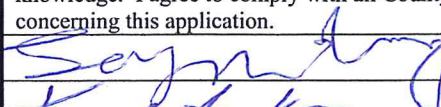
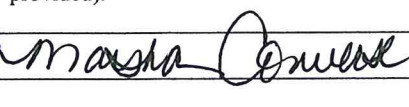

Property Owner/s	Property Owner/s
Name: Jagjit Singh Kang	Name: Kalwant Kaur Kang
Mailing Address: 42 Homme Way	Mailing Address: 42 Homme Way
City, ST, Zip: Milpitas CA 95035	City, ST, Zip: Milpitas CA 95035
Telephone: 408.230.2461 Fax:	Telephone: 408.230.2461 Fax:
Email: jagjit57@yahoo.com	Email: kangkulwant@yahoo.com

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: Marsha Converse on behalf of Pristine Sun Corp	Name:
Mailing Address: 2625 Alcatraz Ave, Suite 111	Mailing Address:
City, ST, Zip: Berkeley CA 94705	City, ST, Zip:
Telephone: 510.207.9519 Fax:	Telephone: Fax:
Email: @pristinesun.com	Email: License #:

<b>Project Address or Specific Location:</b> No Address. Closest intersection is Magazine and Wendel Road			
<b>Deed Reference:</b> Book:	Page: 1 and 2	Year: 2003	Doc#: 00980
<b>Zoning:</b> • U-C-P-S-P-S-A (Upland Conservation, Public Safety, Public Safety Airport, Combining Districts)		<b>General Plan Designation:</b> Agriculture	
<b>Parcel Size (acreage):</b> 133-080-003 (324.41 acres), 133-080-009 (256.21 acres), 133-080-013 (52.19 acres)		<b>Section:</b>	<b>Township:</b> Range:

<b>Assessor's Parcel Number(s):</b>	133 - 080 - 003	133- 080 - 009	133-080-013 -
- -	- -	- -	- -

<b>Project Description:</b>
Pristine Sun Proposes approximately 564 build-able acres of solar panels, 132 MW AC, coupled with a large energy (batteries) storage system. Current design for Project 2 (Project 1 is separate landowner) is based on assumption of buildable land and approval of rezoned parcels and mitigating any environmental encroachments. If further environmental review indicates there is more land to build upon that can accommodate solar (e.g. our wetlands footprint turns out to be less than our current assumption), then the size of our systems may increase and county would be notified. Please see attached summary of project for fuller description of project.

<b>SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT:</b> 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.	<b>*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE</b> (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).
 Date: 07-10-2023	 Date: 7-10-23
 Date: 07/10/2023	Date:

# Initial Study Application

## ENVIRONMENTAL SETTING:

**A.** Describe the project site as it exists before the project, including information on size of parcel, topography, soil stability, plants and animals, and any cultural, historic or scenic aspects. Describe any existing structures on the site, and the use of the structure. Attach photographs of the site (optional).

Project site consists of 3 parcels west of Wendel Road, west of Magazine Road and immediately north of Amadee Army Airfield. The location is isolated and aesthetic value diminished by transmission lines, high pressure natural gas lines, abandon railroad line, vaste wasteland. Site is ideal for a solar development and battery storage. Parcels at base of hillside and surrounding by desert shrub. Designated wetlands and Honey Lake to be avoided.

**B.** Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type and intensity of the land use (residential, commercial, agricultural, etc.). Attach photographs of the vicinity (optional).

No scenic or cultural attributes noted. Geo Thermal noted to north west, military base to south, surrounded by commercial projects.

Slope of Property:

(Approx. percentage of property having following slopes)	95%	(0-8%)
	5%	(9-15%)
		(16-20%)
		(over 20%)

List all county, state, federal, or regional agencies from which a permit or approval is required:

California Energy Certificate for wholesale renewable energy: FERC 556-Qualifying Facility (self certification), CEQA mitigated Negative Declaration.

Has any form of environmental document been prepared for the project:

Yes ☒ If yes, attach. No ☐

List districts involved:

Open Space, Public Safety Airport combining district, Exclusive Agricultural

Are there any natural or man-made drainage channels through or adjacent to the property?

No

(Name and/or type of drainage channels)

Are the following items applicable to the project or its effects? Discuss below all items checked 'yes' (attach additional sheets as necessary).

NOTE: Applicant may be required to submit additional data and information if deemed necessary by the Environmental Review Officer or Lead Agency.

YES NO

<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Change in lake, stream, or other body of water or ground water quality, or alteration of existing drainage patters.
--------------------------	-------------------------------------	--

<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Change in dust, ash, smoke, fumes, or odors in vicinity.
--------------------------	-------------------------------------	---

<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Change in existing features of any bodies of water, live or intermittent streams, hills, or substantial alteration of ground contours.
--------------------------	-------------------------------------	---



## Initial Study Application

YES	NO	
<u>      </u>	<u>  X  </u>	4. Substantial change in demand for public services (police, fire, water, sewage, etc.).
<u>      </u>	<u>  X  </u>	5. Significant amounts of solid waste or litter.
<u>      </u>	<u>  X  </u>	6. Will road or access construction involve grade alteration, cut and/or fill?
<u>      </u>	<u>  X  </u>	7. Could the project create a traffic hazard or congestion on the immediate street system or cause excessive vehicular noise?
<u>      </u>	<u>  X  </u>	8. Change in scenic views or vistas from existing residential areas or public lands or roads.
<u>      </u>	<u>  X  </u>	9. Substantial change in existing noise or vibration levels in the vicinity.
<u>      </u>	<u>  X  </u>	10. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
<u>      </u>	<u>  X  </u>	11. Change in pattern, scale, or character of land use in the general area of the project.
<u>      </u>	<u>  X  </u>	12. Substantially increase energy consumption (electricity, heat, fuel, etc.).
<u>  X  </u>	<u>      </u>	13. Relationship to a larger project or series of projects.
<u>      </u>	<u>  X  </u>	14. Would the proposed project vary from standards or plans adopted by any agencies (such as air, water, noise, etc.)?
<u>      </u>	<u>  X  </u>	15. Will the removal or logging of timber be part of the project?

Mitigation Measures proposed by the Property Owner/Applicant:

Concrete pads will be graded for installation of monitoring system, meteorologic monitoring. The frames and racking do not require any civil work or anchoring with concrete and are vibrated/pounded into soil with minimal disturbance of soil.

[illegible]



## USE PERMIT APPLICATION

FILING FEE: CLASS 1 \$742; CLASS 2 \$1,350; CLASS 3 \$1,350

and ENVIRONMENTAL HEALTH FEE: \$85

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

RECEIVED

JUL 19 2023

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. \_\_\_\_\_

Property Owner/s	Property Owner/s
Name: Hays Ranches LLC	Name:
Mailing Address: 4181 Latham Street	Mailing Address:
City, ST, Zip: Riverside, CA 92507	City, ST, Zip:
Telephone: 909.226.6652 Fax:	Telephone: Fax:
Email: hhays@halhays.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: Marsha Converse	Name: NST Engineering, Inc.
Mailing Address: 2625 Alcatraz Street, Suite 111	Mailing Address: 1495 Riverside Drive
City, ST, Zip: Berkeley CA, 94705	City, ST, Zip: Susanville CA 96130
Telephone: 510.207.9519 Fax:	Telephone: (530) 257-5173 Fax:
Email: marsha@pristinesun.com	Email: nst@frontiernet.net License #:

Project Address or Specific Location:			
Deed Reference: Book: -	Page:	Year:	Doc#:
Zoning: O-S-PSA and E-A-PSA	General Plan Designation:		
Parcel Size (acreage): 2,187 Combined /1,667 Combined buildable	Section:	Township:	Range:

Assessor's Parcel Number(s):	121-090-028, 133-020-001, 133-020-004, 133-070-001, 133-070-002, 133-070-004, 133-070-005		
- -	- -	- -	- -

Project Description:
Pristine Sun Proposes approx 1,667 build-able acres of solar panels, coupled with a large energy (batteries) storage system. Current design for Project 1 (Project 2 is separate landowner) is based on assumption of buildable land and approval of rezoned parcels and mitigating any environmental encroachments. If further environmental review indicates there is more land to build upon that can accommodate solar (e.g. our wetlands footprint turns out to be less than our current assumption), then the size of our systems may increase and county would be notified.

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).
HAYS RANCHES LLC BY He Hays member	Marsha Converse
Date: 7/14/23	Date: 7-10-23
Date:	Date:

See associated process form for required attachments and instructions.





RECEIVED

## Initial Study Application

FILING FEE: \$2,000 and ENV HEALTH FEE: \$85  
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

JUL 19 2023

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 three pages; only attach additional sheets if necessary.

FILE NO. \_\_\_\_\_

Property Owner/s	Property Owner/s
Name: Hays Ranches LLC	Name:
Mailing Address: 4181 Latham Street	Mailing Address:
City, ST, Zip: Riverside CA 92507	City, ST, Zip:
Telephone: 909.226.6652 Fax:	Telephone: Fax:
Email: hhays@halhays.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: Marsha Converse on behalf of Pristine Sun Inc	Name: NST Engineering Inc
Mailing Address: 2625 Alcatraz Street, Suite 111	Mailing Address: 1495 Riverside Dr
City, ST, Zip: Berkeley CA 94705	City, ST, Zip: Susanville CA 96130
Telephone: 510.207.9519 Fax:	Telephone: 530.257.5173 Fax:
Email: marsha@pristinesun.com	Email: nst@frontiernet.net License #:

<b>Project Address or Specific Location:</b> Vacant Land - Nearby Neighbor 465005 Amadee Road, Wendel CA			
<b>Deed Reference:</b> Book: 133	<b>Page:</b> 07	<b>Year:</b>	<b>Doc#:</b>
<b>Zoning:</b> O-S-A PSA (filing to re-zone) to E-A-PSA		<b>General Plan Designation:</b> See Grant Deed	
<b>Parcel Size (acreage):</b> 133-070-002 (100 acres), 133-070-004 (190 acres), 133-070-005 (640 acres), 121-090-028 (262 acres), 133-020-001 (420 acres), 133-020-004 (575 acres), and 133-070-001 (144 acres)			

Assessor's Parcel Number(s):	-	-	-
133-070-001, 133-070-002, 133-070-004, 133-070-005, 121-090-028	133-020-001, 133-020-004		
-	-	-	-

<b>Project Description:</b>
Pristine Sun is requesting a Use Permit for a combined 7 parcels: 121-090-028, 133-020-001, 133-020-004, 133-070-001, 133-070-002, 133-070-004, 133-070-005.
Please see attached project summary for fuller explanation.

<b>SIGNATURE OF PROPERTY OWNER(S): I HEREBY ACKNOWLEDGE THAT:</b> 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.  HAYS RANCHES LLC BY Date: 7/19/23 Heather Member 7/19/23 Date:	<b>*SIGNATURE OF APPLICANT/AUTHORIZED REPRESENTATIVE</b> (Representative may sign application on behalf of the property owner only if Letter of Authorization from the owner/s is provided).  Marsha Converse Date: 7-10-23 Date:
---	--

# Initial Study Application

## ENVIRONMENTAL SETTING:

A. Describe the project site as it exists before the project, including information on size of parcel, topography, soil stability, plants and animals, and any cultural, historic or scenic aspects. Describe any existing structures on the site, and the use of the structure. Attach photographs of the site (optional).  
Site is 7 adjacent parcels west of Wendell Road, west of Magazine Road and immediately north of Amadee Army Airfield. The location is isolated and it's aesthetic value diminished by transmission line, high pressure natural gas on property granted to the railroad. The rail line has been removed and the area is ideal for a solar development. Parcel is at the base of hills and surrounded by desert shrubs. Designated wetlands will be avoided.

B. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type and intensity of the land use (residential, commercial, agricultural, etc.). Attach photographs of the vicinity (optional).  
No scenic or cultural attributes noted. Geo Thermal noted to north west, military base to south, surrounded by commercial projects

Slope of Property:

(Approx. percentage of property having following slopes)	95%	(0-8%)
	5%	(9-15%)
		(16-20%)
		(over 20%)

List all county, state, federal, or regional agencies from which a permit or approval is required:  
California Energy Certificate for wholesale renewable energy: FERC 556-Qualifying Facility (self certification), CEQA mitigated Negative Declaration.

Has any form of environmental document been prepared for the project:

Yes X If yes, attach. No \_\_\_\_\_

List districts involved:

Open Space, Public Safety Airport combining district, Exclusive Agricultural

Are there any natural or man-made drainage channels through or adjacent to the property?

No

(Name and/or type of drainage channels)

Are the following items applicable to the project or its effects? Discuss below all items checked 'yes' (attach additional sheets as necessary).

NOTE: Applicant may be required to submit additional data and information if deemed necessary by the Environmental Review Officer or Lead Agency.

YES NO

\_\_\_\_ X

1. Change in lake, stream, or other body of water or ground water quality, or alteration of existing drainage patterns.

\_\_\_\_ X

2. Change in dust, ash, smoke, fumes, or odors in vicinity.

\_\_\_\_ X

3. Change in existing features of any bodies of water, live or intermittent streams, hills, or substantial alteration of ground contours.



## Initial Study Application

YES	NO	
_____	X _____	4. Substantial change in demand for public services (police, fire, water, sewage, etc.).
_____	X _____	5. Significant amounts of solid waste or litter.
_____	X _____	6. Will road or access construction involve grade alteration, cut and/or fill?
_____	X _____	7. Could the project create a traffic hazard or congestion on the immediate street system or cause excessive vehicular noise?
_____	X _____	8. Change in scenic views or vistas from existing residential areas or public lands or roads.
_____	X _____	9. Substantial change in existing noise or vibration levels in the vicinity.
_____	X _____	10. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
_____	X _____	11. Change in pattern, scale, or character of land use in the general area of the project.
_____	X _____	12. Substantially increase energy consumption (electricity, heat, fuel, etc.).
X _____	_____	13. Relationship to a larger project or series of projects.
_____	X _____	14. Would the proposed project vary from standards or plans adopted by any agencies (such as air, water, noise, etc.)?
_____	X _____	15. Will the removal or logging of timber be part of the project?

Mitigation Measures proposed by the Property Owner/Applicant: Concrete pad will be graded for installation of monitoring system, meteorologic monitoring. The frames and racking do not require any civil work or anchoring with concrete and are vibrated/pounded into soil with minimal disturbance of soil.

---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



## REZONE APPLICATION

FILING FEE: \$1,350 and ENVIRONMENTAL HEALTH FEE: \$85  
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

RECEIVED

JUL 19 2023

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. \_\_\_\_\_

Property Owner/s	Property Owner/s
Name: Hays Ranches LLC	Name:
Mailing Address: 4181 Latham Street	Mailing Address:
City, ST, Zip: Riverside CA 92507	City, ST, Zip:
Telephone: 909.226.6652 Fax:	Telephone: Fax:
Email: hhays@halhays.com	Email:

Applicant/Authorized Representative*	Agent (Land Surveyor/Engineer/Consultant)
Same as above: <input type="checkbox"/>	Correspondence also sent to: <input type="checkbox"/>
Name: Marsha Converse on behalf of Pristine Sun Inc	Name: NST Engineering Inc
Mailing Address: 2625 Alcatraz Street, Suite 111	Mailing Address: 1495 Riverside Dr
City, ST, Zip: Berkeley CA 94705	City, ST, Zip: Susanville CA 96130
Telephone: 510.207.9519 Fax:	Telephone: 530.257.5173 Fax:
Email: marsha@pristinesun.com	Email: nst@frontiernet.net License #:

Project Address or Specific Location:			
Deed Reference: Book: 133	Page: 07	Year:	Doc#:
Zoning: O-S-A PSA	General Plan Designation:		
Parcel Size (acreage): 133-070-002 (100 acres), 133-070-004 (190 acres), 133-070-005 (640 acres)	Section: 13 Range:		

Assessor's Parcel Number(s):	133-070-002, 133-070-004, 133-070-005-	- -	- -
- -	- -	- -	- -

Present Zoning: O-S-A PSA	Proposed Zoning: E-A-PSA
General Plan Amendment Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No General Plan Amendment Submitted: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No *Staff Initial:	
Project Description: Pristine Sun is requesting re-zoning of APNs 133-070-002, 133-070-004 and 133-070-005 from Zoned O-S-PSA (Open Space, Public Safety Airport combining district) to E-A-PSA to combine with other E-A-PSA belonging to same landowner to develop a 403MW AC. Please see attached Project Summary for fuller explanation of project.	

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).
Hays Ranches LLC Date: 7/11/23	Marsha Converse Date: 7-10-23
BY HALHays member Date:	Date:

See associated process form for required attachments and instructions.