

LASSEN COUNTY  
 TECHNICAL ADVISORY COMMITTEE AGENDA  
 BOARD OF SUPERVISORS CHAMBERS  
 707 NEVADA STREET  
 SUSANVILLE, CA 96130  
 THURSDAY, NOVEMBER 4, 2021

For directions to the Board of Supervisors Chambers, 707 Nevada Street, Susanville, please call the Planning and Building Services Department at (530) 251-8269.

9:00 a.m. Convene in Regular Session  
 Matters Initiated by the General Public

**USE PERMIT #2021-006 HL Power:** The applicant is proposing a Battery Energy Storage System (BESS) on a 5-acre portion of the existing HL Power 30 MW biomass power plant: phase 1 of the project will be 20 MWh, phase 2 will be 100 MWh (total of 120 MWh). The BESS will be composed of modular battery containers; each modular battery container includes electrochemical cells, racking system, BMS control system including software, thermal management, power conversion system, and a fire detection/suppression system. Each modular containers is approximately the size of a 30-foot shipping container designed for railroad transportation. There are approximately 80-120 BESS containers proposed on the 5-acre site. The project will also include a new prefabricated substation for the BESS situated on the northwest corner of the 5-acre project site. The subject parcel is zoned E-A-G (Exclusive Agricultural District, Geothermal Combining District) and has an "Intensive Agriculture/Geothermal Development District" land use designation in the Wendel Area Plan, 1987. The project site is located approximately 2.5 miles east of the intersection of Wendel Road and U.S. Highway 395 at 732-025 Wendel Rd, Assessor's Parcel Number 119-350-077. Staff Contact Matt May, Chief Planner

**LOT LINE ADJUSTMENT #2021-006, Leighton Ratkey and Joann Ratkey Family Trust.** The applicant is proposing a merger and lot line involving three legal parcels, all under the same ownership, that together total approximately 36,200 square feet (0.831 acres). "Parcel A" (easternmost existing parcel) is currently 19,400 square feet (0.445 acres), "Parcel B" (middle existing parcel) is currently 4,200 square feet (0.097 acres), and "Parcel C" is currently 12,600 square feet (0.289 acres). If approved, Parcel A would become approximately 12,400 square feet (0.285 acres), Parcel B would become approximately 23,800 square feet (0.546 acres), and Parcel C would be removed (0 acres), as it would be merged with Parcel B. The subject parcels are currently zoned C-T-D (Town Service Design Combining District) and are designated "Town Center" by the *Lassen County General Plan, 2000*, as amended by the *Standish-Litchfield Area Plan, 1986*. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15305 of the CEQA Guidelines. The subject parcels are located approximately 13 miles east of Susanville via Highways 36 and 395, on the corner of Highway 395 and Sierra Street in Standish, CA. APNs 119-230-026, 028, and 029. Staff Contact: Nancy McAllister, Associate Planner

Distribution: County Planning & Building Services County Fire Warden's Office County Environmental Health Dept. County Assessor's Office County Road Dept. County Surveyor CAO	Agendas Only: Applicants/Agents BOS County Clerk County Counsel Treasurer/Tax Collector Post
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Lassen County Planning and Building Services 530-251-8269      MLA: aje

