

AGENDA  
LASSEN COUNTY PLANNING COMMISSION  
BOARD OF SUPERVISORS CHAMBERS  
**707 NEVADA STREET**  
SUSANVILLE, CA 96130  
December 7, 2021

- 1:10 p.m. Convene in Regular Session  
Flag Salute  
Roll Call  
General Update of Planning Activities  
Matters Initiated by Commissioners  
Correspondence  
Presentation by Staff  
Approval of Minutes  
Matters Initiated by the General Public  
Next Resolution in line for adoption: 12-01-21
- 1:15 p.m. **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
- 1:20 p.m. **REZONE #2021-001, Raquel/Stuart.** The Planning Commission will consider an application requesting to rezone lands within Lassen County into an Agricultural Preserve Combining District (A-P), in order to enter into a new Agricultural Land Conservation (Williamson Act) contract. The Planning Commission will forward their recommendation to the Board of Supervisors. If approved, the rezone will affect approximately 640 acres of contiguous land. The subject parcel is zoned U-C-2 (Upland Conservation/Resource Management) and has an “Extensive Agriculture” land use designation pursuant to the *Lassen County General Plan, 2000*. The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15317 (Class 17) of the CEQA Guidelines. The project site is located approximately eight miles southwest of Bieber, CA, via Highway 299 and Muck Valley Road. APN: 013-080-010. Staff Contact: Nancy McAllister, Senior Planner
- 1:25 p.m. **REZONE #2021-002, Lassen County.** The Planning Commission, as the advisory body to the Board of Supervisors, will consider a proposal to correct Ordinance 467A-210, to reflect a determination made by the Lassen County Department of Planning and Building

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Services that the intent of Section Three of Ordinance 467A-210 was to rezone from A-1 (General Agricultural) to Open Space, only those lands administered by Lassen National Park. This correction would remove Assessor's Parcel Numbers 097-240-001, 002, 004, 005, 010, 011, 012, 014, and 015, which are privately owned, from the Open Space Zoning District, and pursuant to Section Four of Ordinance 467A-210 would place said Parcels in the U-C-2 (Upland Conservation Resource Management ) Zoning District. Staff Contact: Matt May, Chief Planner

ADJOURN

Certain actions of the Commission are appealable to the Board of Supervisors. The appeal period is ten days from the date of the Commission's action. For specific information on appeals, please contact the Lassen County Planning and Building Services Department at 530-251-8269.  
MLA:aje

Two handwritten signatures in blue ink. The first signature is a stylized 'M' with a long horizontal stroke extending to the right. The second signature is a stylized 'M' with a long horizontal stroke extending to the right, similar to the first but with a different flourish.