

6/16/2020; Agenda Item 14



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Battery Energy Storage System California Flats Solar Project

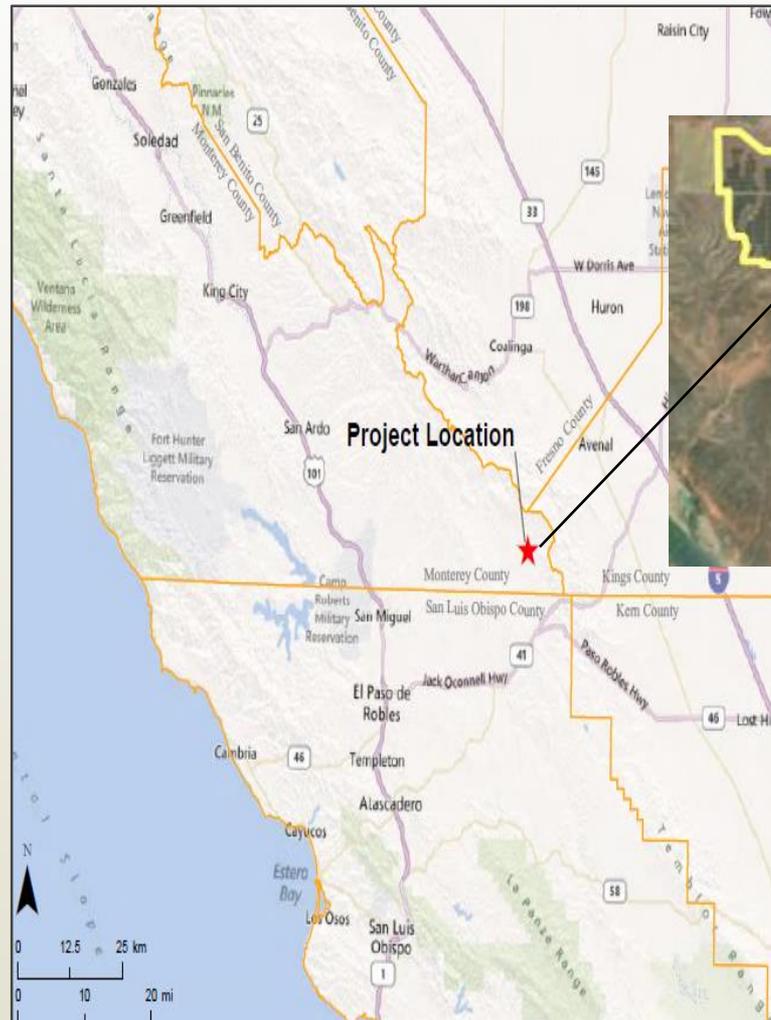
File No. PLN120294-AMD1

**Monterey County Board of Supervisors
June 16, 2020 Hearing
Agenda Item No. 14
RMA- Planning**

Vicinity Map

Location:

- East of Turkey Flats Road
- 7 miles southwest of Parkfield
- 25 miles northeast of Paso Robles
- Bordering San Luis Obispo, Kings and Fresno Counties
- South County Area Plan
- **Zoning:** F/160
- **APNs:** 424-181-014 and 015
- **Site Area:** 3 acres within:
 - 2,120 acres Cal Flats leased area
 - In the 72,000 acre Jack Ranch (Hearst Corporation)

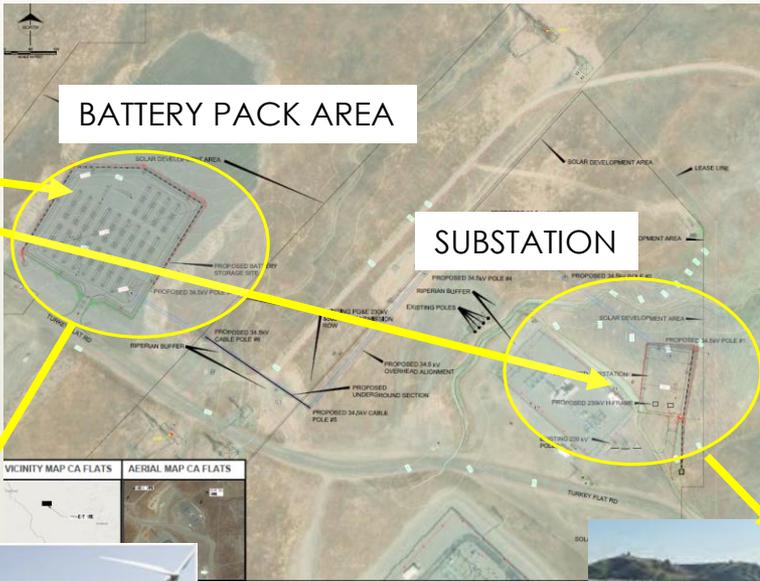
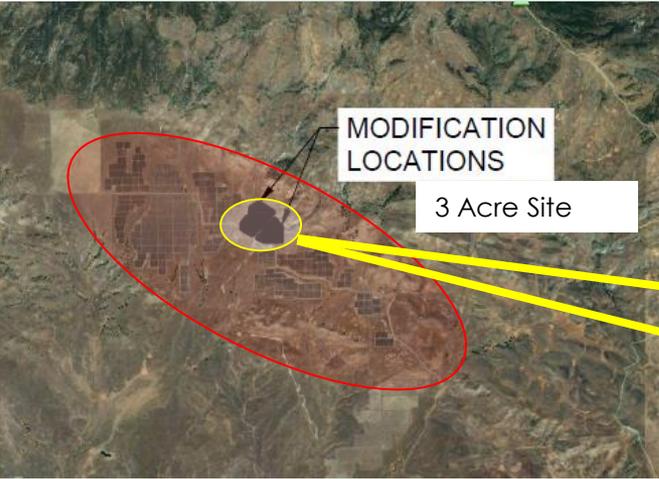




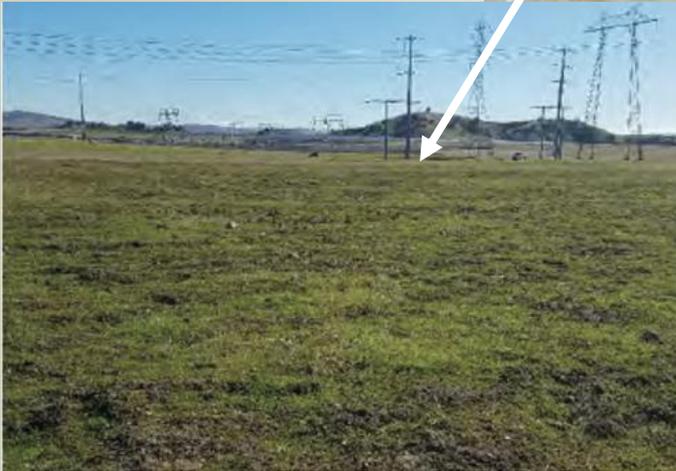
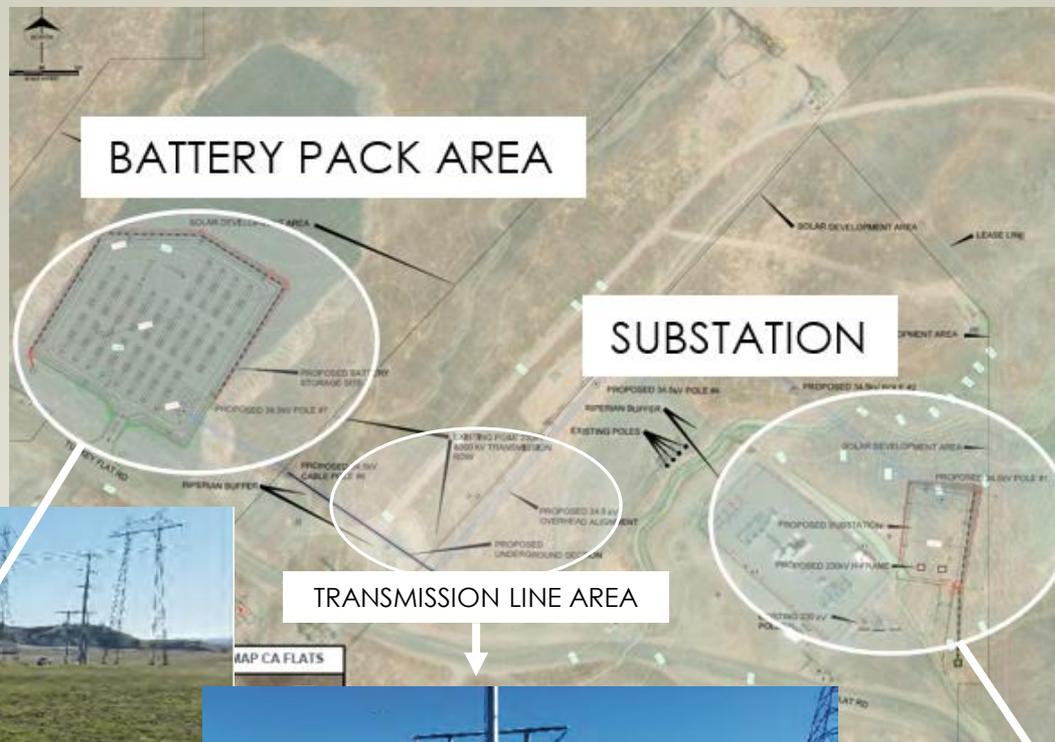
PROJECT OVERVIEW

- Amendment to California Flats Solar Project for:
 - 85 units Tesla Megapack Battery Energy Storage System on a 3-acre area
 - Improvements to Existing Cal Flats Substation
 - 1,650 feet of overhead transmission line with some underground
 - 2 acres of grading; 7,243 cubic yards of cut and 1,489 cubic yards of fill. The balance of material, approximately 5,754 cubic yards, will be stockpiled on-site for future reuse.
 - Modification within existing footprint of the California Flats Project
 - Originally processed as a Minor Amendment with an Administrative Approval Process (no hearing)
 - Received Opposition; Opposition Withdrawn
 - Chief of Planning decision to schedule the item for consideration before the Board of Supervisors

Project Area for Battery Energy Storage- 3 acres within Cal Flats Solar Project Area



Site Plan and Photographs



Public Comment

Opposition Letters:

- Neighbor concerns visual and noise impacts
 - Resolved with screening
- Law Firm for California Unions for Reliable Energy (CURE) raised public health concern- Valley Fever
 - Resolved with existing Valley Fever measures

In-Support Letters:

- Monterey County Business Council
- Monterey County Business PAC
- Simon Salinas, Former Mo. Co. Board of Supervisor
- Law Firm for CURE
- Hearst Corporation



Environmental Review-Addendum

Addendum for this new project was prepared

- The amendment involves no substantial changes requiring subsequent environmental review
- No new information of substantial importance requiring revisions of the EIR
- The amendment to the project are minor in nature and will not result in a new significant environmental effect or a substantial increase in the severity of previously identified significant effects



Mitigation Measures Carried Over and New Conditions of Approval

- This project substantially conforms with the original permit for the California Flats Project
- The project is subject to several mitigation measures of the original project
- Eight (8) new conditions, including a condition detailing the mitigation measures from the original permit applicable to the amendment, is attached in staff report as **Attachment A**



Action:

Recommend that the BOS:

1. Certify Addendum together with the previously certified California Flats Solar Project EIR;
2. Approve the Amendment to the Use Permit for the California Flats Solar Project to construct the Battery Energy Storage System and associated improvements; and
3. Adopt a Condition Compliance and Mitigation Monitoring and Reporting Program