

DOCKETED	
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Project Title:	Corby Battery Energy Storage System Project
TN #:	259896
Document Title:	Volume 2 App 4-11 Land Use Appendices
Description:	N/A
Filer:	Doug Urry
Organization:	Tetra Tech
Submitter Role:	Applicant Consultant
Submission Date:	11/4/2024 3:07:56 PM
Docketed Date:	11/4/2024

APPENDIX 4.11-A: SOLANO COUNTY CUP PRE-APPLICATION COMMENT LETTER

DEPARTMENT OF RESOURCE MANAGEMENT

TERRY SCHMIDTBAUER
Director

JAMES BEZEK
Assistant Director

ALLAN CALDER
Planning Services Manager



675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

April 18, 2023

Via email: stephen.ahn@nexteraenergy.com, deandra.cass@nexteraenergy.com,
Brad.Schafer@icf.com, DDean@hansonbridgett.com,

**Re: Pre-Application Meeting - Corby Battery Energy Storage System (BESS) Project
(APN: 0141-030-090)**

Dear Stephen Ahn,

Thank you for meeting with the County on 4/18/23, for a pre-application meeting for the proposed Corby Battery Energy Storage System (BESS) Project. The Department of Resource Management reviewed the information submitted and below are preliminary comments based on your initial plans. Appropriate Division contact information is included below;

I. Planning Services Division, Nedzlene Ferrario, Principal Planner 707 784 3170

- A. Provide landscape and irrigation plans to include a 25-foot wide landscape strip along the public street, trees 50 feet on center, shrubs, and ground cover. Drought tolerant and native vegetation is highly encouraged. Additional landscaping may be required upon project evaluation. Landscaping shall comply with the [Department of Water Resources Water Efficient Landscape requirements](#). In addition, please clarify the remaining perimeter fencing. Due to the industrial character of the facility, additional screening may be required.
- B. The project has the potential to result in the loss of 40 acres of productive agriculture if approved. General Plan policy requires compensation for the loss of agricultural use at a ratio of 1:1.5 acres. If approved, mitigation for the 40-acre project would amount to 60 acres of compensation. The 40-acre loss is potentially significant impact; however, may be mitigated to a less than significant level. Planning staff recommends the preparation of an Agricultural Mitigation Plan to be submitted to the Planning Services Division prior to initiating the environmental review process.
- C. The proposed project is in close proximity to Interstate - 80, a state-designated scenic corridor. Visual impacts of the proposed 150-foot tall poles within the gen-tie route shall be included in the Initial Study.

SAEED IRAVANI
Building Official
Building & Safety

ALLAN CALDER
Program Manager
Planning Services

EDMOND STRICKLAND
Manager
Environmental Health

SARAH PAPPAKOSTAS
Administrative
Services
Manager

MATT TUGGLE
Engineering Manager
Public Works
Engineering

CHARLES BOWERS
Operations Manager
Public Works
Operations

CHRIS DRAKE
Parks Services
Manager
Parks

MISTY KALTREIDER
Water & Natural
Resources Program
Manager

- D. In addition, the proposed project includes a gen-tie route within the city limits of Vacaville. Please contact the City of Vacaville for permitting requirements and any additional concerns.
- E. Property owner(s) authorization for the proposed site and preferred gen-tie route shall be submitted in conjunction with the application submittal.
- F. Contact the Dixon Fire Protection District to address fire prevention and suppression concerns and requirements.
- G. A commercial coach or prefabricated buildings built on a foundation are permitted. RV trailers may not be utilized as on-site office space.
- H. Early input in land use planning and development review processes better enables the County and project applicants to incorporate feedback from community stakeholders, ultimately resulting in improved outcomes. Early outreach helps to educate and encourage communication and could provide more certainty to developers and community stakeholders during the permitting process. Please submit a Public Outreach Report prior to or in conjunction with the application submittal packet and include the following information:
- a. Property owners and tenant(s) notification in the form of flyers or fact sheets reviewed and approved by Planning Services staff prior to distribution.
 - b. The flyer or fact sheets to be mailed out shall include:
 - An envelope with clear markings such as "Potential Project in Your Area" if placed in an envelope;
 - Project site map with radius identified;
 - Proposed development plans;
 - Projected timeline of the project;
 - Project website, if any, and opportunity to provide feedback by email or online form to the applicant.
 - The flyer or fact sheet or website shall not include County Logo or County contact information.
 - c. Documentation of the property owners and tenants contacted – Assessor Parcel Numbers (APN), address, and methods of communication such as face-to-face interviews, mailed-out flyers, or both. Flyers or fact sheets mailed by the United States Postal Service using a Certificate of Mailing (Form 3788), or another form of registered mail with proof of mailing provided to staff.
 - d. Comments or concerns organized by property owners or tenants' name, APNs, address, date mailed out, date comments received, and email addresses, if any. The report shall clearly include and state the issues raised by the property owners and the actions taken to address the concerns.

Property owners and tenants of lands within ½ mile of the project site and preferred gen-tie route shall be informed as indicated above. Attached are two property owner list - a list of property owners' mailing addresses located within a half-mile of the subject location and the gen-tie route. The mailing addresses of the tenants within this area will follow as soon as possible.

- I. A Use Permit application fee in the amount of \$7, 992 and an environmental review fee in the amount of \$9, 515 are required to submit the application. The check shall be payable to Solano County or you may pay online. Please schedule an [appointment](#) to submit the application or email the application to Planning@solanocounty.com. Attached are the application submittal packet and online payment instructions, for your convenience.

II. Environmental Health Division Contact: Anthony Endow, Senior Environmental Health Specialist ayendow@solanocounty.com 707.784.3185:

- A. The March 2023 pre-application package is not clear about the number of onsite staff that will be required, and if accessory structures, like an office, will be included as part of the final build-out for the site. If accessory structures with plumbing fixtures will be included as part of the final build-out, an area on the property will need to be reserved for a septic system, including a primary and reserve leach field area.
- B. The pre-application material indicates the placement of a detention pond to mitigate stormwater runoff, but this is not shown in Figure 5, as indicated in the narrative. Can a revised mapping be provided to show the detention pond location?
- C. Please provide a revised mapping showing the location of all water wells on the property. Enhanced protections from potential electrolyte discharge for any neighboring water wells may also be required.
- D. If a fire were to break out among the battery enclosures, can that type of fire be fought with water, or is some type of foam or other firefighting medium required?
- E. More information on the type of batteries that will be deployed, including if they contain a liquid electrolyte and if so the volume of liquid electrolyte in each battery enclosure, is requested.
- F. If the battery enclosures contain liquid electrolytes, what additional protections can be put in place to prevent electrolyte discharge to Kilkenny Canal?
- G. A permit from Environmental Health is required to deepen an existing water well and/or to drill a new well.
- H. Solano County Code Ch. 6.4 does not allow for the use of chemical/portable toilets for this type of commercial operation. Construction of an in-ground septic system will be required for any restroom facilities.

- I. The applicant shall acknowledge that a hazardous materials business plan shall be in place for the operation of the facility and that the lithium-ion batteries will be included in the hazardous materials inventory for the facility. If the applicant believes the lithium-ion batteries do not require inclusion into the hazardous materials inventory for the facility, the applicant shall provide information demonstrating that the batteries are not subject to the Health and Safety Code §25501(n) and §25507, nor the California Fire Code for water reactive or pyrophoric metals and metal alloys.

The information above is provided to assist you in preparing to submit a planning application to the Department of Resource Management. Please do not hesitate to contact me for additional information

Sincerely,

4/19/2023

X Nedzlene Ferrario

Nedzlene Ferrario

Principal Planner

Signed by: Ferrario, Nedzlene N.

Nedzlene Ferrario
Principal Planner

Attachments

Property owners mailing list and maps
Application packet and online payment instructions

APPENDIX 4.11-B: SOLANO ENCROACHMENT PERMIT CORRESPONDENCE

From: [Ahn, Stephen](#)
To: [Urry, Doug](#); [Harrison, Joe](#)
Cc: [Omercajic, Nadan](#)
Subject: FW: Corby Energy BESS Application No. U-23-05
Date: Thursday, September 26, 2024 11:56:53 AM
Attachments: [image002.png](#)

CAUTION: This email originated from an external sender. Verify the source before opening links or attachments.

FYI (if I haven't sent this to you already)

Stephen Ahn | *Project Director*

NextEra Energy Resources

Mobile: +1 [REDACTED]

From: Ferrario, Nedzlene N. <NNFerrario@SolanoCounty.com>
Sent: Monday, July 22, 2024 7:01 PM
To: Ahn, Stephen <Stephen.Ahn@nexteraenergy.com>
Cc: Pease, Kathy (external) <kpease@masfirm.com>
Subject: RE: Corby Energy BESS Application No. U-23-05

Hi Stephen – quick reply to your question, your project is on pause due to the moratorium, issuances of any permits are prohibited.

Nedzlene, AICP
Principal Planner
707 784 3170

From: Ahn, Stephen <Stephen.Ahn@nexteraenergy.com>
Sent: Sunday, July 21, 2024 7:08 AM
To: Ferrario, Nedzlene N. <NNFerrario@SolanoCounty.com>
Cc: Pease, Kathy (external) <kpease@masfirm.com>
Subject: RE: Corby Energy BESS Application No. U-23-05

Hi Nedzlene,

Thank you again for inviting us to the meeting. It was very informative, and we will try to incorporate public comments into our project. In the meantime, can you help point me to the right person or direction to get the county encroachment permit? We are finalizing the transmission line route and would like to sit down with your team to go over it in the near future.

Stephen Ahn | *Project Director*

NextEra Energy Resources

Mobile: +1 [REDACTED]

From: Ferrario, Nedzlene N. <NNFerrario@SolanoCounty.com>
Sent: Wednesday, June 26, 2024 12:20 PM
To: Ahn, Stephen <Stephen.Ahn@nexteraenergy.com>
Subject: Corby Energy BESS Application No. U-23-05

Good morning Stephen-

Quick check in with you about the application on file. The moratorium remains under effect and the County Zoning Regulation study is underway. In fact we are planning to host a public meeting on July 18 6-8 pm at the Board Chambers. The flyer will be emailed out to you separately.

In addition, could you clarify, given AB205, is Nexterra considering opting in and if so, what is the status and the plan?

I'm available to speak if you prefer

Warmest regards,

Nedzlene Ferrario, AICP
Principal Planner
Planning Services Division
Department of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533
Main: 707 784 6765 Direct: 707 784 3170



[EXTERNAL Email Notice!] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

APPENDIX 4.11-C: DOD INFORMAL REVIEW REQUEST

From: [Sara DiSciorio](#)
To: [Scott Galati](#)
Cc: [Ahn, Stephen](#); [Urry, Doug](#); [Steele, John](#); [Omercajic, Nadan](#); [Benson, Michael p](#); [Bena, Andrew](#)
Subject: FW: Corby Project - DoD Informal Review Request (Business Sensitive)
Date: Friday, October 18, 2024 9:40:21 AM
Attachments: [image001.png](#)

CAUTION: This email originated from an external sender. Verify the source before opening links or attachments.

Gentlemen,

Please see the below confirmation of receipt message from the DoD Siting Clearinghouse. Please let me know if you have any more questions. Have a nice weekend.

Sincerely,
Sara

Sara DiSciorio

Project Manager

Office: (703) 256-2485

Direct: (571) 447-9369

6350 Walker Lane

Suite 450

Alexandria, VA 22310



From: OSD Pentagon OUSD A-S Mailbox ASD EIE-RP-SC <osd.pentagon.ousd-a-s.mbx.asd-eie-rp-sc@mail.mil>
Sent: Friday, October 18, 2024 8:25 AM
To: Sara DiSciorio <sara.disciorio@capitolairspace.com>
Cc: OSD Pentagon OUSD A-S Mailbox ASD EIE-RP-SC <osd.pentagon.ousd-a-s.mbx.asd-eie-rp-sc@mail.mil>
Subject: RE: Corby Project - DoD Informal Review Request (Business Sensitive)

Good morning Ms. DiSciorio,

Your Informal Review request for the Corby Project has been received. We will begin processing the request shortly.

Thank you for the opportunity to review the project.

Very Respectfully,

The Clearinghouse
Military Aviation and Installation Assurance Siting Clearinghouse
Office of the Assistant Secretary of Defense (Energy Resilience and Optimization)
Email: osd.pentagon.ousd-a-s.mbx.asd-eie-rp-sc@mail.mil

From: Sara DiSciorio <sara.disciorio@capitolairspace.com>
Sent: Thursday, October 17, 2024 5:02 PM
To: OSD Pentagon OUSD A-S Mailbox ASD EIE-RP-SC <osd.pentagon.ousd-a-s.mbx.asd-eie-rp-sc@mail.mil>
Subject: Corby Project - DoD Informal Review Request (Business Sensitive)

To whom it may concern,

Corby Energy Storage, LLC would like to submit an informal review request for the energy storage and transmission line associated with the “Corby Project” energy storage project, located in Solano County, California. Any feedback would be greatly appreciated. Attached are a shapefile and map depicting the prospective project area, as well as the completed Informal Review Request form. Maximum transmission pole and energy storage height will be up to 150 feet AGL.

Please respond if any questions come up during the review process and thank you to everyone involved for your time.

Sincerely,

Sara DiSciorio

Project Manager

Office: (703) 256-2485

Direct: (571) 447-9369

6350 Walker Lane

Suite 450

Alexandria, VA 22310





DOD Military Aviation and Installation Assurance Siting Clearinghouse



DOD Siting Clearinghouse – Informal Review Request Form

To request an informal review, please fill out this form with all the available information for your project(s) and email this [form](#), a [shapefile](#) and/or KMZ file of the proposed location, and any relevant documentation to the Clearinghouse at osd.dod-siting-clearinghouse@mail.mil. If necessary, you may also submit coordinates in Decimal Degrees (preferred) or DMS (Degrees, Minutes, Seconds) for each component of the project (e.g., each wind turbine or transmission line tower) in Excel format.

Date of Request: 10/17/24

PROJECT POINT OF CONTACT		
First Name	Stephen	Last Name Ahn
Organization	Corby Energy Storage, LLC	
Address	700 Universe Blvd.	
City	Juno Beach	State FL Zip Code 33408
Email	stephen.ahn@nexteraenergy.com	Phone Number [REDACTED]

PROJECT DETAILS	
Project Name	Corby Project
Project Developer	Corby Energy Storage, LLC
Project Location	Solano County, California
Type of Project [Select all that apply]	Energy Storage

For the following questions, please fill out **ONLY** the sections applicable to the project type. If the project does not yet have a defined layout, please provide coordinates to indicate the general footprint, such as boundary corners.

WIND TURBINE	
Number of Structures	Turbine Type
Hub Height (ft)	Maximum Blade Tip Height at Top of Rotation (ft)
Associated Meteorological Evaluation Towers	
Turbine Farm boundary corner coordinates (in addition to shapefile and/or KMZ file)	

SOLAR		
Solar Technology (e.g., photovoltaic, concentrated solar power)		
Solar Panel Height (at maximum tilt) or Tower Height (ft)		
Acreage	Axis Tracking? <input type="checkbox"/>	Anti-Reflective Panels? <input type="checkbox"/>
Solar Panel or Heliostat Array boundary corner coordinates (in addition to shapefile and/or KMZ file)		
Associated Transmission Infrastructure (if applicable)		
Maximum Pole Height (ft)	Grid Point of Interconnection Coordinates	Rate Voltage of Line (kV)

GEOTHERMAL	
Acreage	Structure Height (ft)
Geothermal Layout boundary corner coordinates (in addition to shapefile and/or KMZ file)	

ENERGY STORAGE		
Acreage 40.28	Structure Height (ft) 70	
Project boundary corner coordinates (in addition to shapefile and/or KMZ file) 38° 23' 42.782" N - 121° 54' 32.791" W 38° 23' 42.728" N - 121° 54' 21.668" W 38° 23' 23.131" N - 121° 54' 21.679" W 38° 23' 23.171" N - 121° 54' 32.798" W		
Associated Transmission Infrastructure (if applicable)		
Maximum Pole Height (ft) Up to 150 feet AGL	Grid Point of Interconnection Coordinates 38° 23' 38.272" N - 121° 54' 30.329" W	Rate Voltage of Line (kV) 230

TRANSMISSION, UTILITY, OR POWER LINES	
Type of structure (wood, concrete, steel etc.): Steel	
Height (ft) Up to 150 feet AGL	Length of Line (ft) 5802
Substations Tie-In See KMZ	
Rated Voltage of Lines (kV) 230	
Transmission Tower and Terminal Point Coordinates. 38° 23' 51.482" N - 121° 54' 57.052" W / 38° 23' 44.779" N - 121° 54' 57.128" W, 38° 23' 42.191" N - 121° 54' 30.306" W / 38° 23' 40.197" N - 121° 54' 30.317" W, 38° 23' 58.135" N - 121° 54' 56.984" W / 38° 24' 8.086" N - 121° 55' 5.942" W, 38° 24' 9.081" N - 121° 55' 0.123" W / 38° 24' 4.789" N - 121° 54' 56.936" W 38° 24' 7.011" N - 121° 55' 6.394" W / 38° 24' 8.276" N - 121° 54' 59.525" W <i>Please include a map of the transmission route (if shapefile and/or KMZ file is not provided)</i>	

Any additional information about your project you wish to disclose?

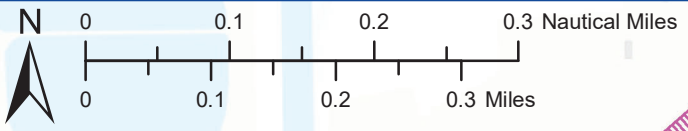
Capitol Airspace Group will be representing NextEra Energy Resources through the Informal Review Process.

The primary Point of Contact at Capitol Airspace Group is: Sara DiSciorio.

Email: sara.disciorio@capitolairspace.com

Phone: 703.256.2485

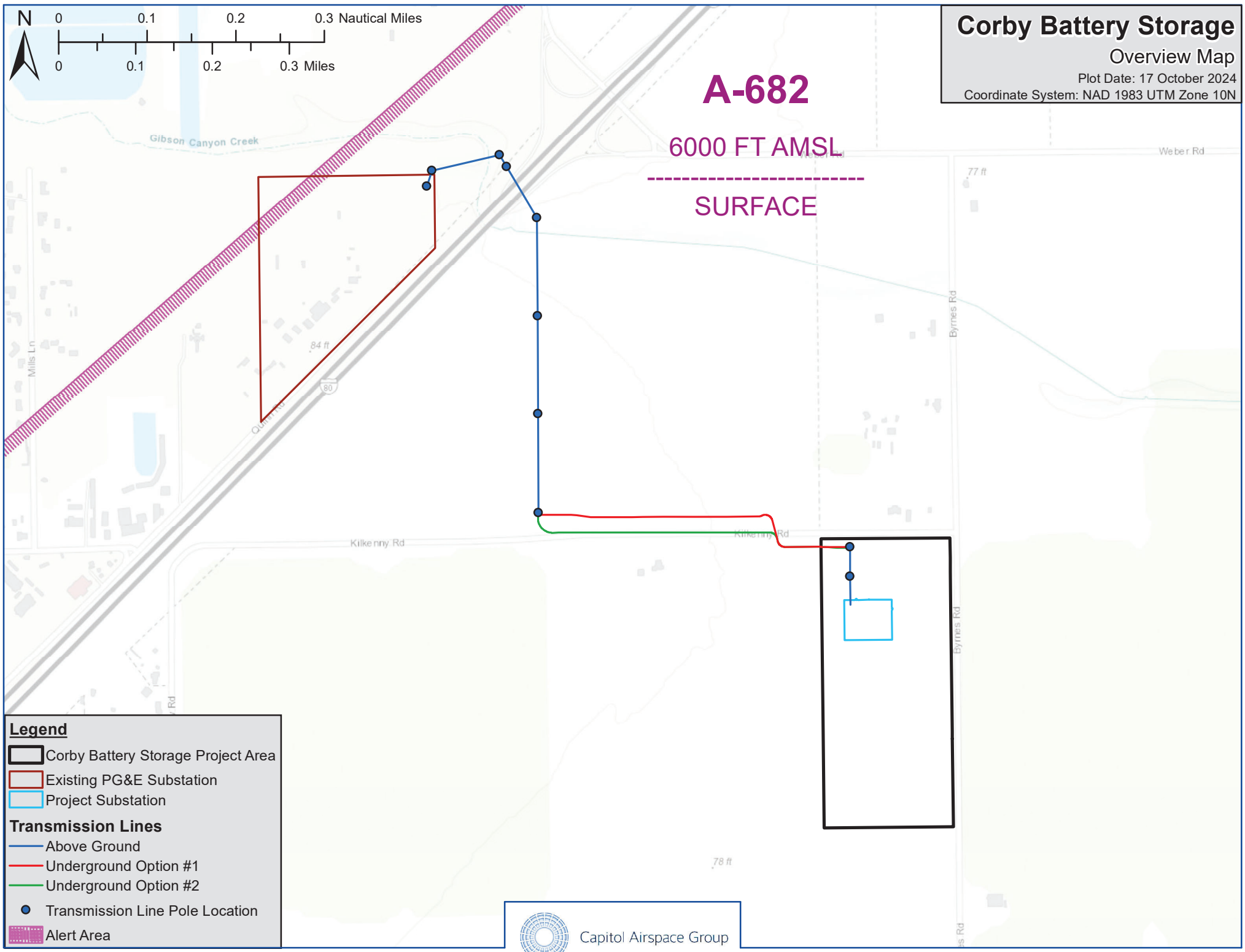
If the request for an informal review includes trade secrets or otherwise commercial information that is proprietary or competition sensitive, we encourage that the documents be marked accordingly. Documents should be marked as "Proprietary" or "Business Sensitive" to help ensure they are properly safeguarded upon receipt. Do not mark documents as "Confidential," as that can be easily mistaken for a national security classification. Proprietary information which is customarily and actually treated as private will be protected under Exemption 4 to the Freedom of Information Act (FOIA) to the extent permitted by law. Requests are not otherwise shared outside of DoD and will only be used to assess potential impacts on military missions.



Corby Battery Storage
 Overview Map
 Plot Date: 17 October 2024
 Coordinate System: NAD 1983 UTM Zone 10N

A-682

6000 FT AMSL
 SURFACE



Legend

- Corby Battery Storage Project Area
- Existing PG&E Substation
- Project Substation

Transmission Lines

- Above Ground
- Underground Option #1
- Underground Option #2
- Transmission Line Pole Location
- Alert Area