



PLANNING DEPARTMENT
Community Development Agency

County Administration Center
810 Court Street ■ Jackson, CA 95642-2132
Telephone: (209) 223-6380
Website: www.amadorgov.org
E-mail: planning@amadorgov.org

APPLICATION PROCEDURE FOR USE PERMIT

A Public Hearing before the Planning Commission will be scheduled after the following information has been completed and submitted to the Planning Department Office:

1. Complete the following:

Name of Applicant Apex Energy Solutions, LLC

Mailing Address 604 Sutter Street, Suite 250, Folsom, CA 95630

Cedar 1 Battery

Phone Number 916-985-9461

Assessor Parcel Number 030-740-022

Use Permit Applied For:

- Private Academic School
- Private Nonprofit Recreational Facility
- Public Building and Use(s)
- Airport, Heliport
- Cemetery
- Radio, Television Transmission Tower
- Club, Lodge, Fraternal Organization
- Dump, Garbage Disposal Site
- Church
- OTHER Battery Energy Storage Facility

2. Attach a letter explaining the purpose and need for the Use Permit.

3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).

4. If Applicant is not the property owner, a consent letter must be attached.

5. Assessor Plat Map (can be obtained from the County Surveyor's Office).

6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.

7. Planning Department Filing Fee: \$ 1829

Environmental Health Review Fee: \$ _____

Public Works Agency Review Fee: \$ _____

Amador Fire Protection District Fee: \$ _____

8. Complete an Environmental Information Form.

9. Sign Indemnification Form.

MEMORANDUM

Date: October 26, 2021

From: Anika Larson, Project Manager, Apex Energy Solutions, LLC.

To: Krista Ruesel, Amador County Planning Department

Re: Purpose Letter – Cedar 1 Battery Project

Dear Krista,

In effort to reduce greenhouse gas (GHG) emission and expand the availability of alternative energy resources locally and regionally, the project proponent/applicant, Apex Energy Solutions, LLC. is proposing to develop the Cedar 1 Battery Project (Project), an up to ten (10)- megawatt alternating current (MWAC)/ forty (40)-megawatt hour (MWh) Battery Energy Storage System (BESS or ESS) facility on approximately two and one half (2.5) undeveloped acres, in the unincorporated region of Amador County, California on APN 030-740-022.

The applicant is requesting County of Amador ("County") review and approval of a Conditional Use Permit (CUP) for the construction of a battery energy storage facility. The project would be constructed in one (1) phase that would be built over an up to six (6) month period and is anticipated to operate for a period of up to 30 years. After the 30-year project service life, the project would be decommissioned, and the project site returned to its pre-project condition. The BESS structures would not be designated for permanent occupancy and the equipment will be serviced on in intermittent basis by technicians.

The project parcel has a General Plan designation of TC (Local Service Center) and is zoned C2 (Heavy Commercial). According to Table 2-1 in Section 18.10.020 of the Amador County Development Ordinance, "Energy Generation Facilities, Wind Farms, Biomass Fuel Manufacturing (off-site energy use)" are allowed uses with a Conditional Use Permit (CUP). As such, battery storage facilities are allowed in this zone with an approved Conditional Use Permit through the Amador County Planning and Community Development Department. Therefore, this Conditional use Permit application is being filed for consideration by the Planning Commission.

X

Anika Larson
Project Manager

MEMORANDUM

Date: October 18, 2021

From: Anika Larson, Project Manager, Apex Energy Solutions, LLC.

To: Krista Ruesel, Amador County Planning Department

Re: Consent Letter – Cedar 1 Battery Project

Dear Krista,

Regarding APN: 030-740-022 located in Amador County, I, Del Rapini Construction, Inc., owner of the property, hereby grant authority to Apex Energy Solutions, LLC to access and submit materials required for permitting and development of the Cedar Energy Storage Project.

X



Sign & Date: Del Rapini

ENVIRONMENTAL INFORMATION FORM

To be completed by applicant; use additional sheets as necessary.
Attach plans, diagrams, etc. as appropriate.

GENERAL INFORMATION

Project Name: Cedar 1 Battery Project

Date Filed: _____ File No. _____

Applicant/

Developer Apex Energy Solutions, LLC Landowner Del Rapini Construction Inc./Rapini Delbert E SP Trust

Address 604 Sutter Street, Suite 250, Folsom, CA 95630 Address 5701 Olive Ranch Rd, Granite Bay, CA 95746

Phone No. 916-985-9461 Phone No. _____

Assessor Parcel Number(s) 030-740-022

Existing Zoning District C2

Existing General Plan TC

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies Grading Permit, Building Permit, Dust Control Plan,

Encroachment Permit, General Construction Storm Water Permit Notice of Intent, Storm Water Pollution Prevention Plan

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

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

YES NO


- | | | |
|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Does this project have a relationship to a larger project or series of projects? |

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 10/27/2021


 (Signature)
 For Apex Energy Solutions, LLC

Environmental Information Form: Additional Information

18. The project is located along Highway 88 and Ridge Road, directly behind a Dollar General. A security fence will be placed around the project area and screens can be applied to reduce the visual impacts from the roadway.

25. Lithium-Ion batteries contain potentially hazardous materials but are completely contained within the containers. Fire Safety information for the batteries is included in this application describing the several safety precautions instilled in the battery containers.

29. The project site is vacant with a flat topography. There are some internal dirt "roads" throughout the property. Most of the site, the northern end, is virtually stripped of vegetation and is therefore not appropriate habitat for any local wildlife. The southern end of the site is lightly forested and will therefore not be used for the project. A cultural report can be found in this application, no significant findings were made.

30. The surrounding properties are further discussed in the project description.

31. There are no known mine shafts, tunnels, air shafts, open hazardous excavations or similar on the project site.

INDEMNIFICATION

Project: Cedar 1 Battery

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant:


Signature

Owner (if different than Applicant):


Signature

PARCEL MAP No. 2845 BOUNDARY LINE ADJUSTMENT

for
DELBERT E. RAPINI
Trustee of the Delbert E. Rapini 2003 Separate Property Trust
udt dated August 20, 2003
20030015687 and 20090004646
and
a n d
DEL RAPINI CONSTRUCTION, INC.
a California Corporation
20050012391

BEING A PORTION OF THE SW 1/4 SECTION 33, T. 7 N., R. 12 E., M. D. M.
COUNTY OF AMADOR, STATE OF CALIFORNIA



June, 2014

Scale: 1"=100'

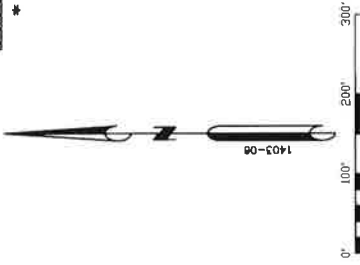
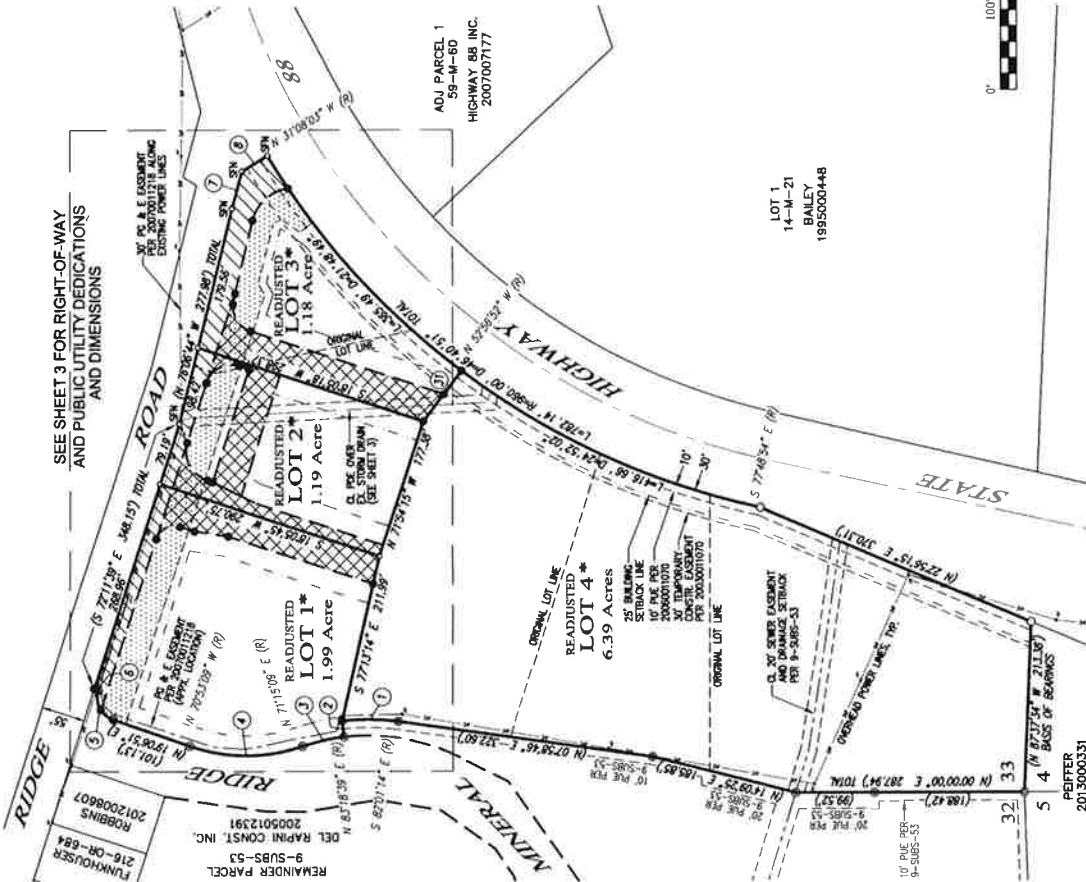
NOTES and LEGEND

- DENOTES 3/4" REBAR WITH PLASTIC CAP STAMPED PLS 3570 SET ON THIS SURVEY
- DENOTES FOUND 3/4" REBAR WITH PLASTIC CAP STAMPED PLS 3570 PER 9-SUBS-53
- DENOTES FOUND 5/8" STEEL ROD TAGGED LS 3570 PER 9-SUBS-53 AND/OR 42-M-70
- DENOTES FOUND 2" IRON PIPE AT SECTION CORNER PER 9-SUBS-55, 52-M-87 AND 42-M-70
- DENOTES A CALCULATED POINT ONLY, NOTHING FOUND OR SET
- DENOTES OVERHEAD POWER LINES
- () DENOTES RECORD DATA PER 9-SUBS-53
- CL DENOTES CENTERLINE OR DISTANCE TO CENTERLINE
- RW DENOTES RIGHT-OF-WAY OR DISTANCE TO RIGHT-OF-WAY
- PLU DENOTES PUBLIC UTILITY EASEMENT OR DISTANCE TO PUBLIC UTILITY EASEMENT
- PDE DENOTES PRIVATE STORM DRAIN EASEMENT
- SFN DENOTES SEARCHED FOUND NOTHING
- BSL DENOTES BUILDING SETBACK LINE
- [Hatched Box] DENOTES ACCESS AND PUBLIC UTILITY EASEMENT AREA ALONG RIDGE ROAD TO BE DEDICATED TO AMADOR COUNTY (SEE SHEET 3)
- [Dotted Box] DENOTES PUBLIC UTILITY EASEMENT AND PUBLIC FACILITIES EASEMENT TO BE DEDICATED TO AMADOR COUNTY (SEE SHEET 3)
- [Cross-hatched Box] DENOTES PRIVATE ACCESS AND UTILITY EASEMENT AREA (SEE SHEET 3)
- * ANY DEVELOPMENT OVER 22,000 SQUARE FEET OR GENERATING MORE THAN 1567 TRIPS PER DAY CUMULATIVELY FOR THE PARCELS ON THIS MAP WILL REQUIRE FURTHER EVALUATION TO DETERMINE FAIR SHARE CONTRIBUTION FOR MITIGATION OF IMPACTS TO THE INTERSECTION OF RIDGE ROAD AND STATE HIGHWAY 88 (CONDITION NO. 8 OF PINE GROVE SHOPPING CENTER ZONE CHANGE MITIGATION MEASURES).

BASIS OF BEARINGS IS REFERRED TO THE SOUTH LINE OF READJUSTED PARCEL 4 AS SHOWN ON 9-SUBS-53, THE BEARING OF WHICH IS N 87°37'34" W.

Circle	DATA TABLE
1	R=275.00' D=140°07' L=70.40'
2	S 87°18'59" W (0) 20.00'
3	R=255.00' D=170°31' L=53.67'
4	R=250.00' D=175°14' L=145.30'
5	R=50.00' D=85°41'30" L=46.44'
6	N 17°49'21" E 5.00'
7	N 74°52'28" W 48.25'
8	N 31°08'03" W 37.96'
9	R=30.00' D=35°30'37" L=20.17'
10	R=30.00' D=50°10'53" L=28.27'
11	R=24.00' D=65°53'37" L=37.70'
12	S 17°54'32" W 18.60'
13	N 16°05'45" E 6.74'
14	R=39.00' D=89°48'50" L=46.13'
15	R=33.00' D=87°10'43" L=51.94'
16	N 16°05'18" E 11.00'
17	R=33.00' D=79°49'27" L=43.67'
18	S 80°05'00" E 14.04'
19	N 59°35'45" E 16.23'
20	S 24°37'05" E 11.53'
21	S 35°55'46" W 27.75'
22	S 37°09'54" E 20.00'
23	R=360.00' D=0°07'59" L=45.50'
24	R=360.00' D=0°23'32" L=46.55'
25	R=33.50' D=65°52'01" L=43.40'
26	N 52°56'52" W 36.64' RW
27	N 52°56'52" W 36.64' CL
28	N 52°56'52" W 36.64' CL
29	S 80°04'43" E 14.37'
30	R=360.00' D=0°23'41" L=44.00'
31	N 52°56'52" W 36.64' TOTAL

THE FOLLOWING EXCEPTIONS WERE NOTED IN PRELIMINARY REPORT ORDER No. 404-10921 DATED JANUARY 16, 2014, 9006-2159, 9006-2160 AND 9006-2161 DATED MAY 12, 2014 PREPARED BY PLACER TITLE COMPANY AS AFFECTING THIS PROPERTY:
2-PAIS-469
US PATENT DATED 1-05-1882, AND INCIDENTALS PER DEED FROM AHARTY TO GOLD TOP MINE COMPANY
EASEMENTS, DEDICATIONS, AND INCIDENTALS PERTAINING TO PETERSON SUBDIVISION
4-M-5
PG & E EASEMENT
51-05E05-118
42-M-70
EASEMENTS, NOTES AND RECTALS PERTAINING TO MAP
2096001070
PLU AND TEMPORARY CONSTRUCTION EASEMENT
2007001218
ELECTRICAL EASEMENT AND ACCESS EASEMENT
9-SUBS-53
DEDICATIONS, ACCESS EASEMENTS, PUE'S, DRAINAGE AND 85L, RW MAINTENANCE AND INCIDENTALS



PARCEL MAP No. 2845 BOUNDARY LINE ADJUSTMENT

for
DELBERT E. RAPINI
Trustee of the Delbert E. Rapini 2003 Separate Property Trust
dated August 20, 2003
20030015687 and 20090004646

and
DEL RAPINI CONSTRUCTION, INC.,
a California Corporation
20050012391
BEING A PORTION OF THE SW 1/4 SECTION 33, T. 7 N., R. 12 E., M. D. M.
COUNTY OF AMADOR, STATE OF CALIFORNIA



June, 2014

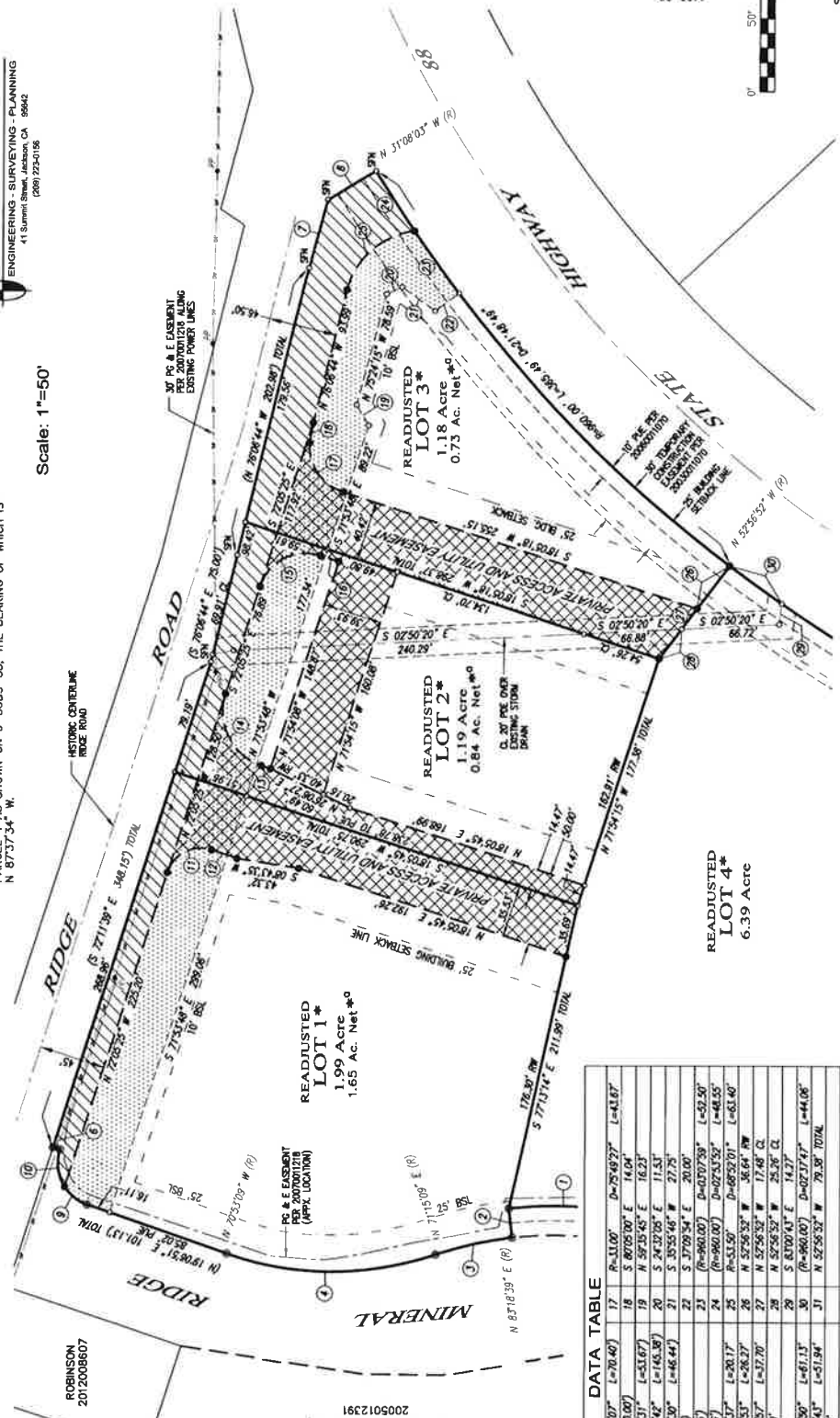
Scale: 1"=50'

NOTE:
*o NET AREA IS CROSS AREA LESS PUBLIC/Private ACCESS EASEMENT AREAS ONLY. PUBLIC UTILITY/FACILITIES EASEMENT AREA IS NOT INCLUDED.
* ANY REWORKMENT OVER 20,000 SQUARE FEET OR GENERATING MORE THAN 1507 TRIPS PER DAY CUMULATIVELY FOR THE PARCEL SHALL BE REFERRED TO THE ENGINEER FOR EVALUATION TO DETERMINE FAIR SHARE CONTRIBUTION FOR MITIGATION OF IMPACTS TO THE INTERSECTION OF RIDGE ROAD AND STATE HIGHWAY 88 (CONDITION No. 8 OF PNE GROVE SHOPPING CENTER ZONE CHANGE MITIGATION MEASURES).
BASIS OF BEARINGS IS REFERRED TO THE SOUTH LINE OF READJUSTED PARCEL 4 AS SHOWN ON 9-SUBS-53, THE BEARING OF WHICH IS N 87°37'34" W.

DENOTES ACCESS AND PUBLIC UTILITY EASEMENT AREA ALONG RIDGE ROAD TO BE DEDICATED TO AMADOR COUNTY DEPARTMENT OF PUBLIC UTILITY EASEMENT AND PUBLIC FACILITIES EASEMENT TO BE DEDICATED TO AMADOR COUNTY
DENOTES PRIVATE ACCESS AND UTILITY EASEMENT AREA

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DENOTES CENTERLINE OR DISTANCE TO CENTERLINE
DENOTES RIGHT-OF-WAY OR DISTANCE TO RIGHT-OF-WAY
DENOTES PUBLIC UTILITY EASEMENT OR DISTANCE TO PUBLIC UTILITY EASEMENT
DENOTES PRIVATE STORM DRAIN EASEMENT
DENOTES SEARCHED FOUND NOTHING
DENOTES BUILDING SETBACK LINE

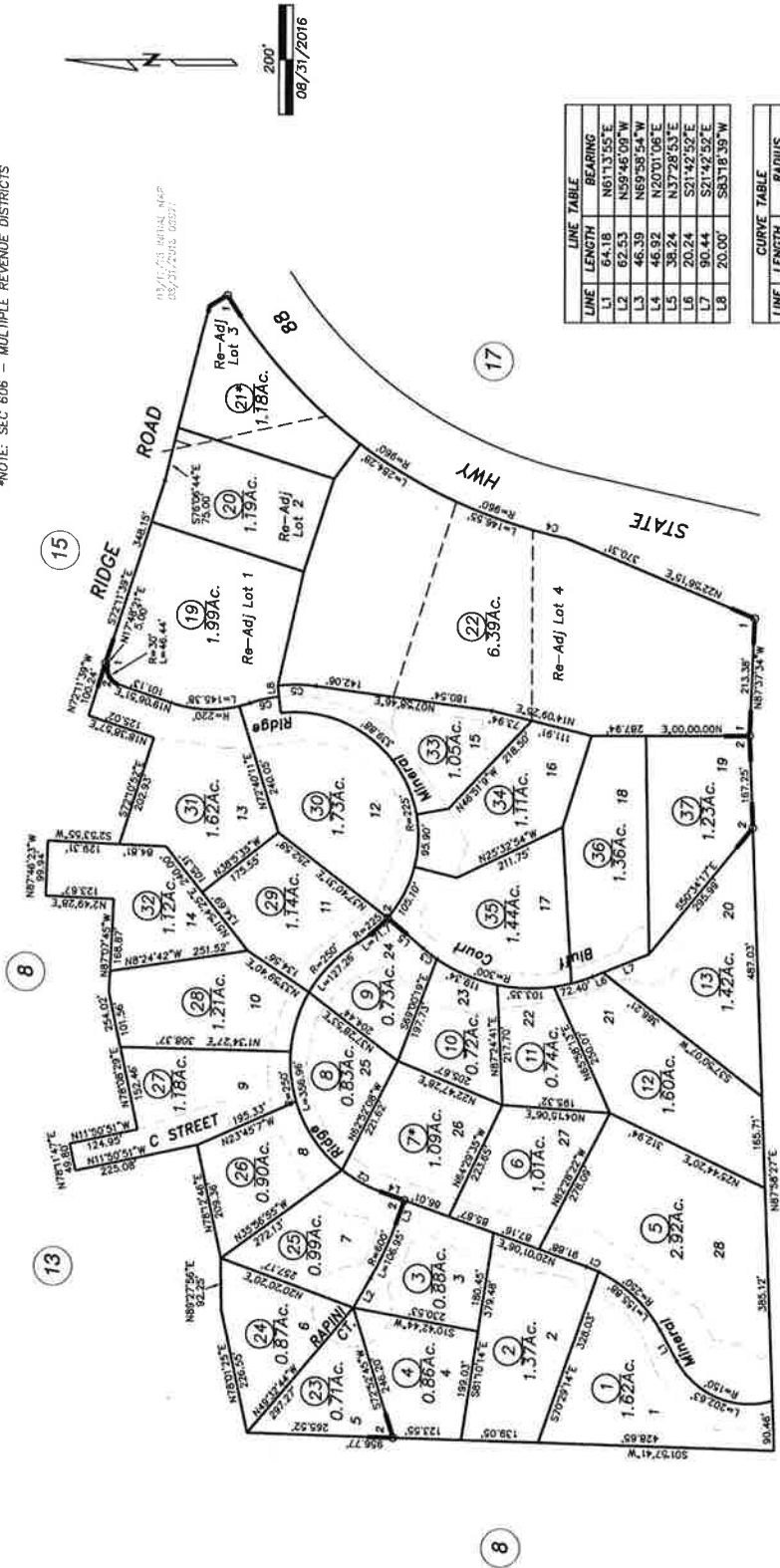


Station	Bearing	Distance	Curve Data
1	R=225.00°	D=1440.07'	L=70.40'
2	S 83°18'39" W (R)	20.00'	R=110.00° D=75.48237' L=43.87'
3	R=255.00°	D=1203.31'	L=53.87'
4	R=200.00°	D=1751.42'	L=145.38'
5	R=30.00°	D=884.130'	L=46.44'
6	N 17°48'21" E	5.00'	
7	N 74°52'26" W	48.25'	
8	N 31°08'03" W	37.96'	
9	R=30.00°	D=5010.53'	L=20.17'
10	R=24.00°	D=89759.57'	L=37.70'
11	S 17°54'32" E	18.60'	
12	N 18°05'45" E	6.74'	
13	R=33.00°	D=90710.43'	L=51.94'
14	N 18°05'18" E	13.00'	
15	R=225.00°	D=1440.07'	L=70.40'
16	S 83°18'39" W (R)	20.00'	R=110.00° D=75.48237' L=43.87'
17	N 52°15'45" E	16.23'	
18	S 74°32'26" E	11.51'	
19	S 35°55'46" W	27.75'	
20	S 37°09'54" E	20.00'	
21	R=860.00°	D=02073.93'	L=52.50'
22	R=53.50°	D=02243.52'	L=48.55'
23	R=52°56'52" W	36.64' RW	
24	N 52°56'52" W	17.48' CL	
25	S 81°00'43" E	14.37'	
26	S 81°00'43" E	14.37'	
27	S 81°00'43" E	14.37'	
28	S 81°00'43" E	14.37'	
29	S 81°00'43" E	14.37'	
30	S 81°00'43" E	14.37'	
31	N 52°56'52" W	36.64' RW	
32	N 52°56'52" W	17.48' CL	
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37	N 52°56'52" W	17.48' CL	
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47	N 52°56'52" W	17.48' CL	
48	N 52°56'52" W	17.48' CL	
49	N 52°56'52" W	17.48' CL	
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60	N 52°56'52" W	17.48' CL	
61	N 52°56'52" W	17.48' CL	
62	N 52°56'52" W	17.48' CL	
63	N 52°56'52" W	17.48' CL	
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73	N 52°56'52" W	17.48' CL	
74	N 52°56'52" W	17.48' CL	
75	N 52°56'52" W	17.48' CL	
76	N 52°56'52" W	17.48' CL	
77	N 52°56'52" W	17.48' CL	
78	N 52°56'52" W	17.48' CL	
79	N 52°56'52" W	17.48' CL	
80	N 52°56'52" W	17.48' CL	
81	N 52°56'52" W	17.48' CL	
82	N 52°56'52" W	17.48' CL	
83	N 52°56'52" W	17.48' CL	
84	N 52°56'52" W	17.48' CL	
85	N 52°56'52" W	17.48' CL	
86	N 52°56'52" W	17.48' CL	
87	N 52°56'52" W	17.48' CL	
88	N 52°56'52" W	17.48' CL	
89	N 52°56'52" W	17.48' CL	
90	N 52°56'52" W	17.48' CL	
91	N 52°56'52" W	17.48' CL	
92	N 52°56'52" W	17.48' CL	
93	N 52°56'52" W	17.48' CL	
94	N 52°56'52" W	17.48' CL	
95	N 52°56'52" W	17.48' CL	
96	N 52°56'52" W	17.48' CL	
97	N 52°56'52" W	17.48' CL	
98	N 52°56'52" W	17.48' CL	
99	N 52°56'52" W	17.48' CL	
100	N 52°56'52" W	17.48' CL	

SHEET 3 OF 3 SHEETS

52-087
52-011

*NOTE: SEC 606 - MULTIPLE REVENUE DISTRICTS



LINE	LENGTH	BEARING
L1	64.18	N61°13'55"E
L2	62.53	N59°46'00"W
L3	46.39	N69°58'54"W
L4	46.92	N20°01'06"E
L5	38.24	N37°28'53"E
L6	20.24	S21°42'52"E
L7	90.44	S21°42'52"E
L8	20.00	S83°18'39"W

CURVE	LENGTH	RADIUS
C1	23.95	250.00
C2	79.89	250.00
C3	31.83	300.00
C4	65.52	960.00
C5	70.40	275.00
C6	53.67	255.00

38
1

Map changes became effective with the 2017-2018 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

- R.M.Bk. 9, Sub.Pg.53 (5/19/2008) Pine Grove Bluffs
- 1- R.M.Bk.64, Pg.13 (08/07/14)
- 2- R.M.Bk. 9, Sub.Pg.71 (02/04/16) PINE GROVE BLUFFS PHASE 2

37

NOTE--Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date October 29 2021

RECEIVED FROM Apex Energy Solutions LLC

ADDRESS 604 Sutter Street STE 250 Folsom, CA 95630

One Thousand Eight Hundred Twenty-Nine and ⁰⁰/₁₀₀ DOLLARS (\$ 18,29.00)

For Use Permit application for a Battery Energy Storage Facility APN: 030-740-02
(\$1,069.00 UP application, \$710 CEQA, \$50 Recording admin fee)

ACCOUNT			How Paid ✓	
Amount Due	<u>1829</u>	<u>00</u>	Cash	
Amount Paid	<u>1829</u>	<u>00</u>	Check	<u>9392</u>
			Money Order	
			Credit Card	

Planning Department
By Ruslan Bratan Deputy

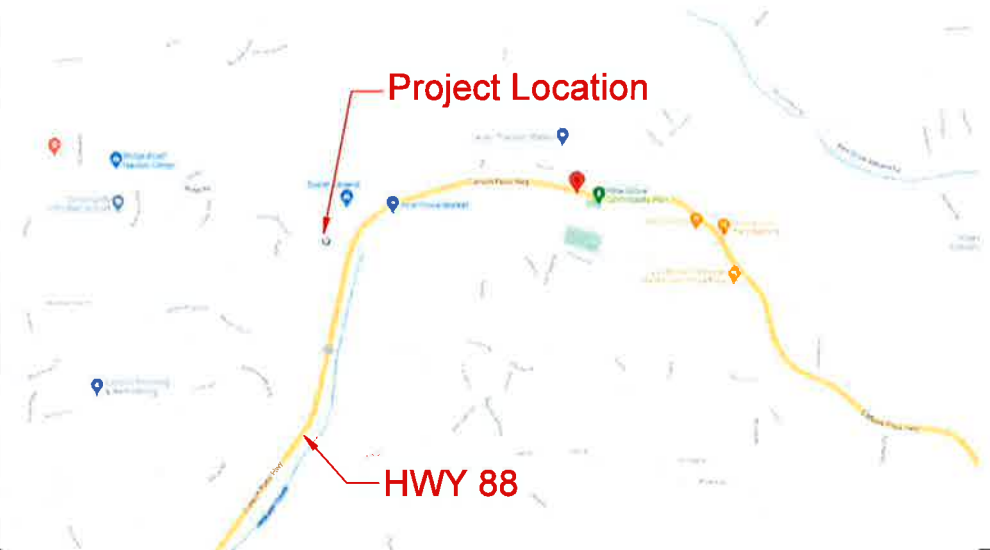
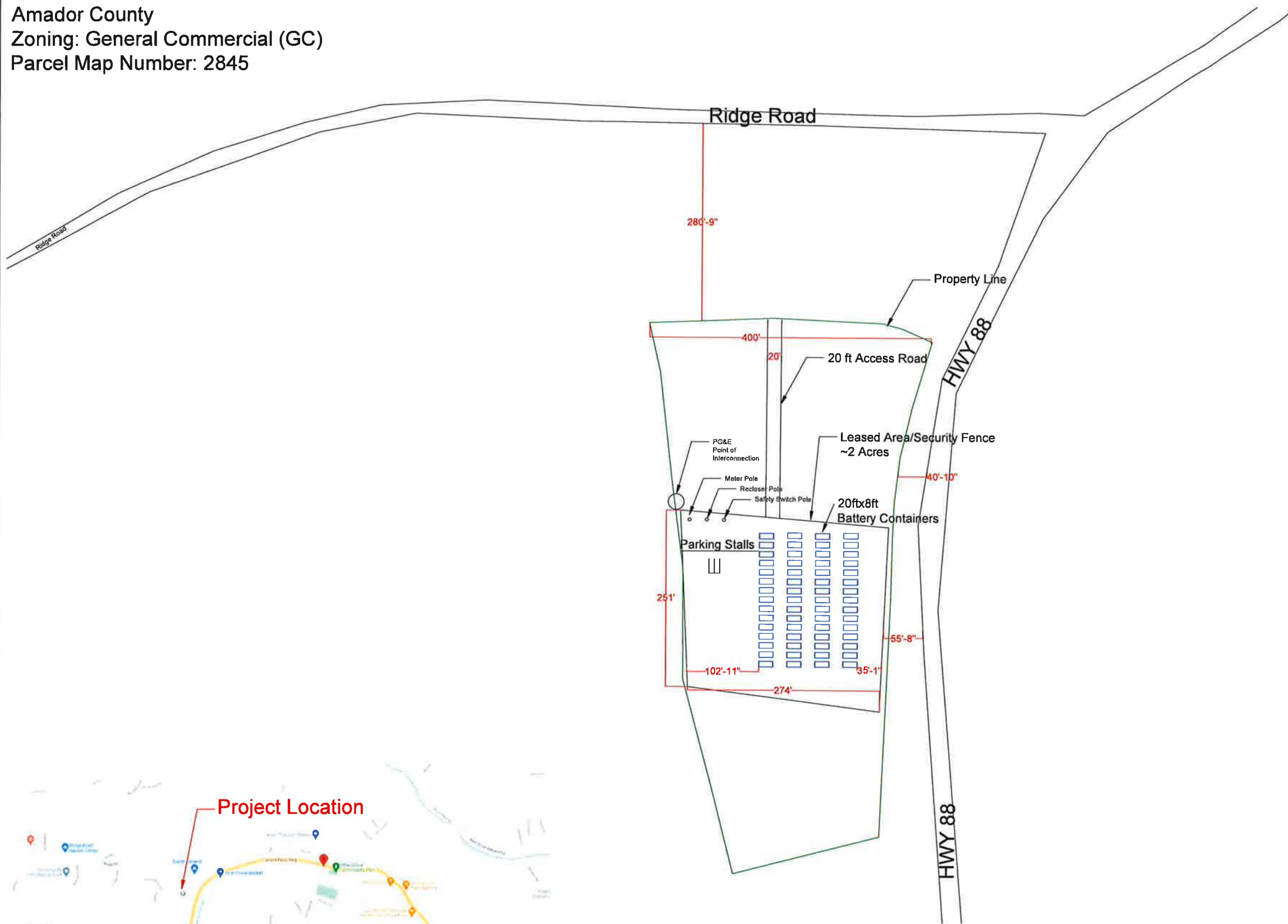
No 93839

Project: Cedar 1 Battery Storage
 Applicant: Apex Energy Solutions LLC
 APN:030-740-022
 Amador County
 Zoning: General Commercial (GC)
 Parcel Map Number: 2845

**CEDAR 1
 BATTERY PROJECT**

CONFIDENTIAL DOCUMENTS
 THE INFORMATION EMBODIED ON THIS DRAWING IS STRICTLY CONFIDENTIAL AND IS SUPPLIED WITH THE UNDERSTANDING THAT IT WILL BE HELD CONFIDENTIAL AND NOT DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF ZGLOBAL, INC.

REV.	BY	DESCRIPTION	DATE	APPROV BY
0	OI	SUBMITTAL #1	10/20/21	



1 inch
 Scale to Confirm 24"x36" Plot



604 SUTTER ST, STE 250
 FOLSOM, CA 95630
 Phone : 916.985.9461
 Fax: 916.985.9467

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SITE MAP

DRAWN BY:	OI	DRAWING No.	
CHECKED:			
SCALE:	AS NOTED		PS-000
JOB NO:			
DATE:		REV No.	1

Project: Cedar 1 Battery Storage
 Applicant: Apex Energy Solutions LLC
 APN: 030-740-022
 Amador County
 Zoning: General Commercial (GC)
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REV.	BY	DESCRIPTION	DATE	APPROVED BY
0	01	SUBMITTAL #1	10/20/21	



1 inch
 Scale to Confirm 24"x36" Plot

Apex Energy SOLUTIONS

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SHEET TITLE:

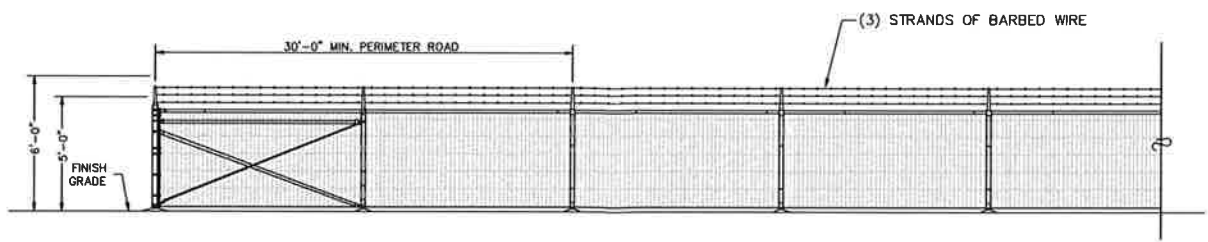
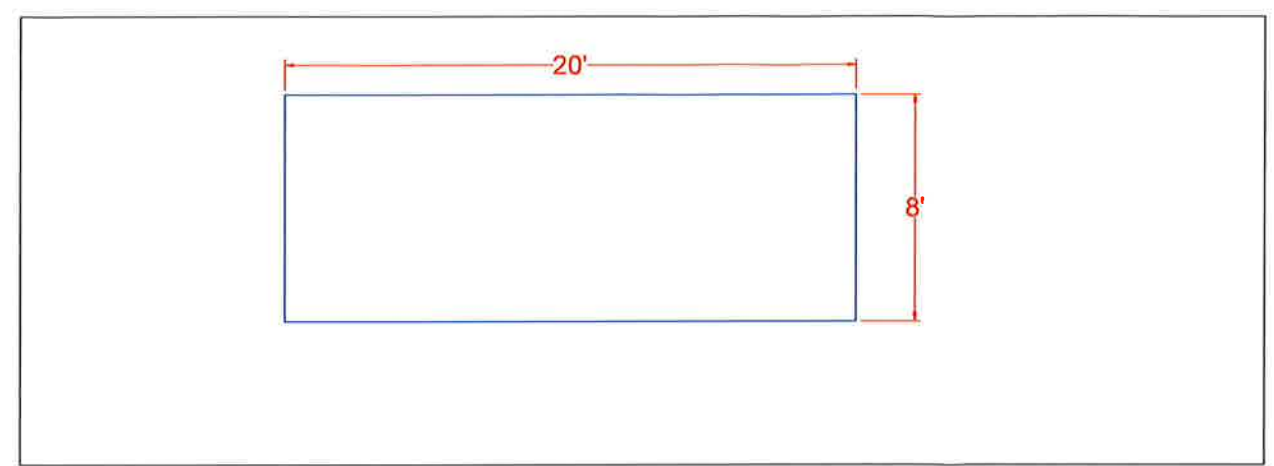
SITE MAP

DRAWN BY:	01	DRAWING No.	
CHECKED:		SCALE:	AS NOTED
JOB NO.			PS-000
DATE:		REV No.	1

CEDAR 1 BATTERY PROJECT

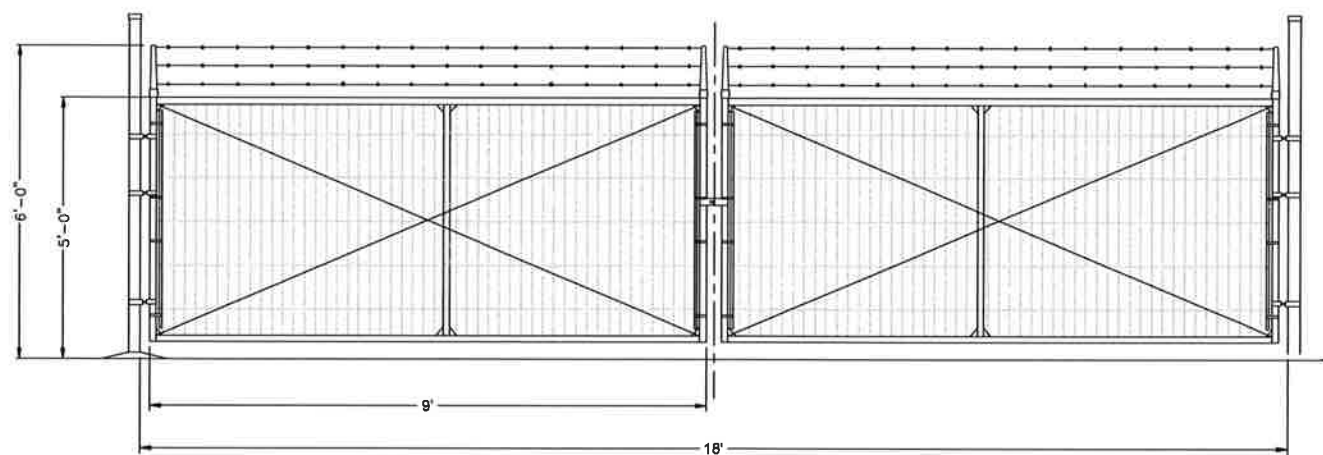
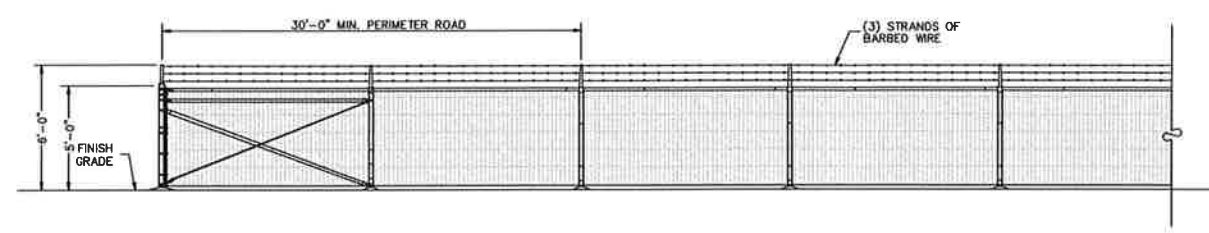
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REV.	BY	DESCRIPTION	DATE	APPROV BY
0	CI	SUBMITTAL #1	10/20/21	



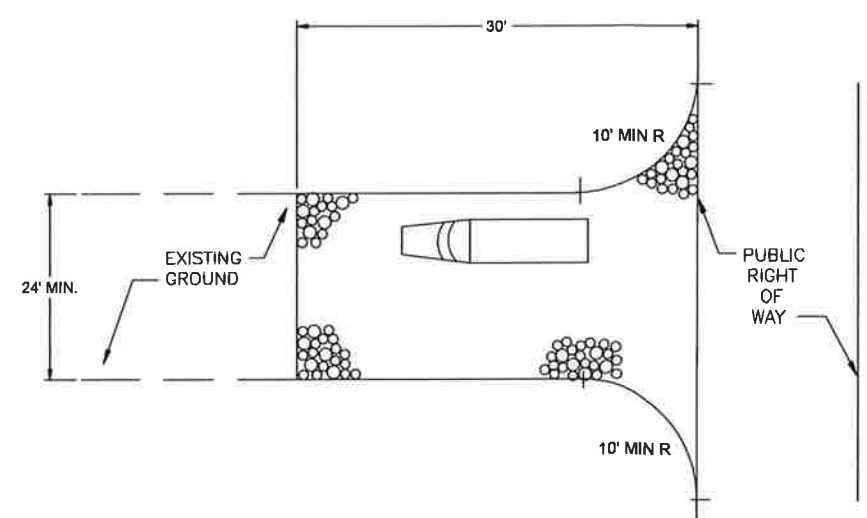
1 BATTERY CONTAINER
N.T.S.

2 EAST OR WEST PERIMETER ELEVATION, TYP.
N.T.S.



3 NORTH OR SOUTH PERIMETER ELEVATION, TYP.
N.T.S.

4 BI-DIRECTIONAL GATE ELEVATION
N.T.S.



5 SITE ENTRANCE (PLAN VIEW)
N.T.S.

1 inch
Scale to Conform 24"x36" Plot



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MECHANICAL DETAILS

DRAWN BY:	CI	DRAWING No.	
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SCALE:	AS NOTED		
JOB NO.			
DATE:		REV No.	1

CEDAR 1 BATTERY PROJECT

CONFIDENTIAL DOCUMENTS
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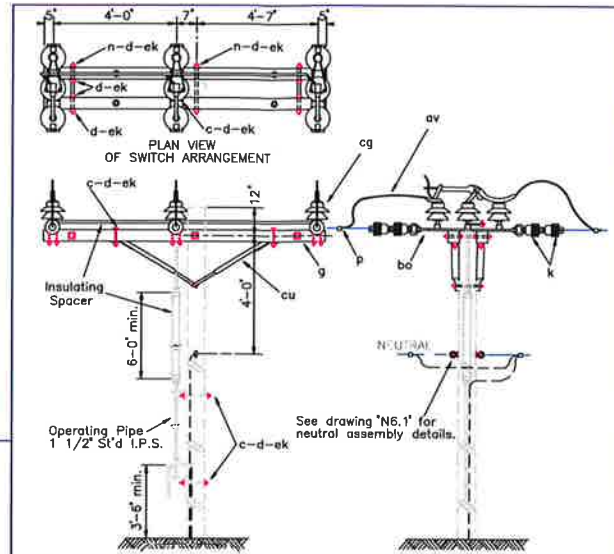
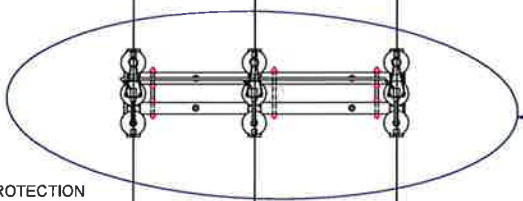
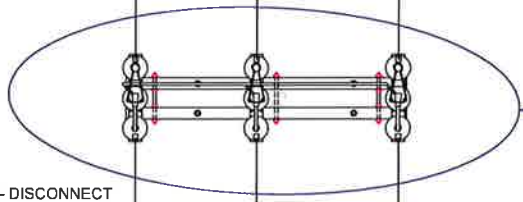
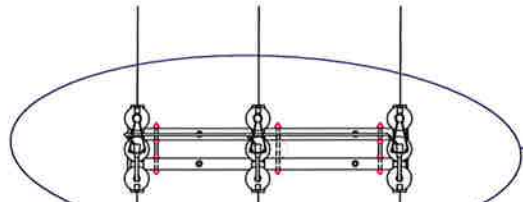
REV.	BY	DESCRIPTION	DATE	APPROV BY
0	CI	SUBMITTAL #1	10/20/21	

TO PG&E 12 KV DISTRIBUTION LINE

POLE #1- METERING

POLE #2- DISCONNECT

POLE #3- PROTECTION



ITEM	QTY	MATERIAL	ITEM	QTY	MATERIAL
c	4	Bolt, machine, 1/2" x req'd length	aa	2	Nut, eye, 5/8"
c	15	Bolt, machine, 5/8" x req'd length	av	-	Jumpers, as required
d	4	Washer, round, 1 3/8"	ba	6	Shackle, anchor
d	4	Washer, square, 2 1/4"	cg	1	Switch, airbreak, group operated
d	2	Washer, square, 3"	cu	2	Brace, wood, 60" span
g	2	Crossarm, 3 5/8" x 4 5/8" x 10'-0"	ek	33	Locknuts
k	12	Insulator, suspension, 4 1/4"			
n	4	Bolt, double arm, 5/8" x req'd length			
p	-	Connectors, as required			

GROUP-OPERATED AIRBREAK SWITCH
(THREE-PHASE)

POLE #2- DISCONNECT

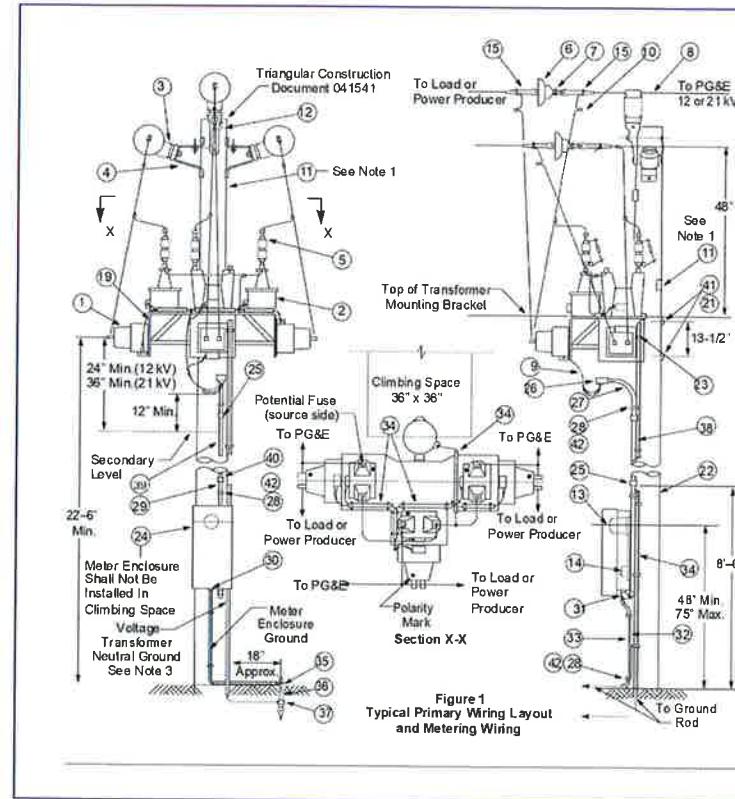
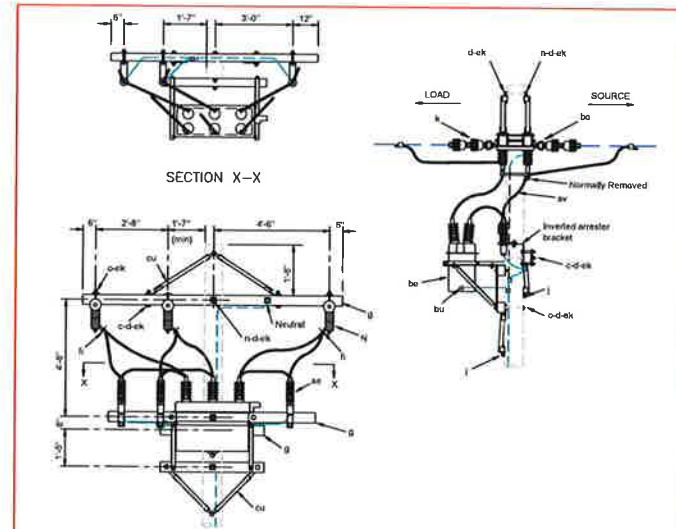


Figure 1
Typical Primary Wiring Layout
and Metering Wiring

Item	Description	Code	Quantity	Document Number
1	Transformer, Current, Outdoor-Type (12 KV)			054340
2	Transformer, Potential, Outdoor-Type (12 KV)			044450
3	Insulator, Post-Type (12 KV)			015190
4	Bracket, Pole-Top, for Post Insulator			015225
5	Fuse, Bushing Mounted (12 KV)			180096
6	Insulator, Suspension, 7"			056428
7	Link, Strap, One Brass Catalog Number 70658			Spec. 26
8	Wire, Overhead (#4 AWG)			
9	Wire, Coded, Meter, #10, 600 V			
10	Lead Wire, Connectors (as required)			
11	High Voltage Signs	17338	015070	
12	Bending Material (as required)			
13	Meter - watt-hour, without demand, etc. (By PG&E)			
14	Test Switch, Reset Therm (as required)			026237
15	Dead-End Attachment, for Aluminum, Document 028851, for Copper, Document 015218			
16	Guy Material (as required)			022178
17	Insulator Clearance Bracket, 1" Pin Thread, Code 101215, 1-3/8" Pin Thread, Code 101216			015190
18	Insulator, Pin Type (12 KV)			022088
19	Bracket, for Instrument Transformers (Aluma Form Catalog Number GPM-6 or Barfield Manufacturing Catalog Number BAFM-6)			181068
20	Air Switch, Install per Document 033131			022635
21	Block Machine, 5/8" x Length (as required), With Square Washer			068778

Item	Description	Code	Quantity	Document Number
22	Pole, Wood, Fully Treated and PG&E Inspected			Spec. 57
23	Galv. Steel, Galvanized, 2-1/2" x 29-3/4" x 0.187"			197154
24	Meter Enclosure, Weatherproof (see Document 033984)			
25	Coupling, PVC, 1-1/4" Slip Fit, Sloane Catalog Number CG425 or Equivalent			360416
26	Elbow, Type LR, PVC, 1-1/4" Female, Slo Fit, Sloane Catalog Number LR40S or Equiv			360559
27	Bend, PVC, 1-1/4", 90°, R=5-3/4" Slip Fit, Schedule 80, Gray			360559
28	Strap, Pipe, Galvanized, Two-Hole (as required)			027577
29	Conduit, Rigid Steel, 1-1/4", Galvanized			360121
30	Conduit Filing, Threaded (for armor wire or steel conduit, Item 33)			
31	Conduit Filing, Threaded (for Item 29)			
32	Wire, Ground, #6 Minimum Copper, Bare			
33	Conduit, Rigid Steel, 1/2", Galvanized (for meter enclosure ground wire)			360118
34	Conduit, Rigid PVC, 1/2", Schedule 40 With Coupling, 10' Lengths			360358
35	Conduit Grounding Hub and Clamp, (for conduit, Thomas & Betts catalog number 3932 or equivalent for armor, Thomas & Betts catalog number 3983, or equivalent)			
36	Rod, Ground, 3/8" x 8'-0", Copper Covered Steel Rod			187011
37	Clamp, Ground Rod			187012
38	Wire, Ground, PT Neutral, #6 Minimum Bare Copper			290013
39	Conduit, Rigid PVC, 1-1/4" Schedule 80, Gray			360420
40	Adapter, Female, PVC, 1-1/4" Thread to Slip Fit Sloane Catalog Number FA1303 (or equivalent)			360551
41	Cover, Insulating	14904	058776	
42	Nail, 6d, 1 1/2" long, 16d Common, Code 197036 for Cedar Poles; 6d Common, Code 187036 for Douglas Fir or Pine Poles			
43	Riser Assembly (as required)			027742

(a) Substitute pipe strap and nails, Items 28 and 42
(b) Armor clad ground wire may be used for meter enclosure ground. Omit rigid steel (Item 33) when armor cladding is used.



ITEM NO	MATERIAL	ITEM NO	MATERIAL
c	3 Bolt, machine, 5/8" x req'd length	aa	2 Nut, eye, 5/8"
d	4 Bolt, machine, 1/2" x req'd length	ae	3 Surge arrester
d	12 Washer, sq, 2-1/4" x 3/16", 13/16" hole	av	- Jumpers, stranded, as req'd
d	4 Washer, rd, 1-3/8" dia., 9/16" hole	be	1 Recloser, oil circuit - 3 phase
g	2 Crossarm, 3-5/8" x 4-5/8" x 10'-0"	*	1 Mounting bracket for 3 phase recloser
g	1 Crossarm, 3-5/8" x 4-5/8" x 8'-0"	ba	6 Shackle, anchor
g	2 Crossarm, 3-5/8" x 4-5/8" x 4'-0"	bu	1 Connector, solderless
j	2 Screw, lag, 5/8" x req'd length	cu	2 Brace, crossarm, wood, 60" span
k	12 Insulator, suspension	ek	- Locknuts, as req'd
l	6 Clamp, deadend	fi	6 Connector, hot line
n	3 Bolt, double arming, 5/8" x req'd length	hj	3 Switch, recloser by-pass
p	- Connectors, as req'd		

POLE #3- PROTECTION
THREE-PHASE CIRCUIT RECLOSER
WITH BY-PASS SWITCHES

POLE #1- METERING

1 inch
Scale to Confirm 24"x36" Plot



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SHEET TITLE:
ELECTRICAL DETAILS

DRAWN BY:	CI	DRAWING No.	
CHECKED:			
SCALE:	AS NOTED		
JOB NO:			
DATE:		REV No.	1

Cedar 1 Battery Project Description

Amador County Planning and Community
Development Department, CA

October 2021

Prepared For:
Apex Energy Solutions LLC.
604 Sutter Street, Suite 250
Folsom, California 95630

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1 INTRODUCTION

In effort to reduce greenhouse gas (GHG) emission and expand the availability of alternative energy resources locally and regionally, the project proponent/applicant, Apex Energy Solutions, LLC. is proposing to develop the Cedar 1 Battery Project (Project), an up to ten (10)- megawatt alternating current (MWAC)/ forty (40)-megawatt hour (MWh) Battery Energy Storage System (BESS or ESS) facility on approximately two and one half (2.5) undeveloped acres, in the unincorporated region of Amador County, California. The site corresponds to a portion of Section 32 & 33, Township 7 North, and Range 12 East of Mount Diablo Base and Meridian (MDBM of the "Pine Grove" topographic quadrangles 7.5-minute quadrangle (U.S. Department of the Interior, Geological Survey 2005). (see Figure 1 Project Vicinity Map, Figure 2 Project Location Map and Figure 3 Amador County Assessor's Parcel Map, Book 30, Page 74).

The applicant is requesting County of Amador ("County") review and approval of a Conditional Use Permit (CUP) for the construction of a battery energy storage facility. The project would be constructed in one (1) phase that would be built over an up to six (6) month period and is anticipated to operate for a period of up to 30 years. After the 30-year project service life, the project would be decommissioned, and the project site returned to its pre-project condition. The BESS structures would not be designated for permanent occupancy and the equipment will be serviced on in intermittent basis by technicians.

Electricity stored by the site would be sold to an electric utility purchaser or another power purchaser under a long-term contract or power purchase agreement (PPA), or via the California Independent System Operator (CAISO) wholesale electricity markets. The proposed project includes the following physical site improvement components:

- Battery storage system enclosures,
- Combiner boxes, electrical inverters, and transformers,
- Overhead and buried electrical conduit, transmission, and collection lines,
- Data monitoring equipment,
- All-weather access road,
- On-site, unpaved interior roads with an all-weather perimeter road
- Security fencing.

Table 1-1 Project Statistics

Total Parcel Acreage	Assessor's Parcel Number	Physical Location	Maximum Megawatts
6.39 Acres	030-740-022-000	Section 32 & 33, T7N, R12E	10.0 MW

1.1 Project Overview

Project title:	Cedar 1 Battery
Lead agency name and address:	Amador County Planning and Community Development Department 810 Court Street Jackson, CA 95642
Contact person and phone number:	Krista Ruesel (209) 223-6380
Project location:	The proposed project occupies a 2.5-acre portion of a 6.39-acre parcel located along the intersection of Carson Pass Highway (Highway 88) and Ridge Rd (Assessor's Parcel No. 030-740-022-000). The subject property site is situated in unincorporated Amador County Planning and Community Development Department approximately 0.5 miles west of Pine Grove and 7.1 miles northeast of Jackson. The proposed project site is in the Public Land Survey System of Section 32 & 33, Township 7 North, Range 12 East, Mount Diablo Base and Meridian (MDBM), and can be found within Pine Grove, CA United States Geological Survey (USGS) 7.5-minute topographic quadrangle.
Project proponent's name and address:	Apex Energy Solutions, LLC. 604 Sutter Street, Suite 250 Folsom, CA 95630 (916) 985-9461 (O)
General Plan designation:	TC (Local Service Center)
Zoning:	C2 (Heavy Commercial)
Description of Project:	Proposed development of an up to 10.0-megawatt (MW)/ 40.0-megawatt hour (MWh), battery energy storage facility on a currently undeveloped 2.5-acre portion of 6.39-acre parcel. The BESS facility would consist of battery storage system enclosures, electrical inverters, associated transformers, and power poles. The Project would feed into existing electrical distribution lines and be decommissioned after 30 years of service.
Surrounding land uses and setting:	Surrounding lands are characterized as agricultural land with generally irrigated fields with similar land use and flat topography with residences on agricultural land size parcels
Farmland Classification:	Other Farmland (see Figure 4 USDA Farmland Mapping and Monitoring Program (FMMP), 2020)

2 PROPERTY DESCRIPTION

The Project would be located in the unincorporated area of the County of Amador on Assessor's Parcel Number (APN) 030-740-022-000 (approximately 6.39 acres), owned by Apex Energy Solutions LLC. The site is generally bound by Carson Pass Hwy 80 to the east, Ridge Rd to the north, residential land to the west, and agricultural land to the south. The site is approximately 0.5 miles west of Pine Grove, California and 7.1 miles northeast of Jackson, California.

The project site is bounded by commercial, residential, and agricultural land. The site corresponds to a portion of Section 32 & 33, Township 7 North, and Range 12 East. (Mount Diablo Base and Meridian) of the "Pine Grove" 7.5-minute quadrangle (U.S. Geological Survey [USGS] 1978). The approximate center of the site is located at 38.3727413° North and 120.7193288° West within the Upper Mokelumne Watershed (Hydrologic Unit Code #18040012; USGS 1978).

The project parcel has a General Plan designation of TC (Local Service Center) and is zoned C2 (Heavy Commercial). According to Table 2-1 in Section 18.10.020 of the Amador County Development Ordinance, "Energy Generation Facilities, Wind Farms, Biomass Fuel Manufacturing (off-site energy use)" are allowed uses with a Conditional Use Permit (CUP). As such, battery storage facilities are allowed in this zone with an approved Conditional Use Permit through the Amador County Planning and Community Development Department. Therefore, this Conditional use Permit application is being filed for consideration by the Planning Commission.

2.1 Surrounding Land Uses, General Plan Designations, and Zone Classifications

The project site has an Amador County General Plan designation of TC (Local Service Center). The entire site is zoned C2 (Heavy Commercial) pursuant to the Amador County Zoning Ordinance. Land uses on the surrounding properties are currently commercial, residential, and agricultural. Table 2-1 summarizes the existing land uses and zoning on the project site and in the vicinity.

Table 2-1 Land Uses

Project Site and Surrounding Land Uses

Location	Existing Land Use Types	Existing General Plan Map Code Designations	Existing Zoning Classifications
Project Site	Agriculture	TC (Local Service Center)	C2 (Heavy Commercial)
North	Commercial	TC (Local Service Center)	R1 – Single Family Residential
East	Agriculture	TC (Local Service Center)	R1A – Single Family Residential & Ag
South	Agriculture	RL – Residential Low Density	R1 – Single Family Residential
West	Residential	RL – Residential Low Density	R1 – Single Family Residential

2.2 Farmland

The project site is located within an area designated by the California Department of Conservation (DOC) as Other Land (see Figure 4 USDA Farmland Mapping and Monitoring Program (FMMP), 2020) The DOC designates areas surrounding the project site as Urban and Built-Up Land Farmland and Nonagricultural or Natural Vegetation.

2.3 Site Access

Site access would be provided from Mineral Ridge Rd. Major freeways and highways that can be used to access the project site are Highway 88 and 49.

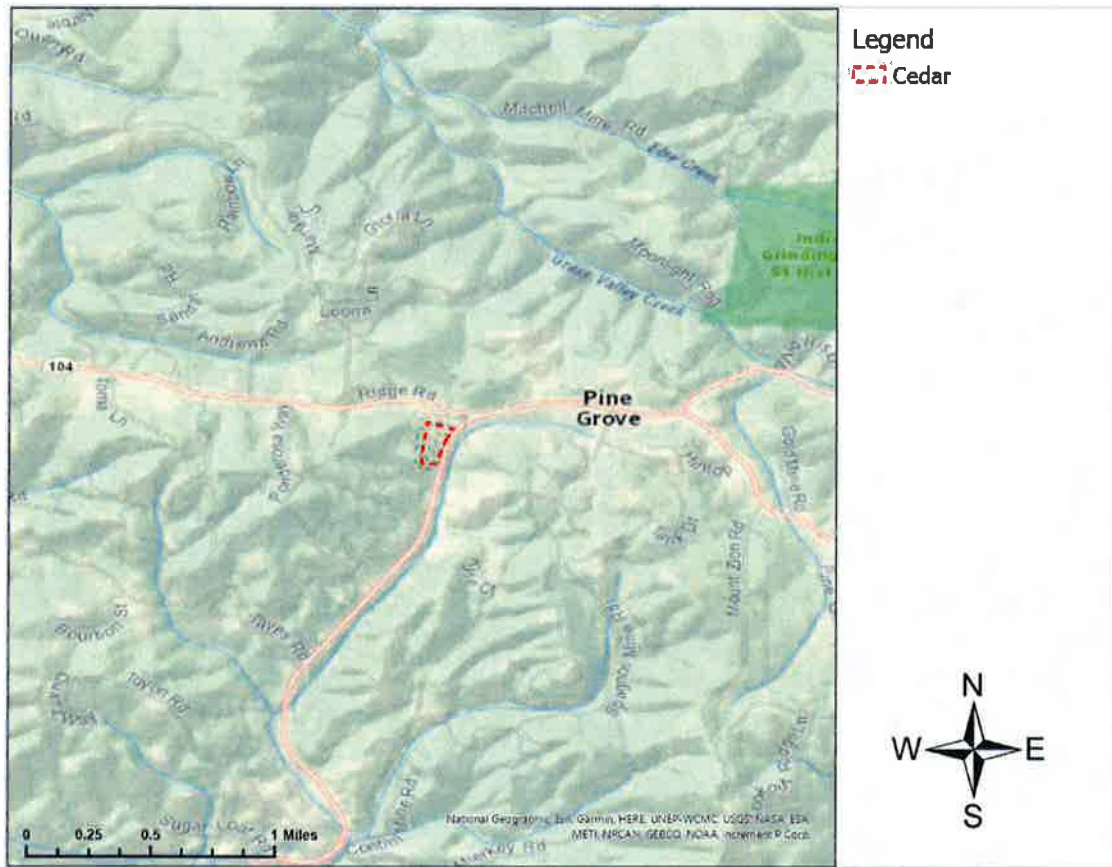


Figure 2-1 Project Vicinity Map

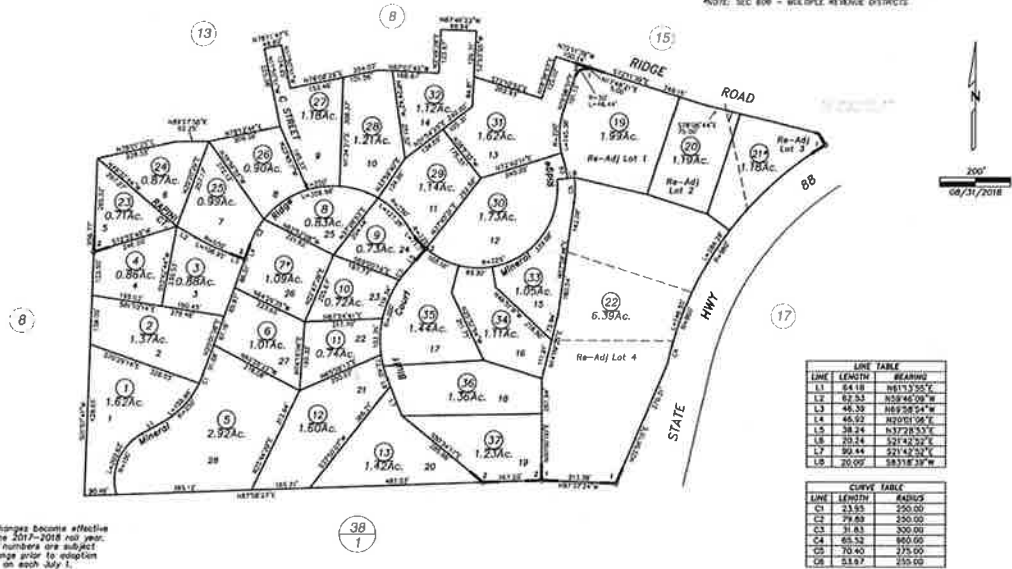


Figure 2-2 Project Location Map

POR. SEC. 32 & 33 T.7N., R.12E., M.D.B. & M. TAX AREA CODE 30-74

52-087
52-011

NOTE: SEC 809 - MULTIPLE REVENUE DISTRICTS



LINE	LENGTH	BEARING
L1	64.18	N81°12'25"E
L2	62.53	N58°48'00"W
L3	46.59	N89°58'54"W
L4	46.92	N02°01'56"E
L5	38.24	S37°28'53"E
L6	23.14	S21°42'20"E
L7	59.44	S71°42'24"E
L8	20.09	S83°18'32"W

LINE	LENGTH	RADIUS
C1	23.95	250.00
C2	79.83	250.00
C3	31.83	200.00
C4	65.52	400.00
C5	70.40	275.00
C6	53.67	250.00

Map changes become effective with the 2017-2018 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in its deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated herein.

R.M.Bk. 9, Sub.Pg.53 (1/6/2008) Pine Grove Shells
 1- R.M.Bk.64, Pg.13 (6/6/2010)
 2- R.M.Bk. 9, Sub.Pg.71 (10/24/10) PINE GROVE SHELLS PHASE II

NOTE-Assessor's Block Numbers Shown In Ellipses.
 Assessor's Parcel Numbers Shown In Circles.

Assessor's Map Bk. 30, Pg. 74
 County of Amador, Calif.

Figure 2-3 Amador County Assessor's Parcel Map, Book 30, Page 74

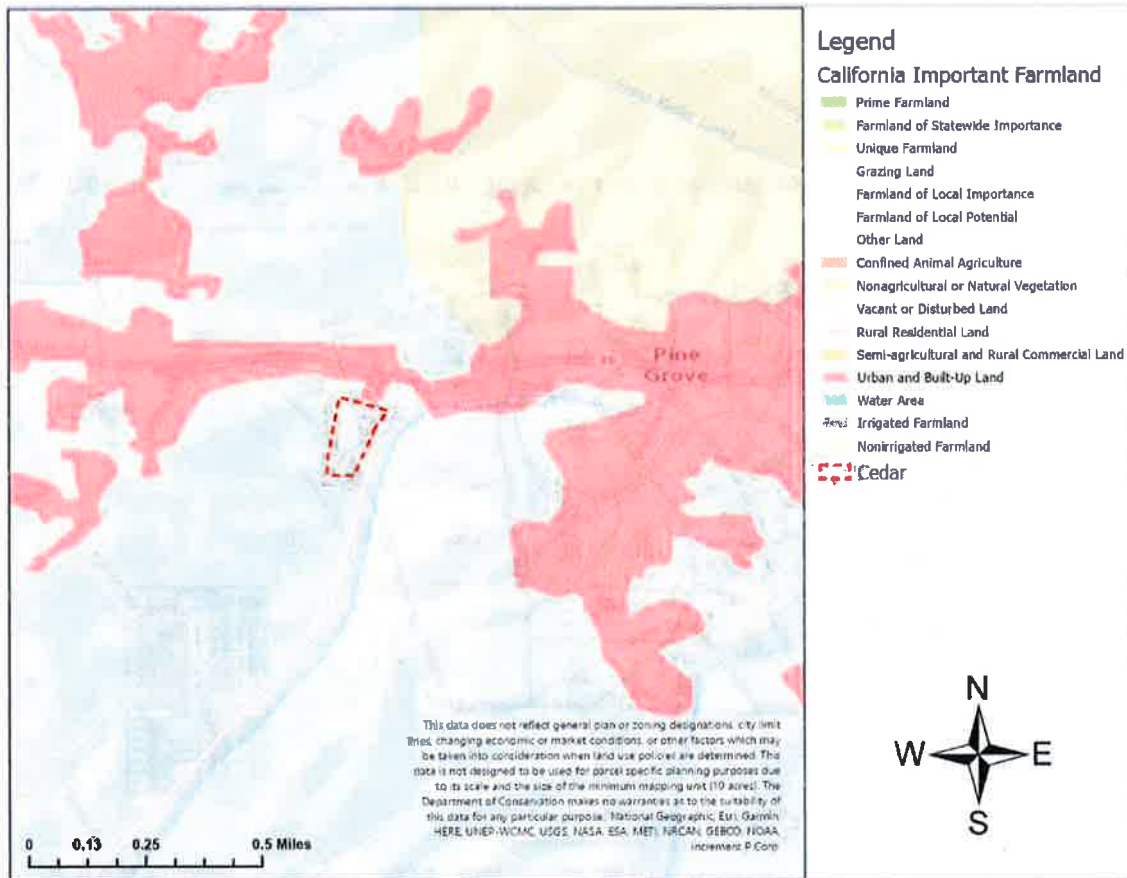


Figure 2-4 USDA Farmland Mapping and Monitoring Program (FMMP), 2021

3 PROJECT PURPOSE AND OBJECTIVES

The applicant's primary purpose of the proposed storage project is to improve local grid reliability by providing instantaneous frequency regulation and responsive reserves to PG&E. In essence, this project will help supplant the need for a new power plant in the region. With a ready supply of reserved energy, PG&E could reduce its reliance on peaker power plants to serve local peak power demands.

Apex Energy Solutions, LLC. has identified the following additional objectives to complement the primary purpose of the proposed project:

- Assist California in meeting its current and future Renewable Portfolio Standard Goals;
- Provide an investment in California and Amador County that would create jobs and other economic benefits;
- Develop an economically feasible and commercially financeable project;
- Maximize the use of existing transmission infrastructure while minimizing the network upgrade costs borne by the California ratepayer;
- Minimize environmental effects by:
 - Working with the Grassland Water District to develop a flagship project for future development alongside, and without negatively impacting, the surrounding natural habitat
 - Using existing electrical distribution facilities, rights-of-way, roads, and other existing infrastructure where practicable,
 - Minimizing impacts on threatened and/or endangered species,
 - Minimizing water use; and
 - Reducing greenhouse gas emissions by providing an alternate source of renewable energy; and
- Use technology that is available, proven, efficient, easily maintained, recyclable, and environmentally sound.

4 PERMIT REQUIREMENTS

The following permits/approvals may be required for the Project from the specified agencies, although some may not be applicable:

- Conditional Use Permit (Amador County Planning and Community Development Department Land Use Department)
- Grading Permit (Amador County Planning and Community Development Department Land Use Department)
- Building Permits (Amador County Planning and Community Development Department Land Use Department)
- Dust Control Plan (Amador County Air Pollution Control District)
- Encroachment Permit (Amador County Planning and Community Development Department Public Works Department)
- General Construction Storm Water Permit Notice of Intent/Storm Water Pollution Prevention Plan (California State Water Resource Control Board)

5 PROPOSED PROJECT

The project site consists of a battery energy storage system (BESS or ESS) that would be constructed on approximately a 2.5-acre portion of a 6.39-acre parcel located within Section 32 & 33, Township 7 North, Range 12 East, MDBM. The site is generally bound by Carson Pass Hwy 80 to the east, Ridge Rd to the north, residential land to the west, and agricultural land to the south. Site access would be provided from Mineral Ridge Rd. The proposed BESS or ESS would provide a maximum capacity of up to 10 MW over a 4-hour period for a total energy reservoir of 40 MWhs.

The energy storage system would consist of approximately thirty (30) alternate current (AC) coupled modular battery storage system structures, situated in an enclosure measuring approximately up to 20 feet long, 5 feet wide, and 10 feet high. The enclosure would house arrays of lithium ion (Li-ion) batteries in an open-air style racking (similar to computer racking) 7 to 9 feet high with associated wiring and controls. Each enclosure will also have a fire rating in conformance with County standards and have specialized fire suppression system(s) installed for the battery compartments. All non-battery compartments would have County approved standard sprinkler system(s). The structure would also have HVAC cooling in areas with batteries to maintain energy efficiency as required. Power to the HVAC, lighting, etc. would be provided via a connection to the on-site station service transformer with connection lines installed above and/or below ground. The energy storage system would be unstaffed and would have remote operational control and periodic inspections/maintenance performed as necessary. Key components of the battery storage system are described below:

5.1.1 Batteries

Individual Li-ion cells form the core of the battery storage system. Cells are assembled either in series or parallel connection in sealed battery modules. The cells would have an operating DC voltage ranging from two (2) to six (6) volts, while the battery modules would have a DC voltage range between 40 to 120 volts. The battery modules would be installed in self-supporting racks electrically connected either in a series or parallel to each other. The operating rack-level DC voltage ranges between 400 and 1,500 volts. The individual battery racks are connected in series or parallel configuration to deliver the battery storage system energy and power rating.

5.1.2 Battery Storage System Enclosure and Controller

The battery storage system enclosure would house the batteries described above, as well as the battery storage system controller. The battery storage system controller is a multi-level control system designed to provide a hierarchical system of controls for the battery modules, power conversion system (PCS), medium voltage system, and up to the point of connection with the electrical grid. The controllers ensure that the battery storage system effectively responds to grid conditions. The battery storage system enclosure would also house required heating, ventilation, and air conditioning (HVAC) as required, and fire protection systems.

5.1.3 Power Conversion System

The PCS consists of an inverter, protection equipment, DC and alternating current (AC) circuit breakers, filter equipment, equipment terminals, and connection cabling system. AC coupled battery storage systems have batteries connected on the DC side of central inverters. The general configuration would consist of both solar PV strings and batteries feeding into the DC side of central inverters as shown in Figure 4-1. The system design may allow for the batteries to be charged from both the solar PV panels only or the electric grid only, or a

combination of both. Electric energy is transferred from the solar PV or the existing power grid to the project batteries during a battery charging cycle and from the project batteries to the power grid during a battery discharge cycle. The batteries are charged or discharged by a battery management system depending on the command from the plant level controller.

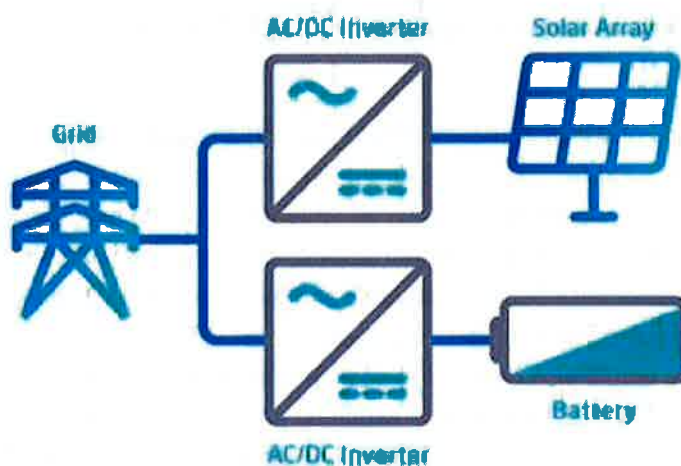


Figure 5-1 AC Coupled ESS Configuration

<http://blog.fluenceenergy.com/energy-storage-ac-dc-coupled-solar>

5.1.4 BESS Transformer(s)

AC output from the PCS would be transmitted to a step-up transformer, located on the central pad, which would convert it from the inverter voltage to the identified distribution-level voltage for the designated utility circuit. All electrical equipment would be either outdoor rated or mounted within electrical enclosures designed specifically for such outdoor installations.

5.2 Electrical Collection and Distribution System

The medium-voltage power would be conveyed underground, or aboveground where necessary to cross over any sensitive site features. The project interconnection facilities would connect to the existing utility approved point of interconnection (POI), the Pine Grove 12 kV circuit. The project interconnection facilities design would meet all necessary utility standards and requirements. All required electrical breaker systems and protective relay systems would be installed as part of the project. Surge arrestors would be used to protect the facility and auxiliary equipment from lightning strikes or other disturbances, as required.

5.3 Plant Control System

The project would have a Supervisory Control and Data Acquisition (SCADA) system that would allow for remote monitoring and control of inverters and other project components. The SCADA system would be able to monitor project output and availability, and to run diagnostics on the equipment. The project would also have a local overall plant control system (PCS) that would provide monitoring of the solar field as well as control of the balance of facility systems. The microprocessor-based PCS would provide control, monitoring, alarm, and data

storage functions for plant systems as well as communication with the project's SCADA system. Redundant capability would be provided for critical PCS components so that no single component failure would cause a plant outage. All field instruments and controls would be hardwired to local electrical panels. Local panels would be hard-wired to the plant PCS. Wireless technology would be considered as a potential alternative during final project design.

5.4 Communication and Metering

The project would have a Supervisory Control and Data Acquisition (SCADA) system that would allow for remote monitoring and control of inverters and other project components. The SCADA system would be able to monitor project output and availability, and to run diagnostics on the equipment. The project would also have a local overall plant control system (PCS) that would provide monitoring of the solar field as well as control of the balance of facility systems. The microprocessor-based PCS would provide control, monitoring, alarm, and data storage functions for plant systems as well as communication with the project's SCADA system. Redundant capability would be provided for critical PCS components so that no single component failure would cause a plant outage. All field instruments and controls would be hardwired to local electrical panels. Local panels would be hard-wired to the plant PCS. Wireless technology would be considered as a potential alternative during final project design.

5.5 Access and Interior Roads, Fencing, and Landscaping

The project site would contain a network of access roads. An all-weather gravel access road would be up to 20 feet wide and capable of supporting Amador County Planning and Community Development Department fire protection vehicles. The access point from Aubrey Avenue would be gated and keyed to prevent unauthorized access to the site. Interior roads would have a minimum width of 14 feet. The network of unpaved interior roads would run between power blocks for operations and maintenance. Turnaround areas would run around each of the inverters and/or equipment pads. In addition, unpaved perimeter roads would surround the facility.

The proposed project would include the development of up to a 20-foot wide all-weather access road for ingress and egress, with access to be provided at Mineral Ridge Rd as noted above. The access point will be gated and keyed to prevent unauthorized access to the project site. All-weather drive aisles up to 20 feet wide would run the perimeter of the project footprint.

To ensure the safety of the public, the facility's perimeter would be secured with a 6-foot-tall (minimum) chain link fence with barbed wire added on top for a total height of 8 feet. The perimeter fencing would screen the project from view, thereby ensuring that the facility would not adversely affect the visual character of the site and its surroundings. At a minimum, the height of this fence would be compliant with California Code of Regulations (CCR) Title 8, Section 2945, Access and Workspace Requirements. Controlled-access gates would be located at the main entrance to the site. These would either be swinging or sliding gates, with a minimum width of 20 feet.

The security fencing would be wildlife friendly and would include a 4- to 6-inch gap between the fence mesh and the ground, or the fence would be raised 4 inches above the ground. The bottom of the fence would be knuckled under and wrapped to form a smooth edge as a precautionary measure to provide wildlife access to and from the site. Signage that cites 18 USC 1366 would be placed along the fence perimeter to warn against trespassing.

No landscaping is contemplated in the project design.

5.6 Security and Lighting

5.6.1 Site Lighting or Sound Amplification

No lighting or sound amplification systems are contemplated in the project design.

5.6.2 Site Drainage and Storm Water Control

Any required site drainage and storm water control will be designed to comply with the California State Water Resources Control Board general guidelines.

5.6.3 Water Requirements

The battery energy storage system does not have any water requirements.

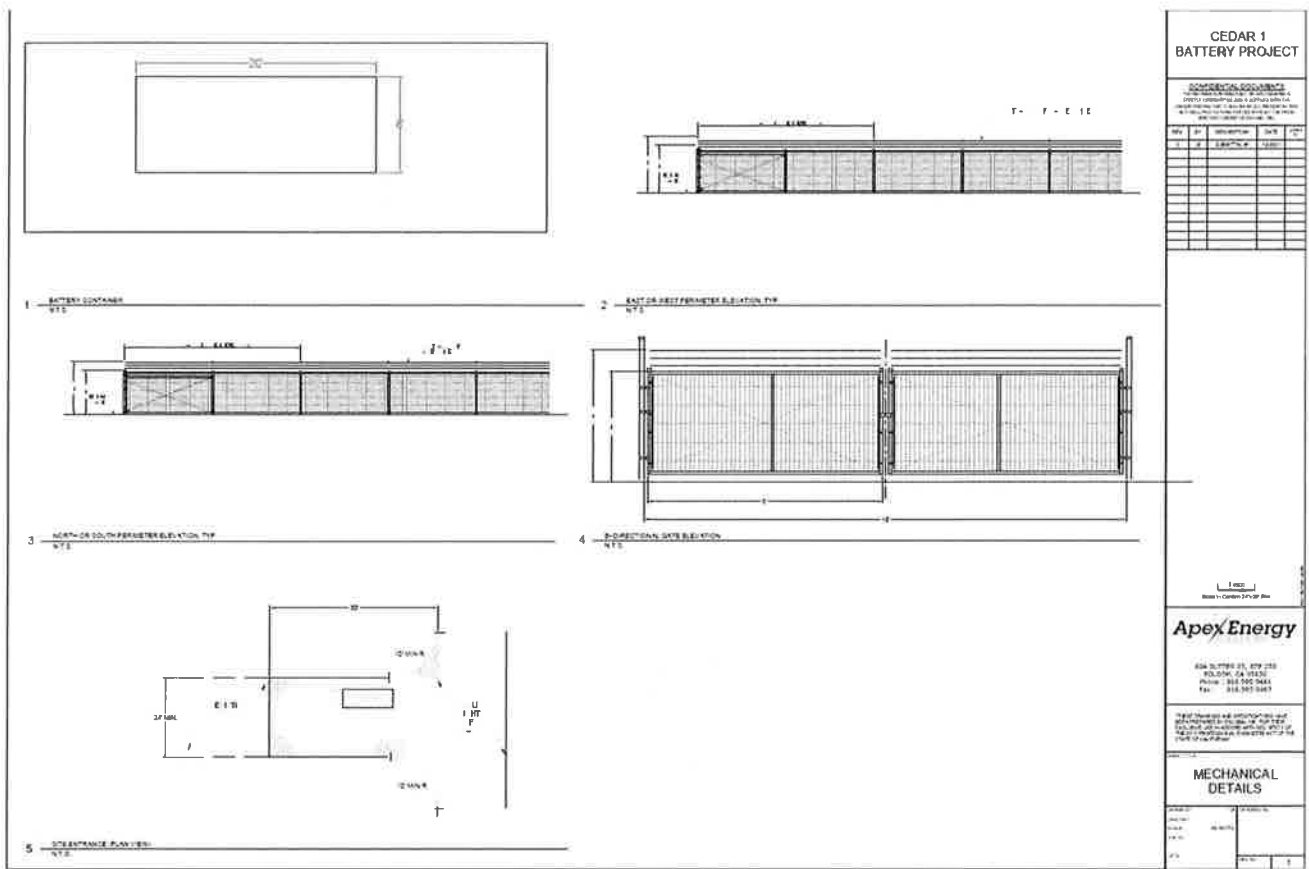


Figure 5-3 Elevations and Details

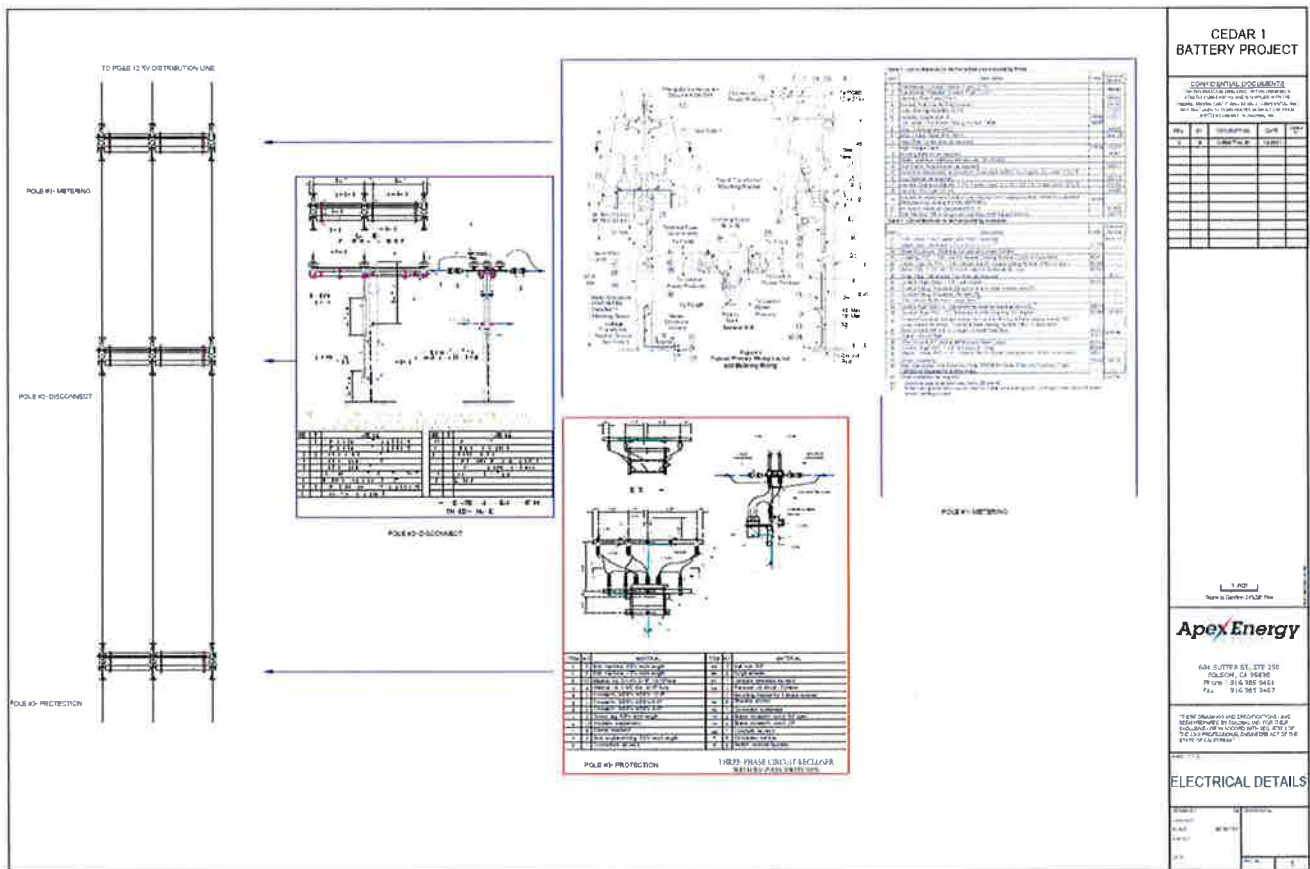


Figure 5-4 3-Pole Interconnection Detail

6 SITE CONSTRUCTION

The project would be constructed in up to one (1) phase and would be built over an up-to six (6)-month period. The actual start of construction will be determined based on the receipt of all pre-construction permits and approvals and securing financing for the project.

6.1 Construction Activities

Construction activities would primarily involve grubbing and trash removal; fine grading i.e. general leveling of the Project area to establish access roads and pads for electrical equipment (inverters and step-up transformers); trenching for underground electrical collection lines; and the installation of security fencing.

The construction work force is expected to consist of 30 to 50 workers at any one time. Construction work would be limited to daylight hours, Monday through Friday unless otherwise necessary due to scheduling or deliveries. If construction does occur during the summer months, then starting time may be during early morning nighttime hours for the safety of employees.

There will be temporary construction offices during the construction phase, but these will be removed upon completion of the project. A temporary, portable construction supply container would also be located at the site at the beginning of construction and removed at the end of construction. Onsite parking would be provided for all construction workers.

BESS systems are manufactured off-site and delivered to the project site for installation.

Dust generated during construction would be controlled by watering and, as necessary, the use of other dust suppression methods and materials accepted by the Amador County Air Pollution Control District (ACAPCD) or the California Air Resources Board (CARB). Dust generating activities are expected to be completed over a four to six-month duration.

6.2 Traffic

Construction worker traffic is expected to travel to the site from Highway 49 from the north/south and through Highway 88 east bound.

Delivery trucks are expected to follow the same routes as the construction workers. An estimated two (semi type) trucks would arrive at the project site each day during the first few weeks of construction of the solar generating facility.

6.3 Electrical Supply

Temporary power for construction is expected to be provided by mobile diesel-driven generator sets and/or a temporary electrical service connection from the local power provider.

6.4 Water Usage

Water for construction would be hauled in by truck. It is conservatively estimated that up to 2 acre-feet of water would be required during the construction period to support project site roadway compaction, dust control, and sanitary use.

6.5 Wastewater

Wastewater generated during construction would consist primarily of sanitary waste, which would be managed through the use of portable toilets. Other wastewater generated during construction may include storm water runoff and equipment wash water. Construction would adhere to a storm water pollution prevention plan (SWPPP), which would incorporate BMPs for runoff and erosion control. Site-specific BMPs would be designed by the contractor in compliance with the regulations and permit conditions of the storm water pollution prevention plan. The project would also comply with applicable post-construction water quality requirements adopted by the RWQCB—Central Valley Region (Region 5).

6.6 Solid and Non-Hazardous Waste

A small amount of solid waste would be generated by construction activities at the site. Such waste may include paper, wood, glass, plastics from packing material, waste lumber, insulation, scrap metal and concrete, empty nonhazardous containers, and vegetation wastes. These wastes would be segregated, where practical, for recycling. Non-recyclable wastes would be placed in covered dumpsters and removed on a regular basis by a certified waste-handling contractor for disposal at a Class III landfill. Vegetation wastes generated by site clearing and grubbing would be chipped/mulched and spread on site or hauled off site to an appropriate “green” waste facility.

6.7 Hazardous Materials

The hazardous materials used for construction would be typical of most construction projects of this type. Materials would include small quantities of gasoline, diesel fuel, oils, lubricants, solvents, detergents, degreasers, paints, ethylene glycol, and welding materials/supplies. A hazardous materials business plan would be provided to the Amador County Planning and Community Development Department Environmental Health Services Department/Hazardous Materials Section, which would include a complete list of all materials that would be used on site and information regarding how the materials would be transported and in what form they would be used. This information would be recorded to maintain safety and prevent possible environmental contamination or worker exposure. During project construction, material safety data sheets for all applicable materials present at the site would be made readily available to onsite personnel.

6.8 Hazardous Waste

Small quantities of hazardous wastes would most likely be generated over the course of construction. These wastes may include waste paint, spent construction solvents, waste cleaners, waste oil, oily rags, waste batteries, and spent welding materials. Workers would be trained to identify and handle hazardous materials properly. Hazardous waste would be either recycled or disposed of at a permitted and licensed treatment and/or disposal facility. All hazardous waste shipped off site for recycling or disposal would be transported by a licensed and permitted hazardous waste hauler.

7 OPERATIONS AND MAINTENANCE

Once placed into service, the facility would operate during daylight hours when there is sufficient sunlight to begin operation of the solar field. An estimated two or three offsite workers would be required for operation, maintenance, and security of the site. Operation and security would be conducted from an offsite location, and maintenance crews would be dispatched to the site (as needed) during operation. Project maintenance performed on the site would consist of equipment inspection and replacement and would occur primarily during daylight hours. Maintenance schedules would be developed to include periodic maintenance and equipment replacement in accordance with manufacturer recommendations. Module washing is anticipated to require two or three workers approximately two to four times per year.

No heavy equipment would be used during normal operation. Operation and maintenance vehicles would include trucks (pickups, flatbeds, and dump trucks), forklifts, and loaders for routine and unscheduled maintenance. Large heavy-haul transport equipment may be brought to the site infrequently for equipment repair or replacement.

7.1 Roads, Fencing, and Security

To ensure the safety of the public and the facility, the site would be secured with 6-foot-tall chain link fencing topped with barbed wire for a total height of 7 feet. As noted previously, the fencing would be wildlife friendly. Access to the site would be controlled and gates would be installed to provide the required access to the site.

7.2 Electrical Supply

Power for plant auxiliaries would be provided by the project's electrical storage or supplied by the local power provider.

7.3 Lighting

There would be no lighting at the site. If lighting at equipment is needed for night maintenance, portable lighting would be used. Therefore, light spillover on adjacent properties would be minimal.

7.4 Water Usage

No water is required for operation of the project.

7.5 Wastewater

During operation, the site would be unstaffed, with personnel on site for security and maintenance activities as needed. There would be no sanitary facilities available for workers at the site, including sinks for washing or toilets.

7.6 Storm water

Areas of the facility where small amounts of contaminants could be released, such as the paved areas surrounding the enclosures, would be constructed in compliance with storm water quality management measures (i.e., basins and infiltration areas) designed to meet State and local storm water management plan requirements. These paved areas would be maintained, and any vehicle leaks or spills would be periodically cleaned with absorbent materials to minimize the potential for contamination. All Central Valley RWQCB

discharge requirements and Amador County Planning and Community Development Department's water quality regulations would be adhered to in the development and maintenance of the project site.

7.7 Fire Protection

Fire protection measures would include the provision of portable carbon dioxide (CO₂) fire extinguishers mounted outside the battery enclosures. Additionally, fire protection would be provided through vegetation management programs. Vegetation may be controlled with periodic grazing, using farm animals to ensure that the vegetation would not grow to a point where it would shade the modules or pose a fire hazard. If grazing is not a feasible option, vegetation would be periodically removed manually and/or treated with a combination of pre- and post-emergent herbicides containing an adherent additive.

7.8 Solid and Nonhazardous Waste

The project would produce a small amount of solid waste from operational activities. During operations, refuse could be generated by workers while on site. This would include rags, empty containers, and other miscellaneous types of nonhazardous solid wastes. All solid waste would be removed by workers when they leave the site.

7.9 Hazardous Materials

Limited quantities of hazardous materials would be used and stored on site for operation and maintenance. These materials would include oils, lubricants, paints, solvents, degreasers and other cleaners, and transformer mineral oil.

In accordance with State and Federal regulations, the project would have a comprehensive spill prevention, control, and countermeasure plan (SPCC), as applicable in accordance with State and Federal regulations. Any stormwater or drained fluid would be inspected for sheen prior to disposal. If sheen is observed, the stormwater or drained fluid would be removed by vacuum truck and transported to an appropriate disposal site. If no sheen or contaminants are detected, the storm water would be drained on site.

Any hazardous materials would be stored in appropriate storage locations and containers. Flammable materials, such as paints and solvents, would be stored in nonflammable material storage cabinets with built-in containment sumps. A Hazardous Materials Management Program (HMMP) would be developed for project operations prior to turnover of the site from construction to operations.

At a minimum, the HMMP would include procedures for:

- Hazardous materials handling, use, and storage;
- Emergency response;
- Spill control and prevention;
- Employee training; and
- Recordkeeping and reporting.

7.10 Hazardous Waste

Hazardous waste generated during facility operation, if any, would be managed in accordance with applicable laws and regulations. Workers would be trained to properly identify and handle all hazardous materials.

Hazardous wastes would be either recycled or disposed of at a permitted and licensed treatment and/or disposal facility. All hazardous wastes shipped off site for recycling or disposal would be transported by a licensed and permitted hazardous waste hauler.

7.11 Health and Safety

All employees and contractors would be required to adhere to the appropriate health and safety plans and emergency response plans. All construction and operation contractors would be trained and required to operate under a health and safety program that meets industry and Occupational Safety and Health Administration (OSHA) standards.

7.12 Maintenance Overview

Site maintenance is anticipated to occur approximately 2 to 4 times per year for a period of 3 to 5 days per maintenance period. Site maintenance may include site preventative maintenance and vegetation control per visit.

7.12.1 Site Preventative Maintenance

Preventative maintenance is anticipated to entail 1 to 3 employees visiting the site to perform routine maintenance on the mechanical and electrical equipment to ensure optimal performance. This can include any or all of the following: 1) site walk inspection of all electrical and mechanical components for wear and tear; 2) system electrical testing; 3) inverter inspection and preventative maintenance; and 4) drive motor inspection and preventative maintenance.

8 DECOMMISSIONING AND RECLAMATION

At the end of the project's operational term, the project proponent may determine that the project should be decommissioned and deconstructed, or it may seek an extension of the CUP. Because the energy storage system equipment would sit on the surface of the land, when they are removed after the project's lifetime the land would be largely unaltered from its natural state. The project proponent would work with the County to put an agreement in place that would ensure decommissioning of the project after its productive lifetime. The project would use BMPs to ensure the collection and recycling of battery modules and minimize the potential for modules to be disposed of as municipal waste.

Decommissioning and reclamation may include: 1) packaging batteries for removal and recycling or otherwise ensuring removal; 2) removing ancillary facilities; and 3) reclamation, re-vegetation, restoration, and soil stabilization to return the site to its native conditions; or 4) return to agricultural production as dictated by any agreements that may be put into place between the applicant and the property owner(s). Material and equipment and mechanical assemblies will be recycled. The equipment pads, if any, made of concrete will be crushed and recycled. Any underground conduit and wire will be removed by uncovering the trenches and backfilling when done. The remaining balance of material and/or waste generated from the project would either be recycled as appropriate for the type of material or disposed of at the local transfer station and/or landfill facility.

9 REPRESENTATIVE SITE PHOTOGRAPHS



Figure 9-1 Representative photo, looking southwest. Photo Taken 9/3/21



Figure 9-2 Pine Trees north of Individual Oak Tree, looking south. Photo Taken 9/3/21



Figure 9-3 Representative photo, looking southeast. Photo taken 9/3/21



Figure 9-4 Representative photo, looking east. Photo taken 9/3/21

