Planning Commission
546 Jay Street, Suite 108
Colusa, CA 95932

SCHEDULED

Meeting: 10/30/24 09:00 AM
Department: Community Development Department
Category: Presentation
Prepared By: Greg Plucker
Initiator: Greg Plucker
Sponsors:
DOC ID: 10142 A

PLANNING COMMISSION (ID # 10142)

Detail

Applicant: Janus Solar PV, LLC
General Plan: Agriculture General (AG), Agriculture Upland (AU)
File: Use Permit #PD-24-24
Zoning: Foothill Agriculture (F-A), Exclusive Agriculture (E-A)

Formal Title / Summary

Presentation on the Janus Solar and Battery Storage project's Draft Environmental Impact Report (DEIR)(SCH #2024061043) and receive any public verbal comments on the DEIR, and provide any Commission verbal comments on the DEIR.

Action Requested

Presentation on the Janus Solar and Battery Storage project's Draft Environmental Impact Report (DEIR)(SCH #2024061043) and receive any public verbal comments on the DEIR, and provide any Commission verbal comments on the DEIR.

DETAILED DESCRIPTION/BACKGROUND OF REQUEST

Janus Solar PV, LLC (Applicant) has submitted a new conditional use permit application to construct, operate, maintain, and decommission a solar photovoltaic (PV) power generating facility including solar PV modules, a battery energy storage system (BESS), on-site substation, a gen-tie transmission line, and other necessary supporting infrastructure (Janus Solar and Battery Storage Project). This project would generate up to 80 megawatts of alternating current of electricity and store up to 80 megawatts, or 320 megawatt hours (MWh), of electricity on an approximately 886-acre site; only an estimated 666 acres of the site would be used.

The project would connect to the electrical grid at the existing PG&E Cortina Substation via an approx. 4-mile new gen-tie transmission line. A Development Agreement and a review of project's compatibility with the existing Williamson Act contract is also part of the project.

The County of Colusa (County), as the CEQA Lead Agency, is processing an Environmental Impact Report (EIR) (State Clearinghouse No. 2024061043) to analyze the potential direct, indirect, and cumulative impacts of the proposed project. The Notice of Completion of the Draft EIR has been published. Originally, the public comment period was to end on November 10, 2024. However, since the State agency review period ends on November 13, 2024, public comments will also be accepted through November 13, 2024. The purpose of bringing the Draft EIR to the Commission during the Draft EIR review period, is to allow the public an opportunity to provide verbal

comments on the Draft EIR, as well as the Commission to provide any comments that you may have. All comments received would then be included in the Final EIR that would be subsequently processed along with the proposed Use Permit and Development Agreement before the Planning Commission for a recommendation and then to the Board of Supervisors for a final decision and a determination of Williamson Act compatibility.

APN:

018-050-005-000 and 018-050-006-000

LOCATION:

The project is located approximately 6.5 miles southwest of the City of Williams, just over 2 miles south of the Walnut Drive/Spring Valley Road and is located on the east side of Spring Valley Road at 1958 Spring Valley Road.

PROJECT AND SITE DESCRIPTION:

Section 2.4 (pages 2-5 - 2-25) of the DEIR contains a detailed description of the proposed project. In general, the project consists of three major components: (1) a solar PV power generation facility (Solar Facility); (2) the Battery Energy Storage System (BESS); and (3) the gen-tie line (DEIR Figure 2-3).

The Solar Facility would include arrays of solar PV modules (or panels) and support structures, direct current (DC) electricity to alternating current (AC) electricity power inverters and transformers or power conditioning stations, and an on-site substation. Please refer to Section 2.5.1 of the DEIR for details about the proposed solar component.

Approximately 4 acres of the project site would be dedicated to the BESS. The BESS would be located adjacent to the on-site substation and contained within steel cabinets (housings). Please see Section 2.5.2 of the DEIR for details about the proposed BESS.

The on-site substation would connect to the existing PG&E Cortina Substation via an approximately 4-mile-long, 60 kV gen-tie line. Please see Section 2.5.3 of the DEIR for details about the gen-tie line that would connect the project to the electrical grid.

In addition to the three main components, other supporting infrastructure would include access roads, perimeter fences, telecommunications infrastructure, a meteorological data collection system, signage, lighting, stormwater facilities, and an operations and maintenance (O&M) building. Please see Section 2.5.4 of the DEIR for details about the other supporting infrastructure.

PROJECT CONSTRUCTION:

Project construction would consist of two major stages. The first stage would include site preparation, grading, and preparing staging areas and on-site access routes. The second stage would involve assembling the trackers and constructing electrical interconnection facilities. Please refer to Section 2.4.8 (pages 2-18 - 2-21) of the DEIR for details regarding the proposed construction.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Overview

Given the size and scope of the project, staff determined that the project could have potential significant effects upon the environment. As such, the Community Development Department, as the CEQA Lead Agency, has processed a Draft Environmental Impact Report (EIR) (State Clearinghouse No. 2024061043) to document the analysis of the potential direct, indirect, and cumulative impacts of the proposed project.

By way of background, an EIR is primarily an informational document intended to inform the public agency decision-makers (Planning Commission and Board of Supervisors), other responsible agencies, and the general public of the potentially significant effects of a proposed project. The EIR discloses the known potentially significant impacts; identifies feasible means to minimize or mitigate those effects; and considers reasonable alternatives to the project that might further reduce significant impacts while still attaining the project objectives. The decision-making bodies then must consider the information in an EIR before taking action on the proposed project.

An EIR is prepared in two key stages. First, a Draft EIR (DEIR) is prepared and distributed for public and agency review. Once comments on the DEIR are received, responses to those comments and any additional relevant project information and analysis are prepared and compiled in a Final EIR (FEIR). Both of these documents (i.e., the DEIR and the FEIR), along with any related technical appendices, represent the complete record of the EIR.

For clarification, the term EIR may be used to refer to the DEIR together with the Final EIR, Appendices, and all other studies and documents prepared as part of the environmental review process since these documents represent the totality of the EIR record, However, when referring to just the "Draft EIR or DEIR", those terms will refer just to the draft document and when referring to just the "Final EIR or FEIR" those terms will refer just to the response to comment document.

Ultimately, the EIR is used by the agency's decision making bodies to weigh the environmental impacts against a proposed project in order to make an informed decision. In the case of the Janus Solar and Battery Storage Project, the Planning Commission will be making a recommendation on the EIR and project to the Board of Supervisors for the final decision. Under the typical process, the Planning Commission is the approval authority for a Use Permit per Colusa County Zoning Code §44-1.70.010 (Review Authority), Table 44-1.70-1(Planning and Development Permit Review Authority). However, the project includes a Development Agreement and pursuant to Table 44-1.70.1 the Planning Commission only makes a recommendation on the Development Agreement to the Board of Supervisors who is the final decision making body. Pursuant to Zoning Code §44-1.70.020 (Application Preparation and Filing) subsection D (Concurrent Permit Processing) when more than one planning permit application is submitted for a single project, the applications shall be processed concurrently, with all the permits being considered and acted upon by the highest applicable review authority. Because of the application involves a Use Permit and Development Agreement, the Board is the highest review authority and, thus, the Planning Commission will make a recommendation to the Board on both the Use Permit and Development Agreement and the Board will make the final decision.

DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) SUMMARY:

As previously discussed, a DEIR for the project has been prepared and pursuant to the requirements of the California Environmental Quality Act. Detailed information about the project's potential impacts are contained with the DEIR documents. The following is an overview of the issues considered in the DEIR:

Section 4.1 Aesthetics

Section 4.1 of the DEIR (Pages 4.1-1 through 4.1-50) identifies and evaluates issues related to potential aesthetic impacts of the project and considers the physical and regulatory setting, the criteria used to evaluate the significance of potential visual impacts, the methods used in evaluating these impacts, and the results of the impact assessment. In addition, Appendix "B" of the DEIR contains a Visual Impact Assessment of the project.

Visual impacts are generally defined in terms of a project's physical characteristics and potential visibility, as well as the extent to which the project's presence would change the perceived visual character and quality of the environment in which it would be located. The visual analysis followed the contrast rating system used by the U.S. Bureau of Land Management (BLM) to objectively measure potential changes to the visual environment (BLM 1986). The BLM's contrast rating system is commonly used by federal agencies to assess potential visual resource impacts from proposed projects.

Potential visual impacts were characterized by determining the level of visual contrast introduced by the project based on comparing existing conditions and photo simulations. Visual contrast is a means to evaluate the level of modification to existing landscape features. Existing landscapes are defined by the visual characteristics (form, line, color, and texture) associated with the landform (including water), vegetation, and existing development.

In the visual impact analysis Key Observation Points (KOPs) were identified based on locations from which the project infrastructure would potentially be visible and noticeable to the casual observer. The "casual observer" is considered an observer who is not actively looking or searching for the project, but who is engaged in activities at locations with potential views of the project, such as hiking or driving along a scenic road. If the project infrastructure is not noticeable to the casual observer, visual impacts can be considered minor to negligible.

The conclusion of the DEIR, based on the visual impact analysis, is that the project impacts to aesthetics would be less than significant, and no mitigation measures were required.

Section 4.2 Agriculture and Forestry Resources

Section 4.2 of the DEIR (Pages 4.2-1 through 4.1-13) identifies and evaluates issues related to potential agriculture and forestry resource impacts and includes the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment.

The project site largely consists of grazing land and is currently used by the landowner for dry land cattle grazing. The project site is not classified as Unique or Prime farmland. The entire project site has been classified as Farmland of Local Importance under the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP). The project site is surrounded by land also classified as Farmland of Local Importance.

To assess potential impacts on agriculture and farmland, a project-specific Land Evaluation and Site Assessment (LESA) modeling (Appendix B-1), Addendum to the LESA (Appendix B-2), and site-specific zoning, and mapping pursuant to the Department of Conservation Farmland Mapping and Monitoring Program was considered. To assess potential impacts on forest resources, site-specific zoning, environmental characteristics, and applicable State law definitions were considered.

The conclusion of the DEIR, based on the impact analysis, is that the project impacts to Agriculture and Forestry Resources would be either no impact or less than significant, and no mitigation measures were required.

Section 4.3 Air Quality

Section 4.3 of the DEIR (Pages 4.3-1 through 4.3-31) identifies and evaluates issues related to Air Quality and includes the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment.

As identified in the DEIR, the greatest potential for exposure to air pollutants would occur during construction, when the ground would be disturbed from grading and delivery of materials. The construction emissions presented in the analysis are based on worst-case conditions, assuming maximum construction activity would occur. In reality, exposure to emissions would vary substantially throughout the construction phase and would depend on the staging of the work being conducted, location of work relative to receptors, and weather conditions.

Once constructed, the project would operate 7 days per week and 365 days per year. Only occasional on-site maintenance is expected to be required following commissioning. Operations and maintenance activities would require up to three workers performing visual inspections, monitoring plant performance, executing minor repairs, and responding to needs for plant adjustment. On intermittent occasions, the presence of 5-30 workers may be required for repairs or replacement of equipment, panel cleaning, and other specialized maintenance. However, due to the self-operating nature of the facilities, such occasions would likely occur infrequently. The expected maintenance would generate little traffic during operations.

Air quality impacts from diesel particulate matter (DPM, represented by exhaust PM2.5) were assessed using AERMOD v23132 model. Construction equipment emissions were imulated as a single area source covering the project site. In addition, a health risk assessment (HRA) was conducted for project construction emissions using HARP2 model based on values from AERMOD model. Please see Appendix D, Air Quality and Greenhouse Gas Technical Report for additional detail.

In general, the analysis found that there could be a significant air quality impact from the project. However, the mitigation measures AQ-1: Construction Equipment Requirements, AQ-2: Dust Control Measures, and AQ-3: Long Term Dust Control mitigation measures are recommended to reduce air quality impacts to less than a significant level.

Section 4.4 Biological Resources

Section 4.4 of the DEIR (page 4.4-1 through 4.4-61) describes the biological resources of the proposed project site and evaluates habitat conditions to determine the potential for occurrence of common and special status species and their habitats.

Special status plant species were defined in accordance with the CEQA Guidelines,

Section 15380, and the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (California Department of Fish and Game, 2018). In addition, Appendix E is a Biological Resource evaluation and biologists conducted literature reviews and field surveys of the biological resources potentially associated with the project site were conducted in 2019, 2020, 2021, and 2024.

The proposed project site supports an assortment of plants and wildlife and provide shelter, cover, roosting, foraging, and breeding habitats to mammals, birds, invertebrates, reptiles, and amphibians as year-round residents, seasonal residents, and/or migrants. However, the project site generally supports low quality wildlife habitat due to regular disturbances from cattle grazing and grain cultivation and lack of complex vegetation communities. During the field surveys, 102 native and non-native plant species, six mammals, 39 birds, seven invertebrates, four reptiles, and three amphibian species were identified. A list of plant and wildlife species recorded during the field surveys is provided in Appendix E.

A number of potentially significant impacts were identified in the DEIR. However, the DEIR determined that with the following mitigation measures impacts to biological resources were being reduced to a level that is less than significant: (1) BIO-1: Protection of Special Status Species the Crotch's Bumble Bee, the Burrowing Owl, the Swainson's Hawk, and the American Badger; (2) BIO-2: Worker Environmental Awareness Training and Best Management Practices for Biological Resources; and (3) BIO-3: Protection of Nesting Birds

Section 4.5 Cultural Resources

Section 4.5 of the DEIR (page 4.5-1 through 4.5-28) identifies and evaluates issues related to Cultural Resources and includes the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment. This analysis is based in part on the project-specific Cultural Resources Phase I Survey Report prepared in July 2021. The cultural evaluations were conducted in compliance with CEQA to identify cultural resources, including (but not limited to) archaeological, historic built architectural, and Native American resources within the project site (or area) and the transmission line corridor

The DEIR identified a potentially significant impact to cultural resources. However, the DEIR determined that with mitigation measures CUL-1: Cultural Resource Worker Education/Training; CUL-2: Inadvertent Discovery of Archaeological Resources During Construction, and CUL-3: Inadvertent Discovery of Human Remains During Construction the impacts were being reduced to a level that is less than significant.

Section 4.6 Energy

Section 4.6 of the DEIR (page 4.6-1 through 4.6-11) identifies and evaluates issues related to Energy and includes the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment.

The DEIR did not identify potentially significant impact to energy as a result of the project and, as such, no mitigation measures are recommend.

Section 4.7 Geology, Soils and Paleontological Resources

Section 4.7 of the DEIR (page 4.7-1 through 4.7-17) identifies and evaluates issues related to Geology, Soils and Paleontological Resources and includes the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment.

The DEIR identified potentially significant impacts to geology, soils and paleontological resources. However, the DEIR determined that with the following mitigation measures impacts were being reduced to a level that is less than significant GEO-1: Paleontological Worker Education and Awareness Program (WEAP); and GEO-2: Unanticipated Find Contingency.

Section 4.8 Greenhouse Gases

Section 4.8 of the DEIR (page 4.8-1 through 4.8-11) identifies and evaluates issues related to Greenhouse Gases and includes the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment. Information in this section is based on the Air Quality and Greenhouse Gas Technical Report located in Appendix D of this DEIR.

The DEIR did not identify potentially significant impact to greenhouse gases as a result of the project and, as such, no mitigation measures are recommend.

Section 4.9 Hazards and Hazardous Materials

Section 4.9 of the DEIR (page 4.9-1 through 4.9-26) identifies and evaluates issues related to Hazards and Hazardous Materials and includes the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment. Information in this section includes the Phase I Environmental Site Assessment and the Tesla Megapack 2/XL Hazard Mitigation Analysis prepared by the Energy Safety Response Group for Tesla, Inc. in Appendix G.

The DEIR identified a potentially significant impact as a result of the exposure to people or structures to a significant risk of loss, injury or death because of wildland fires. However, the DEIR determined that with mitigation measure FIRE-1: Wildfire Protection Measures impacts were being reduced to a level that is less than significant.

Section 4.10 Hydrology and Water Quality

Section 4.10 of the DEIR (page 4.10-1 through 4.10-14) identifies and evaluates issues related to Hydrology and Water Quality Resources including the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment. This analysis includes the 2021 Water Supply Assessment (WSA) (Appendix H-1) and the Addendum to the WSA (Appendix H-2)

The DEIR did not identify potentially significant impacts to hydrology and water quality as a result of the project and, as such, no mitigation measures are recommend.

Section 4.11 Land Use and Planning

Section 4.11 of the DEIR (page 4.11-1 through 4.11-11) identifies and evaluates issues related to Land Use and Planning including the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment. This analysis includes an evaluation of both General Plan and Zoning Ordinance requirements.

The DEIR did not identify potentially significant impacts to land use and planning issues as a result of the project and, as such, no mitigation measures are recommend.

Section 4.12 Mineral Resources

Section 4.12 of the DEIR (page 4.12-1 through 4.12-4) identifies and evaluates issues related to Mineral Resources including the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment.

The DEIR did not identify potentially significant impacts to mineral resources as a result of the project and, as such, no mitigation measures are recommend.

Section 4.13 Noise

Section 4.13 of the DEIR (page 4.13-1 through 4.13-23) identifies and evaluates issues related to Noise including the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment. This analysis included the Sound Survey and Analysis Report (Appendix I-1).

The DEIR identified potentially significant impacts as a result of project related noise but found with mitigation measure NOISE-1: Noise Minimization the impact was mitigated below a level of significance.

Section 4.14 Population and Housing

Section 4.14 of the DEIR (page 4.14-1 through 4.14-6) identifies and evaluates issues related to Population and Housing including the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment.

The DEIR did not identify potentially significant impacts as a result of population and housing and, thus, no mitigation measures are recommended.

Section 4.15 Public Services

Section 4.15 of the DEIR (page 4.15-1 through 4.15-7) identifies and evaluates issues related to Public Services including the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment.

The public services impact evaluation considered that included within the project definition an annual payment of $300,000 to the Williams Fire Authority, an annual payment of $15,000 to the Maxwell, Williams, and Arbuckle park and recreation districts/department, and an annual payment of $100,000 to the County of Colusa to address any public service demands. Based on these provisions, the DEIR did not identify potentially significant impacts as a result of the project and, thus, no mitigation measures are recommended.

Section 4.16 Recreation

Section 4.16 of the DEIR (page 4.16-1 through 4.16-5) identifies and evaluates issues related to Recreation including the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment.

As discussed, the project includes an annual payment to the Maxwell, Williams, and Arbuckle park and recreation districts/department to mitigated any recreation demands as a result of the project. As such, the DEIR did not identify potentially significant impacts as a result of the project and, thus, no mitigation measures are recommended.

Section 4.17 Transportation

Section 4.17 of the DEIR (page 4.17-1 through 4.17-11) identifies and evaluates issues related to Transportation including the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment. The analysis also included a traffic study (Appendix J-1) and an addendum (Appendix J-2) to examine Level of Service (LOS) and Vehicle Miles Traveled (VMT) assessments.

The DEIR identified potentially significant impacts as a result of project construction related traffic. However, the DEIR determined that with mitigation measures TRANS-1: Road Inspection and Repairs and TRANS-2: Construction Warning Signs potential impacts were being reduced to a level that is less than significant.

Section 4.18 Tribal Cultural Resources

Section 4.18 of the DEIR (page 4.18-1 through 4.18-5) identifies and evaluates issues related to Tribal Cultural Resources including the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment. As part the analysis, an ethnographic review of tribal cultural resources was performed via the NWIC record search, NAHC search, and the review of available ethnographic documents (Please see Section 4.5.1 of the DEIR).

The DEIR identified a potentially significant impact to tribal cultural resources. However, the DEIR determined that with mitigation measures CUL-1: Cultural Resource Worker Education/Training; CUL-2: Inadvertent Discovery of Archaeological Resources During Construction, and CUL-3: Inadvertent Discovery of Human Remains During Construction the impacts were being reduced to a level that is less than significant.

Section 4.19 Utilities and Service Systems

Section 4.19 of the DEIR (page 4.19-1 through 4.19-10) identifies and evaluates issues related to Utilities and Service Systems including the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment.

The DEIR did not identify potentially significant impacts to the utilities and service systems and, thus, no mitigation measures are recommended.

Section 4.20 Wildfire

Section 4.20 of the DEIR (page 4.20-1 through 4.20-24) identifies and evaluates issues related to Tribal Cultural Resources including the physical and regulatory setting, the criteria used to evaluate the significance of potential impacts, the methods used in evaluating these impacts, and the results of the impact assessment.

As detailed, the National Wildfire Coordinating Group (NWCG) has developed a variety of fuel models that describe different types of fuel and how fire spreads through them. Based on the vegetation present on the project site, the most appropriate model to analyze the impact of a wildfire would be the Grass fuel model (GR) as the primary carrier in the model is grass. Grass fuels can vary from heavily grazed grass stubble or sparse natural grass to dense grass more than 6-feet tall. Fire behavior varies from moderate spread rate and low flame length in the sparse grass to extreme spread rate and flame length in the tall grass models (NWCG, 2024a). In order to analyze the project specific impacts, a site-specific fire behavior modeling was conducted and is detailed in the Fire Hazard Analysis Technical Memorandum (Appendix K, Dudek 2024

The DEIR identified a potentially significant wildland fire impact from the project. However, the DEIR determined that with mitigation measures FIRE-1: Wildfire Protection Measures the impact was being reduced to a level that is less than significant.

INTRODUCTION TO THE ALTERNATIVES

CEQA requires that an DEIR describe a range of reasonable alternatives to the project, or to its location, which could feasibly avoid or lessen any significant environmental impacts, while substantially attaining the basic objectives of the project. Chapter 3 of the DEIR (pages 3-1 through 3-8) describes potential alternatives to the proposed project that were considered, identifies alternatives that were eliminated from further consideration and the reasons for dismissal, and analyzes remaining alternatives in comparison to the potential environmental impacts associated with the proposed project.

Key provisions of the CEQA Guidelines pertaining to the alternatives analysis are summarized below:

- The discussion of alternatives shall focus on alternatives to the proposed project, or to its location, that avoid or substantially lessen any significant effects of the proposed project, even if these alternatives would impede to some degree the attainment of the proposed project objectives or would be more costly.

- The "No Project Alternative" shall be evaluated, along with its impact. The No Project analysis shall discuss the existing conditions at the time the Notice of Preparation is published. Additionally, the analysis shall discuss what would be reasonably expected to occur in the foreseeable future if the proposed project were not approved, based on current plans and consistent with available infrastructure and community services.

- The range of alternatives required in an EIR is governed by a "rule of reason"; therefore, the EIR must evaluate only those alternatives necessary to permit a reasoned choice. Alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the proposed project.

- For alternative locations, only locations that would avoid or substantially lessen any of the significant effects of the proposed project need to be considered for inclusion in the EIR.

- An EIR need not consider an alternative whose effects cannot be reasonably ascertained and whose implementation is remote and speculative.

As detailed in Section 3.3 of the DEIR (pages 3-2 through 3-4) the following alternatives were considered and eliminated from further analysis: Section 3.3.1 Reduced Acreage Alternative; Section 3.3.2 Orchard Alternative; and Section 3.3.3 Conservation and Demand Side Management Alternative.

As detailed in Section 3.4 of the DEIR (pages 3-4 through 3-7), in addition to the mandatory No Project Alternative, an alternative that focused on distributed, rooftop solar throughout Colusa County; an alternative solely focused on solar PV energy (removing the BESS component from the project); an alternative that undergrounds the gen-tie line; and an off-site alternative in northeastern Colusa County were considered to potentially lessen or avoid significant environmental effects resulting from implementation of the proposed project. Specifically, these alternatives are: Section 3.4.1 No Project Alternative; Section 3.4.2 Distributed Solar Alternative; Section 3.4.3 Solar Only Alternative; Section 3.4.4 Undergrounded Gen-Tie Alternative, and Section 3.4.5 Northeast Site Alternative.

SUMMARY

As required by CEQA, a DEIR report was prepared for the project and is currently in the public review and comment period. The purpose of the Planning Commission meeting is to provide an opportunity for all interested individuals and organizations to provide any desired verbal comments on the adequacy of the DEIR. This meeting will also provide an opportunity for the Planning Commission to ask questions or provide comments as well. It should be noted, that the purpose of the meeting is to not address or answer questions that may be asked or to make any project related decisions. The responses to those questions, as well as conducting any further analysis that may be required to address issues/concerns that are identified during the DEIR public review period, will be provided through the Final EIR which will be subsequently prepared and process along with the proposed Use Permit and Development Agreement at a subsequent Planning Commission meeting.

DRAFT Environmental Impact Report
Janus Solar and Battery Storage Project
State Clearinghouse No. 2024061043

Electronic Files Links

- **Janus Solar and Battery DEIR Volume 1**
- **Janus Solar and Battery DEIR Volume 2 - Appendixes**
  - **Part 1**
  - **Part 2**
  - **Part 3**

Janus Solar and Batter Storage Project Information Webpage.

- https://www.countyofcolusaca.gov/996/Janus-Solar-and-Battery-Storage-Project