

Project Description

2.1 Location

The proposed Project is located at 16885 25th Avenue, southwest of the City of Lemoore in an unincorporated portion of Kings County. The proposed Project would occupy the northern five acres of Assessor Parcel Number (APN) 024-190-069, (see Figures 1 and 2– Regional Location Map and Aerial Map, respectively). The entire site is within the Westhaven USGS 7.5 minute quadrangle and within the Section 34, Township 19 South, Range 19 East, MDB&M.

2.2 Setting and Surrounding Land Use

The Project site is approximately 20 miles east of the Coast Range and approximately 48 miles west of the Sierra Nevada Mountain Range in the San Joaquin Valley. The land uses surrounding the site include active agriculture, fallow land, and utility infrastructure. The site is surrounded by land designated by the General Plan as Agriculture and zoned AX, Exclusive Agriculture. The proposed Project would occupy the northern five acres of the parcel, while the



PHOTO: LOOKING NORTHWEST FROM SOUTHERN PORTION OF SITE

southern 15 acres would be utilized for agricultural uses allowable within the zone district.



PHOTO: LOOKING EAST FROM SOUTHERN PORTION OF PROJECT SITE

2.3 Project Description

The proposed Project includes installation and operation of a battery energy storage system and the entitlements required to allow the system to be on-site. The proposed system will receive energy from the existing PG&E utility line and store the energy in battery modules until it is distributed into the existing PG&E Henrietta Substation. Once constructed, the Project will be able to deliver 10 megawatts of power for up to four continuous hours, resulting in a capacity of 40 megawatt-hours of stored energy available for grid services and system reliability. The Project will consist of forty shipping containers containing six energy storage sub models with AC/DC inverters each. Underground low voltage cables will be run to a low profile, pad-mounted switchgear and then to a pad-mounted step-up transformer (see Figure 2). The transformer will be located at the northwest corner of the parcel, where underground 12 kV cables would be routed to banks 3 and 5 of PGE's Henrietta 12 kV substation, less than a mile to the north of the proposed Project site.

Figure 1 – Regional Location Map

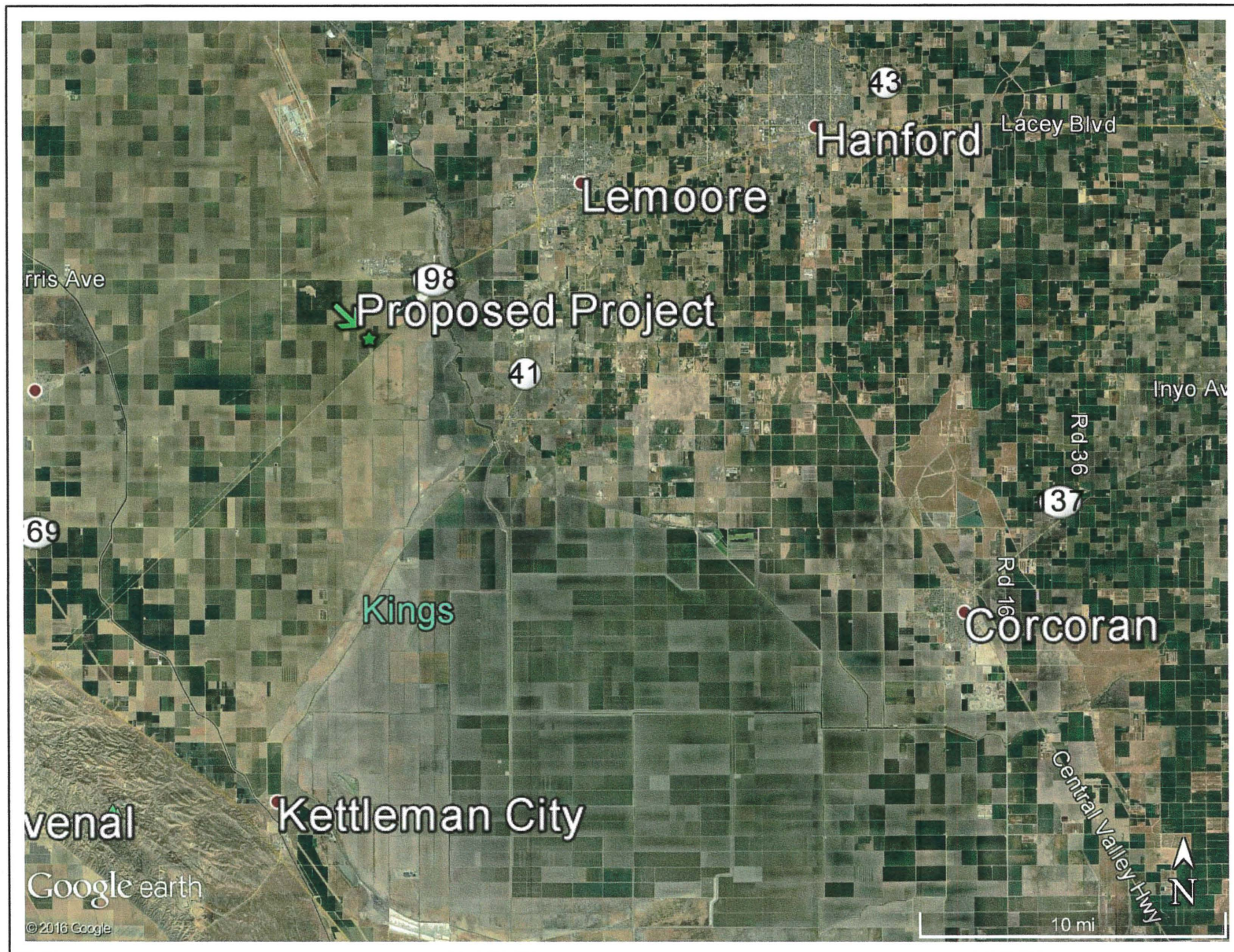
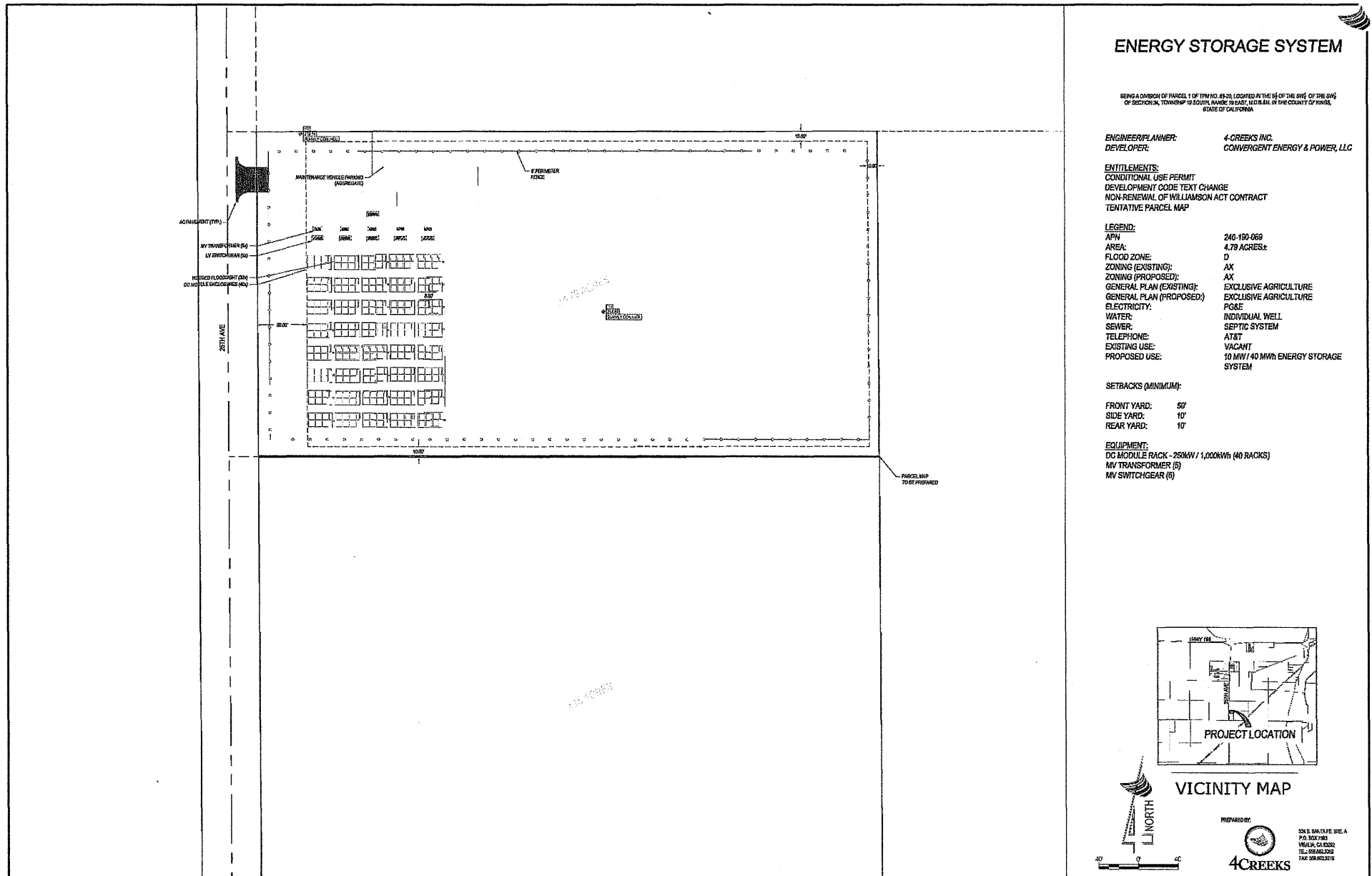


Figure 2 – Project Site Plan



To allow for the proposed Project, a Conditional Use Permit (CUP), Tentative Map and Development Code Text Change (DCTC) to allow battery storage facilities within one mile of an existing public utility substation will need to be approved.

While the CUP and Tentative Map are both site-specific, the DCTC would allow battery storage facilities within one mile of an existing public utility substation. As such, any other battery storage facility would undergo its own environmental review and is not analyzed in this environmental document.

Parking

Construction and operational vehicles will park along the northern boundary of the proposed Project, as demonstrated in the Figure 2 – Project Site Plan.

On-site lighting

On-site lighting will be installed predominantly inside of the system's energy storage containment modules, and therefore, it will not be visible from the outside. General site lighting will be installed per the attached site plan. All general lighting will be pointed down at the site or be hooded to reduce light pollution.

Project Schedule

The Project developer intends to begin construction in 2019 and it is anticipated to take approximately three months.

Operations

The proposed Project will be on call 24 hours per day, 365 days per year, and will be remotely accessible by both Convergent Energy + Power and Pacific Gas & Electric. The site will be unmanned and dispatched remotely.

Maintenance

The maintenance schedule for this facility includes quarterly inspections and preventative maintenance of all system components including the DC Battery Modules, the power control system and associated inverters, DC and AC system breakers and disconnects, medium-voltage equipment including medium voltage switchgear and transformers, and system station power and auxiliary components including HVAC equipment.

2.4 Other Required Approvals

The proposed Project would include, but not be limited to, the following regulatory requirements:

- The adoption of a Mitigated Negative Declaration by Kings County
- Approval of a Conditional Use Permit by Kings County
- Approval of a Development Code Text Change to allow battery storage facilities within one mile of an existing public utility substation
- Approval of a Tentative Map
- Approval of a Williamson Act Contract cancellation
- Compliance with other federal, state and local requirements, including a local building permit.