



## Legislation Text

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**File #:** 2022-0398, **Version:** 1

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**To:** Board of Supervisors

**Department or Agency Name(s):** Permit Sonoma

**Staff Name and Phone Number:** David Rabbitt

**Vote Requirement:** Majority

**Supervisory District(s):** Second

**Title:**

Original Jurisdiction for PLP22-0005 Frates Subdivision & Energy Storage Facility

**Recommended Action:**

Approve the request to exercise original jurisdiction over the Use Permit and Minor Subdivision application to subdivide a 115.12-acre property into three parcels sized 52.36 acres, 49.71 acres, and 13.28 acres, and a Use Permit to establish a Battery Energy Storage System Facility on resultant parcel 3, located at 1901 Frates Road, Petaluma; APNs 017-050-006, 017-140-011, -012. (Second District)

**Executive Summary:**

The submitted application PLP22-0005 consists of a Minor Subdivision to subdivide a 115.12-acre property and for a Use Permit to establish a Battery Energy Storage System Facility that would deliver on-demand energy to the electrical grid. This use is most commonly associated with renewable energy facilities that have limited windows of peak productivity that may not align with peak demand for customers.

**Discussion:**

The Sonoma County Zoning Code allows the Board of Supervisors to exercise original jurisdiction over any non-legislative planning application (Sec. 26-92-155; Sec. 25-13.4). Exercising original jurisdiction would result in the project bypassing the Planning Commission and proceeding directly to the Board of Supervisors for a decision. A member of the Board must make the request in writing to the Clerk of the Board. The request to exercise original jurisdiction need not state a reason. On March 30, 2022, Second District Supervisor David Rabbitt requested in writing that the Board take original jurisdiction over PLP22-0005. A request for original jurisdiction must be approved by a majority of the Board.

If approved, staff would continue processing the application and bring it directly to the Board at a later date to approve, conditionally approve, or deny.

**Strategic Plan:**

N/A

**Prior Board Actions:**

N/A

**FISCAL SUMMARY**

N/A

**Narrative Explanation of Fiscal Impacts:**

This is an At-Cost application and the processing costs are paid by the applicant.

**Narrative Explanation of Staffing Impacts (If Required):**

N/A

**Attachments:**

N/A

**Related Items “On File” with the Clerk of the Board:**

N/A