

State Clearinghouse – Early Consultation Submittal

SCH Number: [not yet assigned]

Date: 10/13/2025

Lead Agency: Glenn County

Contact Person: Courtney Thayer, Assistant Planner

Phone: (530) 934-6540

Email: cthayer@countyofglenn.net

Project Title

CUP2025-004, Johns Manville, BHER Solar

Project Location

Address: 5916 County Road 48, Willows, Glenn County, CA 95988

Assessor's Parcel Number (APN): 018-020-068

Zoning: AE-40 (Exclusive Agricultural) & M (Industrial)

General Plan Designation: Intensive Agriculture (AE-40 portion); Industrial (M portion)

Project Description

The project proposes a **21 MW ground-mounted, single-axis tracking photovoltaic solar system** to serve the adjacent Johns Manville Industrial Plant. The facility would occupy approximately **162 acres** of the 474-acre parcel.

Project Components:

- Solar panel arrays on single-axis tracking systems
- Inverter and transformer skids
- Electrical interconnection infrastructure (overhead poles, underground cabling, switchgear, and control building)
- Internal access roads and perimeter fencing

Purpose: Provide renewable energy to the Johns Manville Industrial Plant. No power will be exported to the broader electrical grid.

Preliminary Environmental Considerations

Potential environmental issues identified in the early review include:

- Biological resources and sensitive species
- Water quality and drainage
- Air quality and greenhouse gas emissions
- Traffic and circulation
- Cultural and historical resources
- Noise and vibration
- Land use compatibility

Requested Agency Feedback

The Lead Agency requests early consultation comments from responsible and trustee agencies on:

1. Potential environmental impacts that should be analyzed in the CEQA document.
2. Permits or approvals your agency anticipates for this project.
3. Recommended environmental studies or analyses.
4. Preliminary mitigation measures or conditions to minimize potential impacts.

**GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY**
255 Tehama Street
Willows, CA 95988
(530) 934-6540
planning@countyofglenn.net

APPLICATION FOR CONDITIONAL USE PERMIT

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND
REQUIRED ATTACHMENTS COULD DELAY THE
PROCESSING OF YOUR APPLICATION.

1. Applicant(s):

Name: BHER Willows Solar LLC

Address: 4124 NW Urbandale Dr, Urbandale, IA 50322

Phone: 515-707-0263 E-Mail Shae.Ary@bherenewables.com

2. Property Owner(s):

Name: Johns Manville Intl Inc

Address: 5916 Co Rd 48, Willows, CA 95988

Phone: 530-515-7509 E-Mail Christopher.Sheffield@jm.com

3. Engineer/Person who Prepared Site Plan (if applicable):

Name: BHER Willows Solar LLC

Address: 4124 NW Urbandale Dr, Urbandale, IA 50322

Phone: 515-707-0263 E-Mail Shae.Ary@bherenewables.com

4. Name and address of property owner's duly authorized agent (if applicable)
who is to be furnished with notice of hearing (§65091 California Government
Code).

Name: BHER Willows Solar LLC

Mailing Address: 4124 NW Urbandale Dr, Urbandale, IA 50322

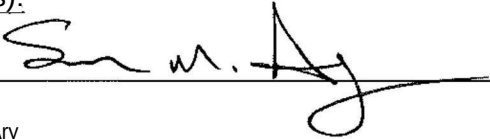
5. Existing Use of Property: Agriculture
6. Request or Proposal:
Request for Pre-Application review for Willows Solar. Seeking approval to utilize approximately 162 acres of land for the development and operation of a renewable energy solar generation facility as a secondary use generation facility on a parcel zoned for agricultural purposes. Solar generation will directly and only serve Johns Manville to offset a portion of the total energy usage of the Johns Manville's industrial facility located on the same parcel. Energy will not be exported to utility or grid.
7. Address and Location of Project: 5916 County Rd 49, Willows, CA 95988
8. Current Assessor's Parcel Number(s): 018-020-068-000
9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): AE-40
10. Provide any additional information that may be helpful in evaluating your proposal. *Example - number of employees, hours of operation, number of truck deliveries/loadings per day:*
The proposed solar energy facility will operate with minimal on-site staffing and low daily activity. Once operational, the facility will require periodic maintenance visits by 1-2 technicians, typically once per month or as needed. The facility will operate continuously (24/7) as a passive energy generation site. Maintenance activities will primarily occur during daylight hours, typically between 8:00 AM and 5:00 PM. Solar construction is proposed to start and be complete in 2026.
11. Setback Dimensions (Distance from property line to proposed structure):
- North: 76 ft. South: 50 ft.
- East: 1,627 ft. West: 406 ft.
- Other Setback/s: N/A ft.
12. Provide the following information:
- Size of Assessor Parcel: 20,865,240 sq.ft. 479 acres
- Mean height of structure: 6 ft. Peak height of structure: 9 ft.
- Dimensions of proposed including overhangs: N/A ft. x N/A ft.
- Total Square Footage (Existing): 20,865,240 sq.ft.
- Total Square Footage (Proposed): 7,056,720 sq.ft.

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicants) and Property Owner(s))
(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

Signed: 

Print: Shae Ary

Date: August 29, 2025

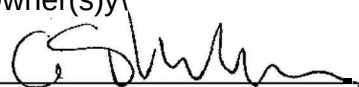
Address: 4124 NW Urbandale Dr, Urbandale, IA 50322

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s):

Signed: 

Print: Christopher Sheffield

Date: August 29, 2025

Address: 5915 Co Rd 48, Willows, CA 95988

**GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY**

225 Tehama Street

Willows, CA 95988

(530) 934-6540

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ENVIRONMENTAL INFORMATION FORM

To be completed by applicant or engineer

Use extra sheets if necessary

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND
REQUIRED ATTACHMENTS COULD DELAY THE
PROCESSING OF YOUR APPLICATION.

This list is intended to meet the requirements of State of California Government
Code Section 65940.

I. GENERAL INFORMATION:

1. Applicant(s):

Name: BHER Willows Solar LLC

Address: 4124 NW Urbandale Dr, Urbandale, IA 50322

Phone: 515-707-0263 E-Mail Shae.Ary@bherenewables.com

2. Property Owner(s):

Name: Johns Manville Intl Inc

Address: 5916 Co Rd 48, Willows, CA 95988

Phone: 530-515-7509 E-Mail Christopher.Sheffield@jm.com

3. Engineer/Person who Prepared Site Plan (if applicable):

Name: BHER Willows Solar LLC

Address: 4124 NW Urbandale Dr, Urbandale, IA 50322

Phone: 515-707-0263 E-Mail Shae.Ary@bherenewables.com

4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (§65091 California Government Code).

Name: BHER Willows Solar LLC

Mailing Address: 4124 NW Urbandale Dr, Urbandale, IA 50322

5. Existing Use of Property: Agriculture

6. Request or Proposal:

Request for Pre-Application review for Willows Solar. Seeking approval to utilize approximately 162 acres of land for the development and operation of a renewable energy solar generation facility as a secondary use generation facility on a parcel zoned for agricultural purposes. Solar generation will directly and only serve Johns Manville to offset a portion of the total energy usage of the Johns Manville's industrial facility located on the same parcel. Energy will not be exported to utility or grid.

7. Address and Location of Project: 5916 Co Rd 48, Willows, CA 95988

8. Current Assessor's Parcel Number(s): 018-020-068-000

9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): AE-40

10. Indicate the type of permit(s) application(s) to which this form pertains:

Pre-application Conditional Use Permit - Request for Review.

11. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:

Requesting Conditional Use Permit to support proposed solar energy generation facility as a secondary use generation facility. As a secondary use generation facility, the parcel does not require rezoning.

12. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies:

Pre-application review requested at this time.

13. List any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc?

A Critical Issues Assessment was completed. Environmental due diligence is ongoing, including field surveys for potential cultural resources, biological resources, floodplains, and wetlands and other jurisdictional water bodies. Further studies will be completed as required.

II. ENVIRONMENTAL SETTING:

1. Describe in detail the project site as it exists before the project, including information on topography, soil stability, plants and animals (wetlands, if any), different crops, irrigation systems, streams, creeks, rivers, canals, water table depth, 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. Snapshots or Polaroid photos will be accepted.

The project site consists of generally flat terrain primarily used for agriculture (not identified as Prime Farmlands and not under a Williamson Act Contract). A Critical Issues Assessment ("Fatal Flaw Analysis") was completed. No potential CHRP structures were identified within the site. Likely sensitive species to occur include burrowing owl, Crotch's Bumblebee, Swainson's Hawk, and woolly rose mallow. Jurisdictional waters identified by the National Wetland Inventory are present onsite. Approximately 50% of the site is covered by a FEMA Zone A Floodplain. Field surveys are in progress to document environmental features at the site. The project has been designed around the identified features.

2. Describe the surrounding properties, including information on plants, animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, agricultural, etc.), intensity of land use (one-family, apartment houses, shops, department stores, dairy, row crops, orchards, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

North: Agriculture/Residential (One Single Family Home)

East: Agriculture/Industrial (Johns Manville)

South: Agriculture/Residential (One Single Family Home)

West: Agriculture/Residential (One Church/One School/One Single Family Home)

3. Describe noise characteristics of the surrounding area (include significant noise sources):

Agricultural equipment. Johns Manville industrial facility.

III. **SPECIFIC ITEMS OF IMPACT:**

1. **Drainage:**

(a) Describe how increased runoff will be handled (on-site and off-site):

No significant increase in runoff is anticipated on-site or off-site. During construction, the project will maintain a Construction Storm Water General Permit and develop a Storm Water Pollution Prevention Plan to stabilize exposed soils and control storm water runoff.

(b) Will the project change any drainage patterns? (Please explain):

No significant changes to existing drainage patterns are anticipated.

(c) Will the project require the installation or replacement of storm drains or channels? If yes, indicate length, size, and capacity:

No installation or replacement of storm drains or channels is anticipated.

(d) Are there any gullies or areas of soil erosion? (Please explain):

No gullies or areas of soil erosion have been identified; however onsite surveying is still in progress.

(e) Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year?

No changes to existing water features is currently anticipated. The project plans to avoid disturbances to jurisdictional water features wherever possible.

If yes, you may be required to obtain authorization from other agencies such as the Army Corps of Engineers or California Department of Fish and Game.

2. **Water Supply:**

(a) Indicate and describe source of water supply (domestic well, irrigation district, private water company):

No permanent on-site water supply will be needed.

(b) Will the project require the installation or replacement of new water service mains?

No new water service mains will be required.

3. Liquid Waste Disposal:

- (a) Will liquid waste disposal be provided by private on-site septic system or public sewer?

Liquid waste disposal is expected to be handled by Porta Johns maintained by a third-party rental contractor.

- (b) If private on-site septic system, describe the proposed system (leach field or seepage pit) and include a statement and tests explaining percolation rates, soil types, and suitability for any onsite sewage disposal systems:

There will not be an on-site septic system.

- (c) Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms?

Industrial, chemical, manufacturing, animal wastes? (Please describe)

No special or unique sewage wastes will be generated by this project.

- (d) Should waste be generated by the proposed project other than that normally associated with a single family residence, Waste Discharge Requirements may be required by the Regional Water Quality Control Board.

No liquid waste will be discharged from this project.

4. Solid Waste Collection:

- (a) How will solid waste be collected? Individual disposal, private carrier, city?

During and post-construction, solid waste will be collected and disposed of by individual disposal, through proper handling and disposal of waste to prevent pollution and maintain environmental health.

5. Source of Energy:

(a) What is the source of energy (electricity, natural gas, propane)?:

Electricity.

(b) If electricity, do any overhead electrical facilities require relocation? If so, please describe:

No overhead electrical facility moves are anticipated. Minimal auxiliary power needs will be sourced from an electrical distribution system. The solar generating facility will interconnect into Johns Manville's industrial facility via electric lines.

(c) If natural gas, do existing gas lines have to be increased in size? If yes, please describe:

No natural gas required for this project.

(d) Do existing gas lines require relocation? If yes, please describe:

No existing gas lines will require relocation.

6. Fire Protection:

(a) Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings:

To be determined.

(b) Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings:

To be determined.

IV. FOR ZONE CHANGE, ZONE VARIANCE, AND SPECIAL USE PERMIT APPLICATION:

1. Number and sizes of existing and proposed structures:
One proposed control building - housing generation controls and equipment.

2. Square footage
(structures) Approximately 300 S.F.; 0 S.F.
(New) (Existing)
3. Percentage of lot coverage: <1%
4. Amount of off-street parking provided: 2 off-street spaces
5. Will the project be constructed in phases? If so, please describe each phase briefly:
The project will be constructed in a single phase.

6. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:
Not a residential project.

7. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities:
Remotely operated. Once operational, the facility will require periodic maintenance visits by 1-2 technicians, typically once per month or as needed. The facility will operate continuously (24/7) as a passive energy generation site. Maintenance activities will primarily occur during daylight hours, typically between 8:00 AM and 5:00 PM.

8. If industrial, indicate type, estimated employment per shift, and loading facilities:
Remotely operated. Once operational, the facility will require periodic maintenance visits by 1-2 technicians, typically once per month or as needed. The facility will operate continuously (24/7) as a passive energy generation site. Maintenance activities will primarily occur during daylight hours, typically between 8:00 AM and 5:00 PM.

9. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:

Not an institutional project.

10. List types and quantities of any hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar product used as a part of the operation and storage container sizes:

Oil located within transformers placed throughout site and will be outlined within the project's Spill Prevention, Control and Countermeasure Plan.
Quantities to be determined.

Submit Material Safety Data Sheets (MSDS) for any proposed hazardous materials. If hazardous materials are proposed, it is recommended that the applicant contact the Air Pollution Control District/CUPA for permitting requirements.

11. Describe any earthwork (grading) to be done and dust control methods to be used during construction:

Minimal site grading to support installation of solar generating facility. Active dust control measures to be used during construction as will be outlined within the project's Stormwater Pollution Prevention Plan.

12. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment).

Noises during construction will include typical heavy equipment and other machine noises.

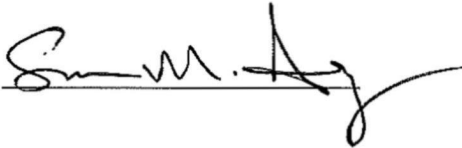
13. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions:

Air pollutants will include operational emissions from heavy equipment during construction activities, as well as dust (to be controlled as per SWPPP). No air pollutants are expected during operational activities.

V. 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.

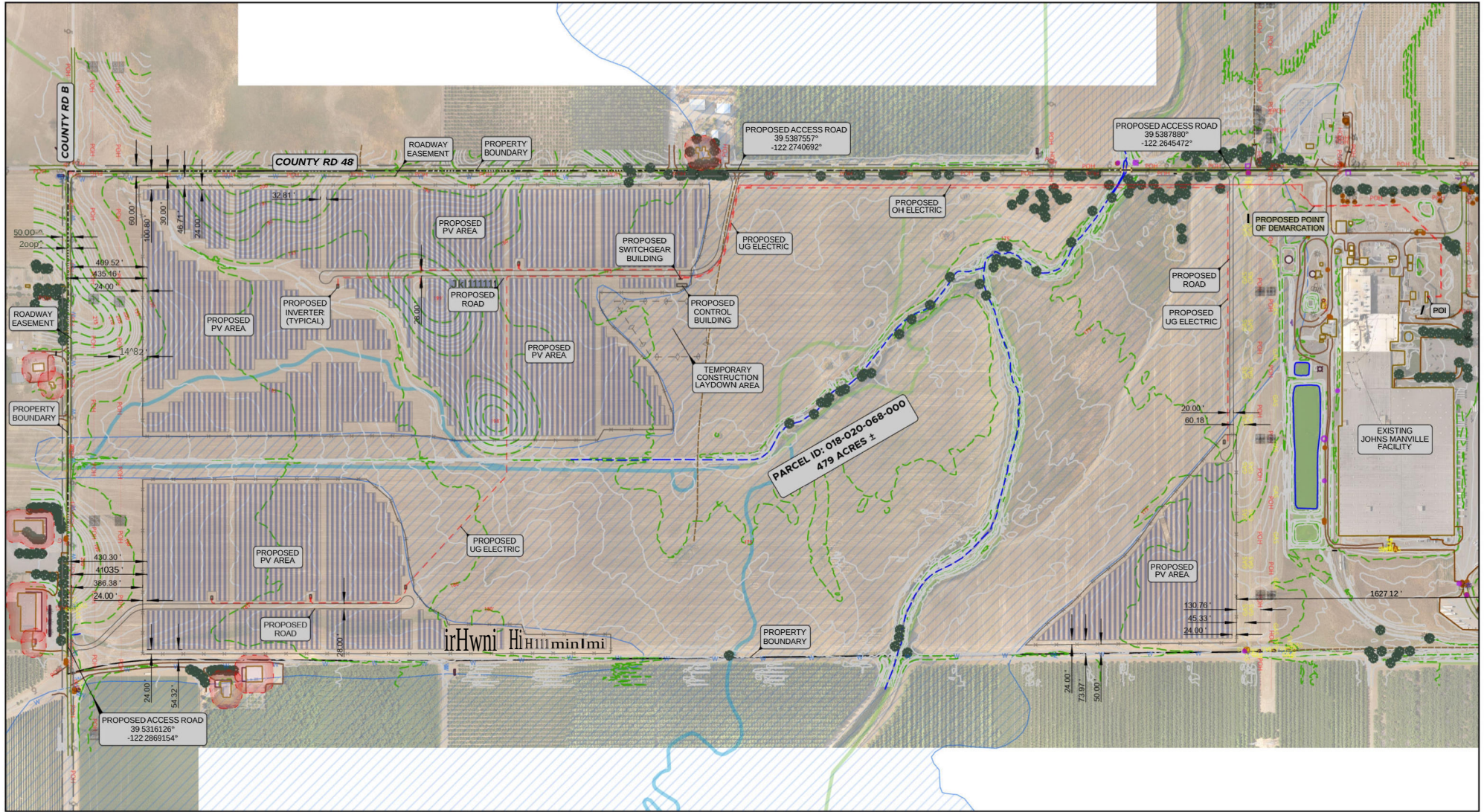
Date: August 29, 2025

Signature: 

For: BHER Willows Solar, LLC

According to Section 65943 for the California Government Code, your application will be reviewed within 30 days and you or your agent will receive written notice regarding the completeness of your application. Any reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application.

According to Section 65944 (C), additional information may be requested in order to comply with Division 13 of the State of California Public Resources Code.



BHER Willows Solar LLC - Conceptual Site Plan

Drafted By: MRF

Date: 8/28/2025

Scale: 1:6,000

Project Address:
5916 County RD 49
Willows, CA 95988

Project Location:
39.5348435°
-122.2740335°

Project Size:
≈21 MW AC

PV Area Acreage:
≈162 Acres



0 250 500 1,000
US Feet

- Parcel Boundary
- PV Blocks
- 60 ft Setback from Buildings
- Fence Type
- Laydown (Temporary)
- PV (Permanent)

- Existing Utilities
- Electric Overhead
- Electric Structures
- Electric Underground
- Miscellaneous Utility
- Natural Gas
- Oil

Legend

- Storm Sewer
- Telephone Underground
- Watermain
- Existing Contours
- Major
- Minor

- National Wetland Inventory
- Marsh, Swamp, Bog, Prairie
- River
- 1% Annual Chance Flood Hazard (Zone A)