# SAN BERNARDINO COUNTY
# DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
# ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

## PROJECT LABEL:

| | | | |
|---|---|---|---|
| ***APNs:*** | 1013-251-10 | ***USGS Quad:*** | Ontario |
| ***Applicant:*** | ENGIE Distributed Storage Development LLC | ***T, R, Section:*** | T1N, R8W, Section 33 |
| ***Location*** | 3730 Francis Avenue, Chino, California 91766 | ***Thomas Bros*** | |
| ***Project No:*** | PROJ-2022-00139/CUP | ***Community*** | Chino |
| ***Rep*** | Tetra Tech, Inc. | ***LUC:*** ***Zone:*** | RS-1 |
| ***Proposal:*** | Conditional Use Permit to construct and operate the 3730 Francis Avenue Battery Storage Project, a 40-megawatt, 160-megawatt-hour standalone energy storage facility on 1.5 acres, to provide reliable and flexible power to the local electrical system. | ***Overlays:*** | |

## PROJECT CONTACT INFORMATION:

***Lead agency:*** County of San Bernardino
Land Use Services Department
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

***Contact person:*** Anthony DeLuca, Senior Planner
***Phone No:*** (909) 387-4738 ***Fax No:*** (909) 387-3223
***E-mail:*** Anthony.Deluca@lus.sbcounty.gov

## PROJECT DESCRIPTION:

### *Summary*

Capacity Power Group, LLC in coordination with ENGIE Distributed Storage Development LLC (Applicant), is proposing to construct and operate the 3730 Francis Avenue Battery Storage Project (Project), a 40-megawatt (MW), 160-megawatt-hour (MWh) standalone energy storage facility on 1.5 acres, to provide reliable and flexible power to the local electrical system. The property on which the proposed Project would be built contains four modest, vacant and uninhabitable single-family residences which would be removed as part of the proposed Project. The property consists of approximately 1.5 acres of land that would interconnect at the immediately adjacent Southern California Edison (SCE) Francis Substation via a new approximately 35 linear feet 66-kilovolt (kV) interconnection generation tie (gen-tie) line. SCE's parallel project, including the gen-tie line, is described in Appendix A – SCE Project Description. As shown in Figure 1, Project Location, the Project site and the substation are each located in the sphere of influence of the City of Chino in San Bernardino County (County), California.

The proposed Project would contain pad-mounted energy storage units, in addition to inverters, supervisory control and data acquisition equipment, a collector substation, and the approximately 100-foot-long interconnection gen-tie line to the Francis Substation. A proposed Site Plan is included as Figure 2, Site Plan. Thus, the proposed Project meets the definition of a "Utility Facility" per Section 810.01.230 of the San Bernardino Development Code as "a fixed base structure or facility serving as a junction point for transferring electric utility services from one transmission voltage to another or to local distribution and service voltages."

The proposed Project would also include related and supporting facilities such as on-site service access, gates, a security wall, and temporary laydown and construction areas. Project construction is scheduled to take place in 2023 and 2024 and the proposed Project is anticipated to come online in the last quarter of 2024.

In addition to the Conditional Use Permit, the proposed Project would require the following additional San Bernardino County authorizations:

Variance to allow an 8-foot, decorative masonry wall with metal partitions around the perimeter of the Project site, for which maximum fence heights are 4 feet in the front and side streets and 6 feet on interior sides and rear parcel lines on residential lots.

Potential variance to allow a gen-tie pole on the Project site, once the maximum structural height is known, for which maximum building heights are 35 feet. The gen-tie pole would be constructed to connect the proposed Project to the adjacent SCE Francis Substation, provided the gen-tie line is not installed underground.

### *Surrounding Land Uses and Setting*

As shown in Figure 3, Zoning Map, the Project site is bounded by SCE's Francis Substation, zoned as RS-1 to the north, a single-family residence on Single Residential (RS)-zoned property to the east, a shipping yard on Single-Residential Minimum 20,000 Square Feet (RS-20M)-zoned property to the south, and three properties consisting of a warehouse and shipping in the commercial industrial (CI) zone to the west.

| Existing Land Use and Land Use Category | | | |
|---|---|---|---|
| **Location** | **Existing Land Use** | **Land Use Category** | **Zoning** |
| **Project Site** | Four Single Family Residences | Very Low Density Residential (VLDR) | Single Residential one acre min lot size (RS-1) |
| North | Southern California Edison Francis Substation | Very Low Density Residential (VLDR) | Single Residential one acre min lot size (RS-1) |
| South | Food Processing Facility | Very Low Density Residential (VLDR) | Single Residential 20,000 sf min lot size (RS-20M) |
| East | Single Family Residence | Very Low Density Residential (VLDR) | Single Residential one acre min lot size (RS-1) |
| West | Storage Yard/Warehouse | Limited Industrial (LI) | Community Industrial (IC) |

## ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

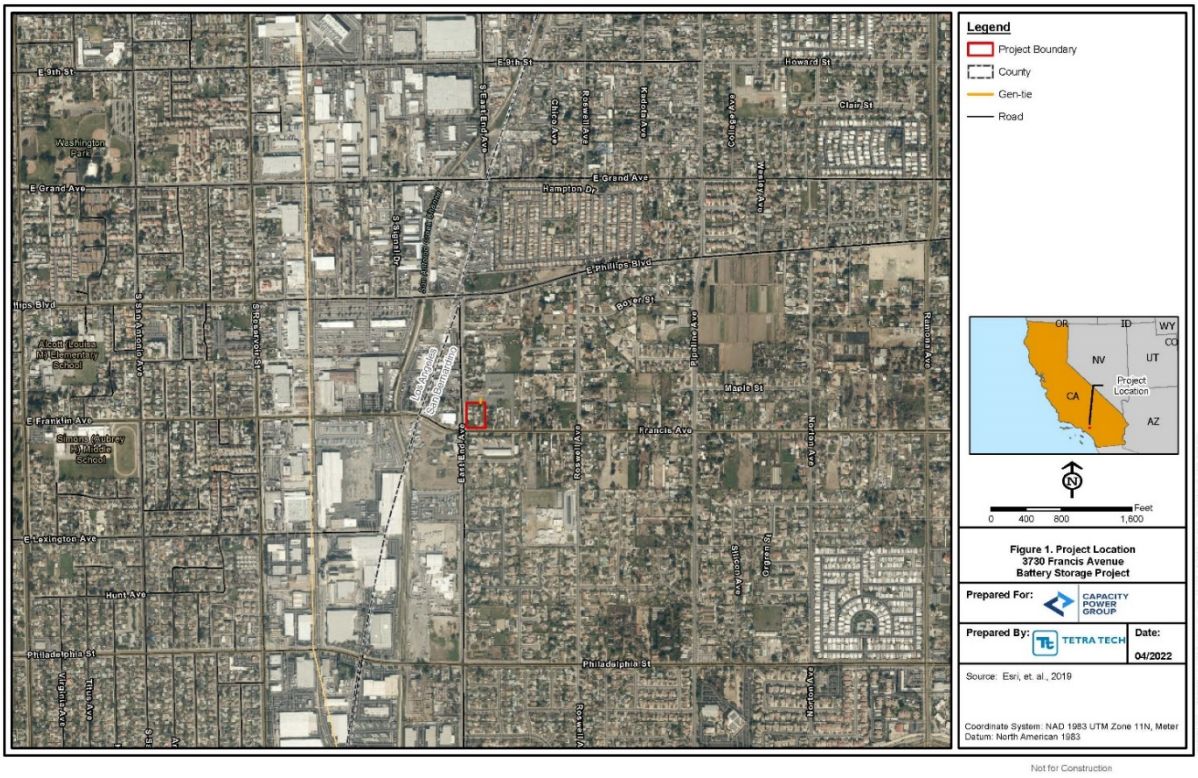
State of California: None.

County of San Bernardino: Land Use Services Department-Building and Safety, Public Health-Environmental Health Services, and Public Works.

Regional: South Coast Air Quality Management District.

Local: Chino Valley Fire District.

## Figure 1. Project Location



## Figure 2. Site Plan

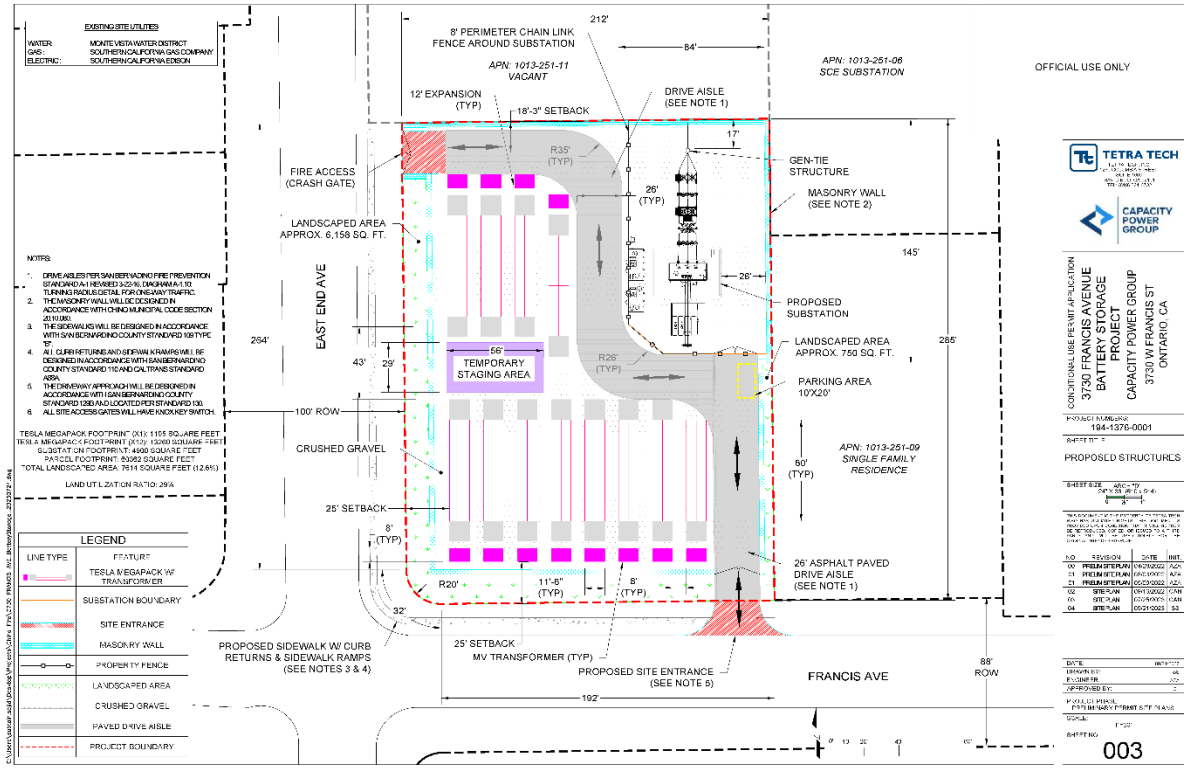
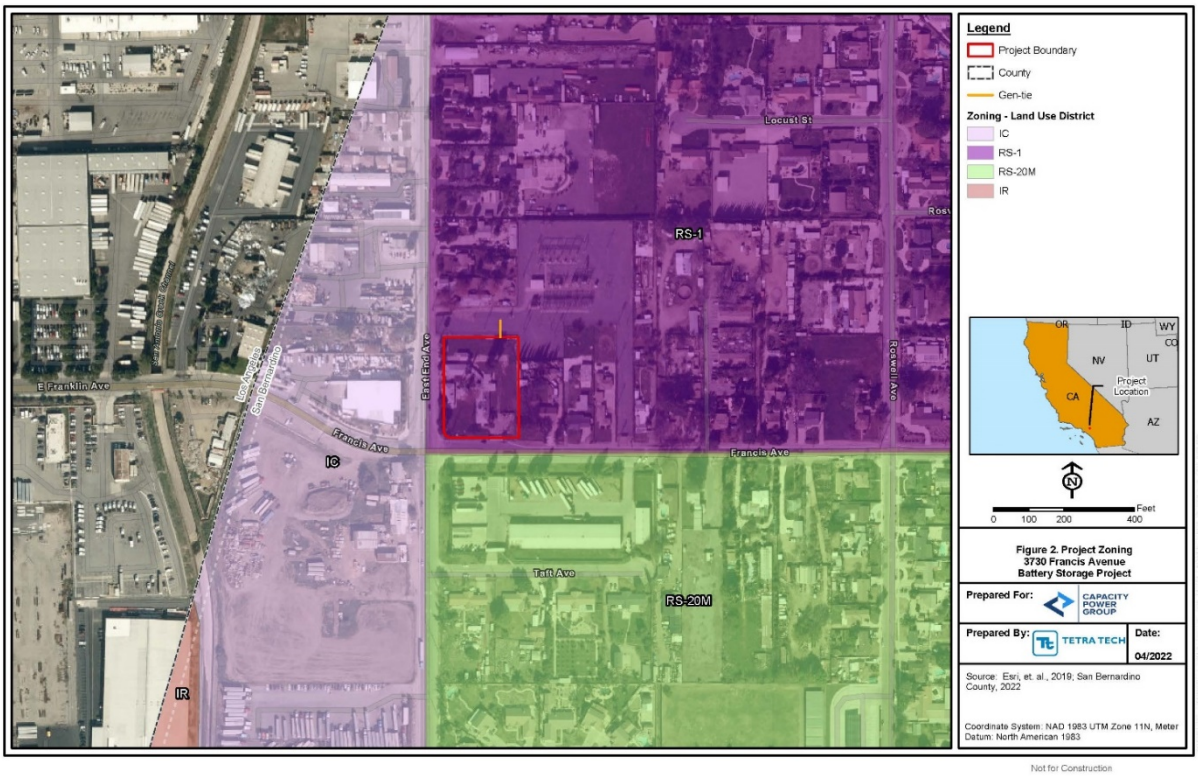


**Figure 3. Zoning Map**



## CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentially, etc.?

On January 17, 2023, the County of San Bernardino mailed notification pursuant to AB 52 to the following tribes. Twenty-Nine Palms Band of Mission Indians, Colorado River Indian Tribes, Ft Mojave Indian Tribe, Gabrieleno Band of Mission Indians, Morongo Band of Mission Indians, San Gabriel Band of Mission Indians, the Yuhaaviatam of San Manuel Nation, and the Soboba Band of Luiseño Indians. Responses were received by the Yuhaaviatam of San Manuel Nation, the Gabrieleno Band of Mission Indians and the Morongo Band of Mission Indians. The table below shows a summary of comments and responses. Comment letters are included in Appendix B – AB 52 Tribal Consultation Correspondence.

**AB 52 Consultation Summary**

| Tribe | Comment Letter Received | Summary of Response | Conclusion |
|---|---|---|---|
| Yuhaaviatam of San Manuel Nation | Via email: March 3, 2023 | The proposed Project is located outside of Serrano ancestral territory | No consulting party status requested |
| Gabrieleno Band of Mission Indians | Via email: February 21, 2023 | The proposed Project is located within the ancestral territory and traditional use area of the Gabrieleno Band of Mission Indians; Consultation took place and concluded February 24, 2023 | Mitigation and monitoring measures have been provided and incorporated herein |
| Morongo Band of Mission Indians | Via email: March 20, 2023 | The proposed Project is not within the ancestral territory of the Cahuilla and Serrano people of the Morongo band of Mission Indians | No consulting party status requested |

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and Project proponents to discuss the level of environmental review, identify and address potential adverse impacts to Tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3l contains provisions specific to confidentiality.

## EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The proposed Project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the proposed Project is categorized into one of the following four categories of possible determinations:

| Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less than Significant | No Impact |
|---|---|---|---|

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

**No Impact:** No impacts are identified or anticipated, and no mitigation measures are required.

**Less than Significant Impact:** No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less than Significant Impact with Mitigation Incorporated**: Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)

**Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: (List of the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self-monitoring or as requiring a Mitigation Monitoring and Reporting Program.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this proposed Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | |
|---|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☐ Energy |
| ☒ Geology/Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☐ Hydrology/Water Quality | ☐ Land Use/Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population/Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities/Service Systems | ☐ Wildfire | ☒ Mandatory Findings of Significance |

**DETERMINATION:** Based on this initial evaluation, the following finding is made:

| | |
|---|---|
| ☐ | The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared. |
| ☒ | Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared. |
| ☐ | The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. |
| ☐ | The proposed project MAY have "a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. |
| ☐ | Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. |

ADeLuca Jr — 10/2/2023
Signature: (Planner) — Date

Chris Warrick — 10/4/2023
Signature: (Supervising Planner) — Date

| | *Issues* | *Potentially Significant Impact* | *Less than Significant with Mitigation Incorporated* | *Less than Significant* | *No Impact* |
|---|---|---|---|---|---|
| **I.** | ***AESTHETICS*** – Except as provided in Public Resources Code Section 21099, would the project: | | | | |
| a) | Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☒ | ☐ |
| b) | Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| c) | In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☐ | ☒ | ☐ |
| d) | Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area? | ☐ | ☐ | ☒ | ☐ |

***SUBSTANTIATION:*** *(Check ☒ if project is located within the view-shed of any Scenic Route listed in the General Plan):*

***San Bernardino Countywide Plan, approved October 27, 2020, Caltrans Scenic Highway System List, San Bernardino County Development Code***

*a) Have a substantial adverse effect on a scenic vista?*

The Project site is located in unincorporated San Bernardino County. It is bounded by property owned by the SCE Francis Substation zoned as Single Residential one acre minimum lot size (RS-1) to the north, a single-family residence on Single Residential one acre minimum lot size (RS-1)-zoned property to the east, a food processing facility on Single-Residential Minimum 20,000 Square Feet (RS-20M)-zoned property to the south, and three properties consisting of a warehouse and shipping in the Community Industrial(IC) zone to the west. The Countywide Plan (adopted November 27, 2020) does not identify a scenic vista within the vicinity of the Project site (County of San Bernardino, 2020). The closest scenic vistas to the Project site are located within Chino Hills State Park, located approximately 7 miles to the south; and within the mountains of Angeles National Forest, beginning approximately 10 miles to the north. The Project site would be indistinguishable from the surrounding urban environment, such that development of the Project would not affect any views from Chino Hills State Park or Angeles National Forest. Due to the distance from these scenic vistas and the relatively small scale of the Project site (approximately 1.5 acres), the Project would not have a substantial adverse effect on a scenic vista. Therefore, impacts to scenic vistas would be less than significant, and no mitigation measures are required.

**Less Than Significant Impact**

*b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic*

*buildings within a state scenic highway?*

The closest officially designated state scenic highway is a portion of State Route 91 (SR 91), located approximately 12 miles south of the Project site; and the closest eligible state scenic highway is a portion of SR 142, located approximately four (4) miles south of the Project site (California Department of Transportation, 2023). Due to the distance from the Project site to both SR 142 and SR 91, as well as due to the intervening development and topography, the Project site would not be visible from either an eligible or officially designated state scenic highway. Therefore, the Project would not damage scenic resources within a state scenic highway. No impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

c) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The Project site is currently occupied by vacant residential buildings in a highly developed area of the County. Adjacent land uses include residential buildings, commercial and industrial development, and the SCE Francis Substation. To the west, the land is zoned commercial/industrial and is occupied by Cold Star Ice, an industrial ice manufacturer.

Implementation of the proposed Project would result in changes to the visual character of the site. The visual character will change from that of vacant residential buildings with chain link fencing to a site with a battery energy storage system (BESS), gates, a decorative masonry wall with ornamental metal partitions, and landscaping. As part of the Project, the new decorative masonry wall with ornamental metal partitions would be developed in accordance with the City of Chino's Municipal Code, Title 20, Chapter 10, §080, and create an appearance that would be consistent with the surrounding structures, such as the block wall across Francis Avenue, to the south of the Project site. Although the site would change land uses, the site is already developed and would remain developed upon Project implementation. While the proposed Project would result in a change to the existing visual character of the site, it would not degrade the existing visual character and would be consistent in character to the surrounding area, including the SCE Francis Substation to the north of the Project site.

The Project would not degrade the existing visual character or quality of public views of the site and its surroundings. Therefore, impacts would be less than significant, and no mitigation measures are required.

**Less than Significant Impact**

d) *Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?*

Low-elevation, controlled security lighting would be installed at the Project site in areas where it is required for safety, security, or operations, such as the access gate and entrance to the energy storage structures. The lights would only switch on when personnel enter the Project site (through either motion-sensor or manual activation [switch]) and would be shielded so the light is directed downward. All safety and emergency services signs would be lit when the lights are on. All lighting would be directed on-site and would include shielding as necessary to preclude light pollution or

light trespass onto adjacent properties, in accordance with Section 83.07.030(a) Glare and Outdoor Lighting, and demonstration of compliance will be required prior to issuance of a building permit. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

**No significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

| | Issues | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant | No Impact |
|---|---|---|---|---|---|
| **II.** | ***AGRICULTURE AND FORESTRY RESOURCES*** - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project: | | | | |
| a) | Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?? | ☐ | ☐ | ☐ | ☒ |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| c) | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | ☐ | ☐ | ☐ | ☒ |
| d) | Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| e) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |

***SUBSTANTIATION:*** *(Check ☐ if project is located in the Important Farmlands Overlay):*

***Countywide Plan; California Department of Conservation Farmland Mapping and Monitoring Program; San Bernardino County Agricultural Resources GIS Map; Submitted Project Materials***

*a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The Project site is on previously developed land that is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The areas immediately surrounding the Project site have also previously been developed. The proposed Project

would not convert farmland to a non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.
**No Impact**

*b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The Project site is not under or adjacent to any lands under a Williamson Act Contract (County of San Bernardino, 2020). The Project Site is zoned Single Residential (RS-1) and is conditionally permitted within the zone. There are no properties in the vicinity zoned for agricultural uses and there are no Williamson Act Contracts. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
**No Impact**

*c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

There is no forest land on the Project site. Implementation of the proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
**No Impact**

*d) Result in the loss of forest land or conversion of forest land to non-forest use?*

There is no forest land on the Project site. Implementation of the proposed Project would not result in loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
**No Impact**

*e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

There is no Farmland or forest land on the Project site. Implementation of the proposed Project would not result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impacts are identified or are anticipated, and no mitigation measures are required.
**No Impact**

**No impacts are identified or anticipated, and no mitigation measures are required.**

| | Issues | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant | No Impact |
|---|---|---|---|---|---|
| **III.** | ***AIR QUALITY*** - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project: | | | | |
| a) | Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☒ | ☐ |
| b) | Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☒ | ☐ |
| c) | Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☒ | ☐ |
| d) | Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? | ☐ | ☐ | ☒ | ☐ |

***SUBSTANTIATION:*** *(Discuss conformity with the Mojave Desert Air Quality Management Plan, if applicable):*

***Countywide Plan; Tetra Tech Air Quality and Greenhouse Gas Report; CalEEMod Output***

*a) Conflict with or obstruct implementation of the applicable air quality plan?*

The Project is located in the South Coast Air Basin (SCAB or Basin) and would be subject to the South Coast Air Quality Management District's (SCAQMD's) Air Quality Management Plan (AQMP), which contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections.

As described in the Project's Air Quality and Greenhouse Gas Report (Appendix C), the Project would be consistent with the AQMP, which is primarily concerned with long-term influence on air quality in the Basin. Neither the implementation of the Project nor its operation would result in long-term regional impacts. In addition, because the proposed Project would not result in an increase in dwelling units or occupants or activities, it would not conflict with the AQMP restrictions relative to land use and transportation. The AQMP projects future development including residential growth and transportation growth. Since the project is not increasing residential or transportation uses, it does not change the projections in the plan and would be consistent with the AQMP.

The Project would comply with SCAQMD Rules 402 (Nuisance) and 403.2 (fugitive dust), which would implement all feasible Best Available Control Measures (BACM) required for fugitive dust, fine particulate matter equal to or less than 10 microns ($PM_{10}$) and fine particulate matter equal to or less than 2.5 microns ($PM_{2.5}$). In addition, the Project would not result in a long-term increase in the number of trips or increase the overall vehicle miles traveled in the area. Vendor truck and worker vehicle trips would be generated during the proposed construction activities but would be limited after construction is

completed. Daily and annual emissions would be below the significance thresholds for all pollutants. During the longer-term operational phase, the Project would have routine inspection and maintenance activities that would result in a small net increase in emissions. However,

the increase in emissions would not exceed any significance threshold or violate any SCAQMD rule regulation.

**Less than Significant Impact**

*b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?*

To determine the potential worst-case daily construction impacts, exhaust and dust emission rates have been evaluated for each source of emissions. Worst-case daily dust emissions are expected to occur during grading and other earth-moving activities. The worst-case daily exhaust emissions are expected to occur during on-site use of construction equipment. Daily emissions are based on the maximum equipment mix and use rates during the peak construction day. Annual emissions are based on equipment mix and use rates through the duration of the construction time frame.

Project construction emissions were calculated using the CalEEMod. Table 8 of the Air Quality and Greenhouse Gas Report (Appendix C), provided below, presents the estimated maximum annual emissions generated during construction of the Project. The annual emissions conservatively assume that all of construction emissions occur in a single calendar year. If construction were to start in the middle of the year, then construction emissions would occur over more than one calendar year and emissions would be spread over two calendar years. Table 9 of the Air Quality and Greenhouse Gas Report (Appendix C), provided below, presents the estimated maximum daily on-site and off-site emissions generated during construction of the Project. While total maximum daily emissions are compared to SCAQMD Regional Thresholds, only on-site emissions are compared to Localized Significance Thresholds (LSTs) as described in Appendix C and in accordance with SCAQMD Final Localized Significance Threshold Methodology (SCAQMD 2008a). Construction emissions from the Project are expected to be well below the SCAQMD daily significance thresholds and the LSTs. Therefore, no mitigation is required. However, in accordance with SCAQMD Regulation 4, BACM outlined in Table 1 of Rule 403 have resulted in fugitive dust emissions reductions. The mitigated scenario incorporates watering of disturbed areas up to three times per day in compliance with this Rule. Detailed CalEEMod output is provided in Appendix A of the Air Quality and Greenhouse Gas Report (Appendix C).

During construction, additional vehicle traffic would include approximately 14 average daily truck trips and 20 workers commuting to the site. Construction workers would be encouraged to carpool to in order to minimize vehicle trips. Due to the limited traffic, carbon monoxide (CO) hotspots are not expected due to construction at the Project site.

Table 8. Estimated Maximum Annual Construction Criteria Air Pollutant Emissions

| Total Construction Period | Emissions (tons per year) | | | | | |
|---|---|---|---|---|---|---|
| | ROG | $NO_x$ | CO | $SO_x$ | $PM_{10}$ | $PM_{2.5}$ |
| Unmitigated | 0.37 | 3.19 | 3.64 | 0.01 | 0.29 | 0.20 |

| | | | | | | |
|---|---|---|---|---|---|---|
| With BACM | 0.37 | 3.19 | 3.64 | 0.01 | 0.23 | 0.17 |
| *No Annual Significance Thresholds* | -- | -- | -- | -- | -- | -- |

Table 9. Estimated Maximum Daily Construction Criteria Air Pollutant Emissions

| Maximum Daily | Emissions (lbs/day) | | | | | |
|---|---|---|---|---|---|---|
| | ROG | $NO_x$ | CO | $SO_x$ | $PM_{10}$ | $PM_{2.5}$ |
| Unmitigated (Total) | 6.30 | 63.62 | 55.28 | 0.18 | 10.40 | 6.16 |
| Onsite[1] | 5.99 | 52.61 | 51.33 | 0.12 | 8.42 | 5.55 |
| Offsite | 0.31 | 11.00 | 3.95 | 0.05 | 1.98 | 0.62 |
| With BACM (Total) | 6.30 | 63.62 | 55.28 | 0.18 | 6.69 | 4.14 |
| Onsite[1] | 5.99 | 52.61 | 51.33 | 0.12 | 4.71 | 3.53 |
| Offsite | 0.31 | 11.00 | 3.95 | 0.05 | 1.98 | 0.62 |
| *SCAQMD Regional Threshold* | *75* | *100* | *550* | *150* | *150* | *55* |
| *SCAQMD Localized Significance Threshold (LST)* | -- | *118* | *863* | -- | *5* | *4* |
| Thresholds Exceeded? | No | No | No | No | No | No |

[1] For comparison to SCAQMD Localized Significance Threshold (LST)

Project operational emissions were calculated using CalEEMod. Operational emissions result from workers visiting the Project site for maintenance and energy consumption for lighting and HVAC for thermal management of the batteries. Table 10 of the Air Quality and Greenhouse Gas Report (Appendix C), provided below, presents the estimated maximum annual operational emissions. Table 11 of the Air Quality and Greenhouse Gas Report (Appendix C), provided below, presents the estimated maximum daily operational emissions. Operational emissions from the Project are expected to be well below the SCAQMD daily regional and localized significance thresholds. Detailed CalEEMod output is provided in Appendix A of the Air Quality and Greenhouse Gas Report (Appendix C).

Table 10. Estimated Maximum Annual Operational Criteria Air Pollutant Emissions

| Maximum Annual | Emissions (tons per year) | | | | | |
|---|---|---|---|---|---|---|
| | ROG | $NO_x$ | CO | $SO_x$ | $PM_{10}$ | $PM_{2.5}$ |
| Energy, Mobile, Offroad, Water | 0.01 | 0.08 | 0.08 | 0.0004 | 0.01 | 0.004 |
| *No Annual Significance Thresholds* | -- | -- | -- | -- | -- | -- |

Table 11. Estimated Maximum Daily Operational Criteria Air Pollutant Emissions

| Maximum Daily | Emissions (lbs/day) | | | | | |
|---|---|---|---|---|---|---|
| | ROG | $NO_x$ | CO | $SO_x$ | $PM_{10}$ | $PM_{2.5}$ |
| Energy, Mobile, Offroad, Water | 0.5 | 3.5 | 3.4 | 0.01 | 0.2 | 0.1 |
| *SCAQMD Regional Threshold* | *55* | *55* | *550* | *150* | *150* | *55* |

| | | | | | | |
|---|---|---|---|---|---|---|
| *SCAQMD Localized Significance Threshold (LST)* | *--* | *118* | *863* | *--* | *2* | *1* |
| Thresholds Exceeded? | No | No | No | No | No | No |

The Project site is located in a region that is in non-attainment for ozone ($O_3$), $PM_{10}$, and $PM_{2.5}$. Construction and operational emissions for the proposed Project are presented in Tables 8 through 11 of the Air Quality and Greenhouse Gas Report (Appendix C), which included conservative assumptions for equipment and vehicle mix and a worst-case construction schedule. Construction emissions would include operation of on-site construction equipment, fugitive dust from site disturbance activities, and vehicle travel by construction workers, deliveries, and hauling during construction. Once construction is complete, there would only be occasional and minor vehicle traffic, water use, energy use, or any activities resulting in air emissions. The CalEEMod model runs, which estimate the construction and operational emissions in detail, are presented in Appendix A of the Air Quality and Greenhouse Gas Report (Appendix C).

The incremental increase in regional emissions from Project activities would fall below SCAQMD significance thresholds. The Project would not result in the violation of air quality standards or contribute substantially to an existing or projected air quality violation. Under this condition, the Project would not make a cumulatively considerable contribution during construction and operation. Therefore, impacts would be less than significant.

The Project area is non-attainment for the California Ambient Air Quality Standards (CAAQS) for 1-hour ozone, 8-hour ozone, $PM_{10}$, and $PM_{2.5}$. The Project area is also non-attainment for the 8-hour ozone and $PM_{2.5}$ National Ambient Air Quality Standards (NAAQS). SCAQMD requires the use of the air district's daily and annual significance thresholds to address pollution sources associated with general construction activities, such as the operation of on-site construction equipment, fugitive dust from site grading activities, and travel by construction workers. Although the Project site is located in a region that is in non-attainment for $O_3$, $PM_{10}$, and $PM_{2.5}$, the cumulative emissions associated with the Project would not be considerable as the emissions would fall below SCAQMD thresholds. Under this condition, the Project would not make a cumulatively considerable contribution during construction or operations.

**Less than Significant Impact**

*c) Expose sensitive receptors to substantial pollutant concentrations?*

Sensitive receptors are segments of the population most susceptible to poor air quality (i.e., children, the elderly, and those with pre-existing serious health problems related to respiratory distress). Land uses often identified as sensitive receptors include schools, parks, playgrounds, daycare centers, nursing homes, hospitals, and residential communities. The nearest sensitive receptor is on a property adjacent to the Project site, a residential structure located 30 feet to the east of the Project boundary. The next closest sensitive receptors are residential structures more than 85 feet away. As described in the previous impact discussion, construction and operation of the Project would not result in emissions of criteria pollutants in excess of established thresholds. SCAQMD also identifies significance thresholds for toxic air contaminants (TAC) that are based on localized impacts. These include a maximum incremental lifetime cancer risk of 10 in a million or more, a cancer burden (i.e., estimated potential increase in cancer diagnoses) of 0.5 or more, and a chronic and acute hazard index (i.e., ratio of

concentrations to Reference Exposure Levels [RELs]) of one or more. The primary TAC emitted from construction activities is diesel PM; however, because emissions of TACs from diesel-powered construction equipment are expected to be minimal, intermittent, in compliance with all California Air Resources Board (CARB) heavy-duty construction equipment rules and of short duration, the Project is not expected to substantially increase ambient concentrations of TACs regionally or locally. Diesel PM is expected to be negligible during operations due to the infrequent site visits for maintenance.

Therefore, the Project would not expose sensitive receptors to substantial pollutant concentrations. As such, impacts to sensitive receptors would be less than significant.
**Less Than Significant Impact**

*d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?*

During Project-related construction activities, various diesel-powered vehicles and equipment could create minor odors. These odors are not likely to be noticeable beyond the immediate vicinity and would be temporary and short-lived due to rapid dissipation. Rule 402 prohibits nuisance conditions such as odor. Construction odor impacts would be less than significant. Long-term odors are associated typically with industrial projects involving use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes. Odors also are associated with such uses as sewage treatment facilities and landfills. The Project involves no elements related to these types of uses. Therefore, no long-term odor impacts would occur with Project implementation.
**Less Than Significant Impact**

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

| | *Issues* | *Potentially Significant Impact* | *Less than Significant with Mitigation Incorporated* | *Less than Significant* | *No Impact* |
|---|---|---|---|---|---|
| **IV.** | ***BIOLOGICAL RESOURCES* -** Would the project: | | | | |
| a) | Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | ☐ | ☒ | ☐ | ☐ |
| b) | Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| c) | Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| d) | Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☒ | ☐ |
| e) | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☒ | ☐ |
| f) | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? | ☐ | ☐ | ☐ | ☒ |

***SUBSTANTIATION:*** *(Check ☐ if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database):*

***Countywide Plan; Submitted Project Materials; Tetra Tech General Biological Survey Report***

*a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

A General Biological Survey Report was prepared for the proposed Project by Tetra Tech, Inc. (Tetra Tech) in November 2022 (see Appendix D). Prior to the field survey, a search of the California Natural Diversity Database (CNDDB) was performed to determine special-status species that may occur within the Project site and within a

5-mile radius around the Project site (CDFW, 2022).

Following the literature search, a biological survey was conducted on April 14, 2022. The survey was conducted during daylight hours and not during abnormal or excessive cold, heat, rain, other inclement weather, or winds greater than 20 miles per hour. The survey was conducted on foot and by vehicle. Binoculars were used in areas that were not accessible.

Based on the literature search, the Project site has the potential to contain habitat for tri-colored blackbird (*Agelaius tricolor*), burrowing owl (*Athene cunicularia*, "BUOW"), California black rail (*Laterallus jamaicensis coturniculus*), coastal California gnatcatcher (*Polioptila californica californica*), western mastiff bat (*Eumops perotis californicus*), western yellow bat (*Lasiurus xanthinus*), and southern California legless lizard (*Anniella stebbinsi*) (CDFW, 2022).

The Project site was assessed for special-status species and their habitats. To assess habitat for special-status species, soil types, vegetation cover, and disturbance were evaluated. The survey was also conducted to identify and assess potential BUOW burrows and burrow surrogates, including California ground squirrel (*Otospermophilus beecheyi*) and pocket gophers (*Thomomys* sp.). Habitat in a 150-meter buffer around the site (survey area) was also assessed.

The Project site was also assessed for nesting bird and raptor habitat. Aerial imagery and binoculars were used to find and survey potential trees and other features (e.g., power poles) that could be used for raptor nesting. Visual surveys for nests and perched raptors was completed throughout the Project site and survey area.

Potential bat roosting habitat was also recorded, if present. To assess potential habitat for bats, the Project site and survey area was surveyed for available drinking water, prey base, and potential roost sites.

The potential for each species to occur based on the results of the field survey is described below.

**Rare Plants:** Topsoil within the Project site was covered in dense, non-native vegetation and is intermittently mowed. Therefore, habitats that could support rare plants do not occur on the Project site.

**Bats:** Mexican fan palms that were tall enough and had enough frond cover to support bat roosting were found within the Project site. However, due to the lack of adjacent open grassy areas for foraging or nearby water sources, it is unlikely that bats would roost onsite.

**Nesting Raptors:** There are isolated trees on the Project site that were tall enough and had enough canopy cover to support raptor nesting; however, the density of development surrounding these isolated trees provides no foraging habitat and few perches for hunting. In addition, no raptor activity or nests were observed during the general biological survey. Therefore, it is unlikely that raptors would nest onsite.

**Other Nesting Birds:** Native birds and their nests are protected under the Migratory Bird Treaty Act. There was a minor amount of vegetation within the Project site that could support nesting birds. Trees suitable for nesting (e.g., pepper tree, tree of heaven, Mexican fan palm) occur within the site. No aquatic features are located on the Project site, and the site would not support bird species typically found in wetland habitats such as tricolored blackbird or California black rail.

**Burrowing Owl:** According to the CNDDB, the closest recorded BUOW occurrence is approximately 4 miles from the Project site in 2009 (CDFW, 2022). Habitat at this location includes an open field with grassy/weedy areas, ornamental trees, and ground squirrels (CDFW, 2022). There are no records of BUOW occupying the Project site or immediately adjacent areas (CDFW, 2022). Although the Project site supports two small areas of non-native grassland, the site is mostly developed and does not provide habitat for burrowing species such as BUOW. No small mammal burrows, burrow surrogates, or BUOW sign (e.g., whitewash or pellets) were observed during the survey. In addition, no ground squirrels were observed. While BUOW may utilize non-native grassland habitat, this species requires suitable vegetation structure (i.e., short or sparse), useable burrows, and available prey base (CDFW, 2012). In addition to a lack of prey base and burrows, the Project site is also disturbed by consistent noise and light from residential and vehicle use. Therefore, BUOW is unlikely to be found onsite. In addition, no burrows suitable for BUOW were found within the survey area.

No special status species or their habitats were observed during the survey; however, construction activities and noise that occur in and adjacent to the Project site have the potential to affect nesting birds; therefore, the following pre-construction measure is recommended:

**Mitigation Measure (MM) BIO-1:**

**Pre-Construction Nesting Bird Survey**—Avoid ground-disturbing and vegetation removal activities during the nesting bird season (February 1 to August 31). If these activities must occur during the nesting season, a pre-construction nesting bird survey would be conducted by a qualified biologist, covering all potential nesting areas within 250 feet of the Project site. The biologist would use binoculars to survey areas not physically accessible. The survey would be conducted no more than 10 days prior to initiation of ground-disturbance or vegetation removal activities and repeated between delays of greater than 10 days during the nesting season.

If an active nest is found, an appropriate no-disturbance buffer for the species would be established by a qualified biologist. No ground-disturbing or vegetation removal activities would occur within the nest buffer until the nesting season has ended or the nest is vacated, and juveniles have fledged, as determined by a qualified biologist. At the discretion of a qualified biologist, encroachment into the nest buffer may occur for non-listed bird species.

With implementation of MM-BIO-1, the proposed Project would not have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species.

**Less than Significant with Mitigation**

*b, c) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?*

*Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means*

A general assessment of jurisdictional waters regulated by the U.S. Army Corps of Engineers, Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife was conducted for the Project site. A review of the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory online data was also performed to determine potential locations of wetlands and other Waters of the U.S. that may be present onsite (USFWS, 2022). Aerial imagery of the Project site was examined and compared with the surrounding United States Geological Survey 7.5-minute topographic quadrangle maps to identify drainage features within the survey area as indicated from topographic changes, blue-line features, or visible drainage patterns. No obvious signs of jurisdictional features were observed during the literature review.

The U.S. Army Corps of Engineers has the authority to permit the discharge of dredged or fill material in Waters of the U.S. under Section 404 Clean Water Act. The California Department of Fish and Wildlife asserts jurisdiction over any drainage feature that contains a definable bed and bank or associated riparian vegetation. An assessment of potential jurisdictional wetland features was conducted during the general biological survey. The presence or absence of the potential wetland features identified during the literature search was verified and any additional features observed in the field were noted. Notes on vegetation, soils, and hydrology were recorded at any potential feature. No drainage features were observed during the field survey. As such, the Project site does not contain any wetlands, Waters of the U.S., or Waters of the State.

No potential jurisdictional features occur in the Project site or survey area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
**No Impact**

*d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. Habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas.

According to the General Biological Survey Report (Appendix D), the Project site was mainly covered by vacant residential buildings and a paved access road leading to the SCE Francis Substation. The Project site also had two small patches of non-native grassland in the Avena spp. – Bromus spp. Herbaceous Semi-Natural Alliance. This community supported ripgut grass (*Bromus diandrus*) and had a relatively higher cover of forbs, including redstem filaree (*Erodium cicutarium*) and London rocket (*Sisymbrium*

*irio*), likely due to intermittent mowing. No small mammal burrows were observed in the non-native grassland areas. Two Mexican fan palms (*Washingtonia robusta*) that were approximately 15 to 25 feet tall were located on the western edge and in the center of the site. One 25-foot-tall pepper tree (*Schinus sp.*) and one tree of heaven (*Ailanthus altissima*) were also located in the center. No aquatic features or sensitive vegetation communities were present.

The survey area around the Project site was developed, with most of the area covered by residential buildings or industrial lots, as well as graded and unvegetated surfaces. The survey area also supported a variety of ornamental trees.

Historically, the Project site consisted of a residential lot with grass and sparse tree canopy since 1994 or earlier. Based on analysis of historical aerial imagery, the Project site and surrounding areas were developed over the past 30 years since 1994 or earlier. Aerial imagery also shows that areas surrounding the Project site have been used for industrial and product shipping since 1994 or earlier, with the density of residential development increasing over time.

Due to past and present uses the Project site would not be suitable as a native resident or migratory wildlife corridor or for facilitating the movement of any native resident or migratory wildlife species. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.
**Less Than Significant Impact**

*e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The Project site has been subject to human disturbances, and large portions of the Project site are completely void of vegetation. Trees within the Project site are proposed to be removed but are not considered resources by the San Bernardino Development Code: 88.01.070 “Mountain Forest and Valley Tree Conservation.” The Project site does not contain biological resources protected under local policies or ordinances. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.
**Less Than Significant Impact**

*f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?*

The Project site does not occur within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
**No Impact**

**Implementation of MM-BIO-1 would ensure potential impacts to nesting birds are reduced to a less than significant level.**

| | Issues | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant | No Impact |
|---|---|---|---|---|---|
| **V.** | ***CULTURAL RESOURCES*** - Would the project: | | | | |
| a) | Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | ☐ | ☒ | ☐ | ☐ |
| b) | Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | ☐ | ☒ | ☐ | ☐ |
| c) | Disturb any human remains, including those outside of formal cemeteries? | ☐ | ☒ | ☐ | ☐ |

***SUBSTANTIATION:*** *(Check ☐ if the project is located in the Cultural or Paleontologic Resources overlays or cite results of cultural resource review):*

***Tetra Tech Cultural Resources Report***

*a,b) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

*Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

Tetra Tech conducted an intensive Phase I pedestrian cultural resource survey on August 24, 2022, of approximately 1.5 acres of the Project site to determine whether the proposed Project would result in a substantial adverse change in the significance of an archaeological or historical resource (Sections 21083 and 21084 et seq of the California Public Resources Code; under the California Code of Regulations, Title 14, Chapter 11.5, § 15064.5) and in accordance with San Bernardino County's General Plan Conservation Elements in regard to Cultural Resources. Tetra Tech's Cultural Resources Report is provided as Appendix E. The survey was conducted using standard archaeological procedures and techniques. Continuous parallel transects spaced 15 to 20 meters apart were walked in a north to south direction. Ground surface visibility was fair to excellent. No archaeological artifacts or features were identified during the field survey.

A California Historical Resources Information System records search of the proposed Project and surrounding areas was conducted via the South-Central Coastal Information Center, California State University, Fullerton on June 10, 2022 (Records Search File No.: 19-336) of the Project site and a 1-mile buffer. No previously recorded cultural resources were identified in the Project site. Nine previously recorded built environment resources were identified within the 1-mile buffer. These consist of the Southern Pacific Railroad (P-19-186122/P-36-010330) and seven buildings (P-36-033162, -033881, -033882, -033883, -033884, -033885, and -033886). The resources have not been evaluated for the California Register of Historical Resources. None of the reported resources were identified within the Project site.

Tetra Tech contacted the Native American Heritage Commission (NAHC) on April 14, 2022, and requested that the NAHC review its Sacred Lands File (SLF). The NAHC

replied on May 15, 2022, that results were negative for Native American tribal resources within the Project site.

The parcel containing 3730 Francis Avenue, 11675, 11641, and 11635 East End Avenue includes four existing, unoccupied residences. Online real estate websites indicate that each of the residences have separate addresses, although the entire parcel has one APN. Street addresses are used in this description for building identifying purposes.

In 1897, historic topographic maps depict the surrounding area as mostly vacant or agricultural land. The Southern Pacific Railroad is shown running north to south along this neighborhood by 1900. In 1928 and into the 1960s, the parcel is comprised of orchards and agricultural fields. By 1946, an uptick in population is evident by residential and commercial development in the neighborhood with several additional buildings added and major roads. During this period, the parcel at 3730 Francis Avenue is depicted as consisting of an orchard with several rows of trees, but by 1948 through 1953, the orchard had been replaced with agricultural row crops. Historic topographic maps show that by 1964, the residences appear in their current configuration. By the 1980s, few agricultural fields remain.

Tetra Tech photographed the parcel at 3730 Francis Avenue from the public right-of-way and recorded the four residences on the parcel on California Department of Parks and Recreation 523A forms (Appendix C of the Cultural Resources Report). Tetra Tech's Architectural Historian, who meets the Secretary of the Interior's Professional Qualifications Standards under History and Architectural History, evaluated the four residences for their historic significance and eligibility for listing in the California Register of Historic Resources under the four criteria (1 through 4), using the criteria outlined in Section 5024.1 of the California Public Resources Code, Title 14 California Code of Regulations, Section 4852. None of the residences meet the criteria for listing on the California Register of Historic Resources nor do they meet the criteria to be considered historic resources under CEQA.

The combined cultural resource record search and NAHC SLF search did not identify any existing cultural resources within the Project site. The archaeological pedestrian field survey did not identify any cultural resources within the Area of Potential Impact. The architectural survey identified no built environment resources that meet the criteria to be considered historical resources under CEQA.

Based on the natural setting, NAHC SLF results, South-Central Coastal Information Center records search results and literature review, distribution patterns of previously recorded sites within and near the Project site, archaeological survey, and previous disturbance to native soils (i.e., historic and modern development, agricultural discing), the Project site is assessed as having a low to moderate sensitivity for significant buried precontact or historic archaeological resources within undisturbed subsurface deposits. Despite the potential for low to moderate sensitivity, there is a possibility that buried archaeological deposits may be encountered during Project-related subsurface excavation (e.g., Holocene age alluvial deposits). Project-related subsurface excavation is proposed to depths of up to approximately 10 feet deep.

If construction ground disturbance depths extend to native soils, anticipated to be approximately 1-2 feet deep across the Project site due to the past existing built environment, there would be a potential to impact previously unrecorded subsurface archaeological resources. Therefore, the following mitigation measures are included:

**MM-CR-1:**

**Cultural Resource Worker Education/Training**—Prior to Project construction related to ground disturbing activities (e.g., vegetation removal, excavation, trenching, grading), a cultural resource worker education awareness program shall be conducted for Project construction personnel. A qualified archaeologist will be retained by the Applicant/Project Owner for the Project and will prepare the initial cultural resource briefing of the worker education awareness program prior to ground disturbing activities. During construction, the training will be provided to all new construction personnel. The cultural resource training will include an overview of applicable laws and penalties pertaining to disturbing cultural resources, a brief discussion of the prehistoric and historic regional context and archaeological sensitivity of the area, types of cultural resources found in the area, instruction that Project workers will halt construction if a cultural resource is inadvertently discovered during construction, and procedures to follow in the event an inadvertent discovery (Inadvertent Discovery Plan discussed below) is encountered, including appropriate treatment and respectful behavior of a discovery (e.g., no posting to social media or photographs).

**MM-CR-2:**

**Inadvertent Discovery of Archaeological Resources During Construction**—A Secretary of Interior qualified archaeologist (retained by the Applicant/Project Owner) shall prepare an Inadvertent Discovery Plan for the Project. The Inadvertent Discovery Plan will provide protocols and notification procedures in the event of an inadvertent discovery. During Project construction (e.g., ground disturbing activities such as vegetation removal, excavation, trenching, grading), should subsurface archaeological resources be discovered, all ground disturbing activities within 50 feet of the find shall cease and the qualified archaeologist shall be contacted to assess the significance of the find according to CEQA Guidelines Section 15064.5. If any find is determined to be significant, the archaeologist shall determine, in consultation with the implementing agencies and any local consulting Native American groups expressing interest, appropriate avoidance measures or other appropriate mitigation. Under CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Methods of avoidance may include, but shall not be limited to, Project reroute or re-design, or identification of protection measures such as capping or fencing. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that resources cannot be avoided, the qualified archaeologist shall develop additional treatment measures, such as data recovery or other appropriate measures, in consultation with the implementing agency and any local consulting Native American representatives expressing interest in prehistoric or tribal resources. If an archaeological site does not qualify as a historical resource but meets the criteria for a unique archaeological resource as defined in Section 21083.2, then the site shall be treated in accordance with the provisions of Section 21083.2.

With implementation of MM-CR-1 and MM-CR-2, the proposed Project would not have a substantial adverse change in the significance of historical or archaeological resources.
**Less than Significant with Mitigation**

*c) Disturb any human remains, including those outside of formal cemeteries?*

Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. To ensure adequate and compliant management of any buried remains that may be identified during construction of the proposed Project, the following mitigation measure is required as a condition of Project approval to reduce any potential impacts to a less than significant level.

**MM-CR-3:**

**Human Remains**—If human remains and/or cultural items defined by Health and Safety Code, Section 7050.5, are inadvertently discovered, all work within 50-feet of the find would cease and the San Bernardino County Coroner would be contacted immediately. If the remains are found to be Native American as defined by Health and Safety Code, Section 7050.5, the coroner will contact the NAHC by telephone within 24 hours.

With implementation of MM-CR-3, the proposed Project would not have a significant impact on human remains.
**Less than Significant with Mitigation**

**Implementation of MM-CR-1 through CR-3 would ensure potential impacts to cultural resources are reduced to a less than significant level.**

| | ***Issues*** | *Potentially Significant Impact* | *Less than Significant with Mitigation Incorporated* | *Less than Significant* | *No Impact* |
|---|---|---|---|---|---|
| **VI.** | ***ENERGY*** – Would the project: | | | | |
| a) | Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | ☐ | ☐ | ☒ | ☐ |
| b) | Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☒ | ☐ |

***SUBSTANTIATION:***

***California Energy Consumption Database; Title 24 Building Energy Efficiency Standards; Tetra Tech Air Quality and Greenhouse Gas Report; CalEEMod Output***

*a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

**Fuels (Gasoline & Diesel):** As described in Section III – Air Quality, construction of the Project would temporarily cause an increase in gasoline and/or diesel fuel usage from vehicles and equipment, and operations and maintenance activities would result in infrequent vehicle trips and equipment usage during inspections and repairs. Therefore, the development of the proposed Project would not create a permanent increase in demand for gasoline and/or diesel fuel, and construction equipment would comply with applicable efficiency requirements so as not to result in wasteful usage.

**Natural Gas:** While the Project site is currently vacant and has no demand for natural gas, it was previously inhabited by residential tenants who may have used natural gas for utilities. Natural gas would not be required to support construction or O&M activities. As such, there would be no natural gas used on site for the Project. Therefore, the Project would not result in the wasteful, inefficient, or unnecessary consumption of natural gas and there would be no impact.

**Electricity:** While the Project site is currently vacant and does not use electricity, it was previously inhabited by residential tenants and had electric service provided. The proposed Project includes the construction and operation of a battery energy storage facility that would provide stored electric energy to SCE's electric grid. If needed, SCE would provide electricity for the Project during the construction phase. According to the California Energy Commission, the commercial building sector of the SCE planning area consumed 28153.740558 GWh of electricity in 2021 (CEC 2023). The temporary increase in electricity demand from the construction of the proposed Project would comply with applicable electrical efficiency standards and would not be wasteful, unnecessary, or inefficient.

The implementation of the proposed Project would not result in an increase in electricity demand and would instead provide 160 MWh of clean, reliable and flexible power to the local electrical system. The proposed Project has been designed to comply with the 2022 Building Energy Efficiency Standards. The County of San Bernardino would review and verify that the proposed Project plans would be in compliance with the most current

version of the Building and Energy Efficiency Standards. The proposed Project would also be required to adhere to the California Green Building Standards Code (CALGreen), which establishes planning and design standards for sustainable developments and energy efficiency. The proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The proposed Project would assist the state of California in achieving or exceeding its renewable portfolio standard and greenhouse gas (GHG) emissions reduction objectives by developing and constructing a new California BESS to store renewable energy, which would also help the state in achieving or exceeding its energy storage mandates. As an energy storage facility, the Project would be consistent with the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, and the State Building Energy Efficiency Standards (Title 24). The Project would not conflict or obstruct with a state or local plan for renewable energy or energy efficiency. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are recommended.

**Less Than Significant Impact**

**Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.**

| | *Issues* | *Potentially Significant Impact* | *Less than Significant with Mitigation Incorporated* | *Less than Significant* | *No Impact* |
|---|---|---|---|---|---|
| **VII.** | ***GEOLOGY AND SOILS*** - Would the project: | | | | |
| a) | Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| | i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | ☐ | ☐ | ☒ | ☐ |
| | ii. Strong seismic ground shaking? | ☐ | ☐ | ☒ | ☐ |
| | iii. Seismic-related ground failure, including liquefaction? | ☐ | ☒ | ☐ | ☐ |
| | iv. Landslides? | ☐ | ☐ | ☐ | ☒ |
| b) | Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☒ | ☐ |
| c) | Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☒ | ☐ | ☐ |
| d) | Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | ☐ | ☐ | ☒ | ☐ |
| e) | Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | ☐ | ☐ | ☐ | ☒ |
| f) | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☒ | ☐ | ☐ |

***SUBSTANTIATION:*** *(Check ☐ if project is located in the Geologic Hazards Overlay District):*

***Countywide Plan; Submitted Project Materials; Fault Activity Map of California, 2010; California Important Land Finder; Tetra Tech Geology and Soils***

*a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*

*i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?*

The Project site is not located within a California Alquist-Priolo Zone of Required Investigation. The nearest Zone of Required Investigation is the Elsinore Fault Zone (Chino Fault section) located approximately 4.7 miles south-southeast of the Project site (CGS, 2023). The proposed Project would be required to comply with the California Building Code (CBC) requirements and the Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Chino Valley Fire District. Compliance with these codes and standards would address potential impacts resulting from an earthquake event. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*ii) Strong seismic ground shaking?*

Ground shaking resulting from earthquakes associated with the relatively distant faults may occur at the Project site. Proposed structures would incorporate measures to accommodate projected seismic ground shaking in accordance with the CBC and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance would ensure that the proposed Project would not expose people or structures to substantial adverse effects, including loss, injury, or death, involving seismic ground shaking. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*iii) Seismic-related ground failure, including liquefaction?*

Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as a fluid. Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. Ground failure associated with liquefaction can result in severe damage to structures. As described in Appendix F, Geology and Soils Report, based on the geology of the Project site (coarse alluvial fan deposits) and the extractive groundwater pumping from the regional aquifer (the Chino Groundwater Basin), it is unlikely that conditions favoring the occurrence of liquefaction during an earthquake would be found at this location. However, a site-specific geotechnical investigation should be completed to evaluate the site conditions by establishing groundwater levels at depth and gathering subsurface compaction data. MM-GEO-1 would require a site-specific geotechnical investigation to be conducted prior to construction, to verify the Project site's liquefaction risks.

Therefore, with the implementation of MM-GEO-1, the impacts concerning liquefaction would be less than significant.

**MM-GEO-1:**

**Geotechnical Investigation**—The Applicant will conduct a geotechnical investigation prior to construction to determine the Project site's risks due to liquefaction and the Project site's depth of young alluvial fan deposits. The depth of young alluvial fan deposits will assist with determining any direct or indirect potential impacts to unique paleontological resources, sites, or features, as discussed in the impact 'f' discussion below. The County's Geologic Hazard Map does not indicate the Project location or any surrounding areas as being Susceptible to Liquefaction.

If significant risks or impacts due to liquefaction or the depth of young alluvial fan

deposits are found, then the Applicant will coordinate with San Bernardino County to address these prior to construction. If the depth of young alluvial fan deposits cannot be determined during the investigation, a qualified paleontological monitor will be present during the subsurface construction activities to evaluate in real time whether any fossils are unearthed. If any fossils are unearthed during construction activities, Project work in that area will be halted and San Bernardino County will be coordinated with.

**Less Than Significant Impact with Mitigation**

*iv) Landslides?*

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. The Project site's topography is flat with a very gentle slope to the south; therefore, it does not create the potential for landslides to occur. The surrounding area, at least 1 or 2 miles in any direction, is also flat and gently sloped. The Project site is also not identified as an area of concern for landslide potential (CGS 2023). The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the CBC and be subject to San Bernardino County approval. Compliance would ensure that the proposed Project would not expose people or structures to substantial adverse effects associated with landslides. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

*b) Result in substantial soil erosion or the loss of topsoil?*

Implementation of the proposed Project would disturb more than 1 acre of soil; therefore, the proposed Project is subject to the requirements of the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit (CGP) requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must include Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs would ensure that the proposed Project does not result in substantial soil erosion or the loss of topsoil. Additionally, the proposed Project would obtain approval from the South Coast Air Quality Management District for a Site-Specific Dust Control Plan. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?*

The Project site is not located in an area susceptible to liquefaction or identified as an area of concern for landslide potential. Seismically induced lateral spreading involves lateral movement of soils due to ground shaking. While the Project site is not located within an Alquist-Priolo Zone of Required Investigation, the design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the CBC and be subject to San Bernardino County approval. Compliance with the CBC and San Bernardino County approval would ensure that the

proposed Project would not expose people or structures to substantial adverse effects associated with lateral spreading. In the larger regional Chino Groundwater Basin, where the Project site is located, there is evidence of, and concern for, regional land subsidence due to excessive groundwater pumping. However, no specific evidence for subsidence at-the Project site was discovered, so no site-specific evaluation is included here. MM-GEO-1 would require a site-specific geotechnical investigation for the proposed Project and would include a field evaluation component for subsidence. Therefore, with implementation of MM-GEO-1, impacts would be less than significant.
**Less Than Significant Impact with Mitigation**

*d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Expansive soils (shrink-swell) are fine-grained clay silts subject to swelling and contracting in relation to the amount of moisture present in the soil. Structures built on expansive soils may incur damage due to differential settlement of the soil as expansion and contraction takes place. A high shrink-swell potential indicates a hazard to structures built on or with material having this rating. The Project site would have no occupied structures and consists of Tujunga loamy sand that has a very low rating for shrink swell potential. This is directly attributable to the very high sand content of these soils (80 percent) and the very low clay content (3 percent). These soils can include significantly changed human-transported materials, human-altered materials, or minimally altered or intact “native” soils. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
**Less Than Significant Impact**

*e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The proposed Project does not include any on-site sanitary facilities, and therefore would not need a septic tank or any other alternative wastewater disposal system. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
**No Impact**

*f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Younger alluvial deposits are unlikely to contain fossils, while older alluvial deposits underneath are very likely to contain fossils (Material Culture Consulting, 2012). The Project site’s geology (young alluvial fan deposits), and the age of these deposits (Middle Holocene) does not present a high likelihood for the presence of fossils. As described in Appendix F, Geology and Soils Report, two paleontological resource reviews conducted for projects in the region, both approximately 8.5 miles from the Project site, did not find any fossils on site. Although it is unlikely that any of the grading needed for site preparation at the Project site will go deep enough to encounter older alluvium, potential trenching to place underground lines might. Implementation of MM-GEO-1 would verify and address any potentially significant or significant impacts from the Project prior to construction or require a monitor to be on site during subsurface activities. Therefore, with implementation of MM-GEO-1, impacts would be less than significant.
**Less Than Significant Impact with Mitigation**

**Therefore, with implementation of MM-GEO-1, no significant impacts are anticipated.**

| | Issues | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant | No Impact |
|---|---|---|---|---|---|
| **VIII.** | ***GREENHOUSE GAS EMISSIONS*** – Would the project: | | | | |
| a) | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☒ | ☐ |
| b) | Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | ☐ | ☒ |

***SUBSTANTIATION:***

***Countywide Plan; Tetra Tech Air Quality and Greenhouse Gas Report; CalEEMod Output***

*a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The SCAQMD provides significance thresholds for GHGs where, if thresholds are exceeded, a project is considered to have a significant impact on air quality and must incorporate all feasible mitigation measures. SCAQMD has established a screening significance threshold of 3,000 metric tons (MT) of carbon dioxide equivalent (CO2e) emissions per year for commercial/residential projects and 10,000 MT of $CO_2e$ per year for industrial projects (SCAQMD 2008b). Though this is not a residential or commercial project, the significance threshold of 3,000 MT $CO_2e$ per year was conservatively used for this analysis. Construction of the Project would temporarily increase GHG generation, which can contribute to global climate change. Construction emissions would be associated with vehicle engine exhaust from construction equipment and vehicles, vendor trips, and construction worker commuting trips. Construction-related GHG emissions are considered temporary and short term. Estimated construction $CO_2e$ emissions occurring over the course of one year are shown in Table 11 of the Air Quality and Greenhouse Gas Report (Appendix C), included below. For the purposes of determining significance, SCAQMD recommends construction emissions to be amortized over a 30-year project life and added to operational emissions to compare to the annual threshold (SCAQMD 2008b).

Table 11. Estimated Short-Term Annual Construction Greenhouse Gas Emissions

| Total Project Emissions | $CO_2$ | $CH_4$ | $N_2O$ | $CO_2e$ |
|---|---|---|---|---|
| | Metric Tons per Year | | | |
| Emissions | 694.38 | 0.12 | 0.009 | -- |
| Global Warming Equivalence Factor | 1 | 25 | 298 | -- |
| Equivalent $CO_2e$ Emissions[1] | 694.38 | 3 | 2.68 | 700.1 |
| *Total Construction GHG ($CO_2e$) Amortized Emissions over 30 Years* | | | | *23.3* |

[1] Equivalent $CO_2e$ Emissions = Construction GHG Emissions x Global Warming Equivalent Factor

Operation of the Project would generate GHG emissions through motor vehicle trips to and from the Project site, on-site maintenance, water usage, and energy consumption. Operational GHG emissions would be primarily due to on-site energy consumption. The estimated operational GHG emissions are shown in Table 12 of the Air Quality and

Greenhouse Gas Report (Appendix C), included below. When added to the amortized construction emissions, operational $CO_2e$ emissions would be below the SCAQMD annual significance threshold of 3,000 MT per year.

Table 12. Estimated Annual Operational Greenhouse Gas Emissions

| Total Project Emissions | $CO_2$ | $CH_4$ | $N_2O$ | $CO_2e$ |
|---|---|---|---|---|
| | Metric Tons per Year | | | |
| Emissions | 89.15 | 0.009 | 0.001 | -- |
| Global Warming Equivalence Factor | 1 | 25 | 298 | -- |
| Equivalent $CO_2e$ Emissions[1] | 89.15 | 0.225 | 0.298 | 89.7 |
| Total Operational GHG ($CO_2e$) Amortized Emissions over 30 Years + Annual Operational GHG Emissions | | | | 113 |
| *SCAQMD GHG Screening Threshold* | | | | *3,000* |
| Exceeds screening threshold? | | | | No |

[1] Equivalent $CO_2e$ Emissions = Operational GHG Emissions x Global Warming Equivalent Factor

GHGs persist in the atmosphere for time periods long enough to cause them to be dispersed around the globe and are therefore cumulative in nature. Due to the complex physical, chemical and atmospheric mechanisms involved in global climate change, there is no basis for concluding that the Project's theoretically small emissions increase could cause a measurable increase in global GHG emissions necessary to influence global climate change. Global emissions in their aggregate contribute to climate change, not any one source of Project emissions alone. Therefore, due to the incremental amount of GHG emissions estimated for this Project, and the lack of any evidence for concluding that the Project's GHG emissions could cause any measurable increase in global GHG emissions necessary to force global climate change, the Project is not considered to be hindering the goals of AB 32. Thus, because the Project would result in total GHG emissions less than the SCAQMD 3,000 MT $CO_2e$ annual threshold, it is not considered to have a significant impact on a cumulative level. The Project would enhance the state's use of renewable energy by enabling the storage of renewable energy when the renewable source may not be operating. The Project's GHG emissions cumulatively are not a considerable contribution to climate change and, therefore, are less than significant.

**Less Than Significant Impact**

*b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?*

The CARB's 2022 Scoping Plan for Achieving Carbon Neutrality (CARB 2022) was prepared to address climate legislation passed since the last scoping plan, which was prepared in 2017. The Scoping Plan addresses AB 1279, SB 905, SB 1065, SB 1075, and other legislation and executive orders addressing GHG reductions in various manufacturing sectors and managing natural lands.

The Scoping Plan lays out a roadmap for achieving carbon neutrality in California by 2045 or sooner. This 2022 plan addresses recent legislation and extends and expands upon earlier CARB plans with a target of reducing anthropogenic emissions to 85 percent below 1990 levels by 2045. The carbon neutrality goal is new in the 2022 plan

and proposes both emissions reductions as well as capture and storage. Much of the state's success to date in reducing GHGs is due to decarbonization of the electricity sector as a result of the Renewable Portfolio Standards, SB 100 implementation, and the Cap-and-Trade Program (CARB 2022). Clean energy generation and storage are a part of the 2022 Plan. According to the Scoping Plan, the estimated resources needed to meet future energy demand is approximately 72 GW of utility solar and 37 GW of battery storage by 2045. The Scoping Plan also acknowledges that both solar and battery storage projects over the period 2022-2035 will need to increase from the current proposed projects.

The proposed Project would not conflict with any applicable plan, policy, or regulation in regard to GHG emissions. As shown in Table 12 of the Air Quality and Greenhouse Gas Report (Appendix C), included previously, the Project would result in GHG emissions below the SCAQMD threshold of 3,000 tons per year. By meeting SCAQMD's significance thresholds and by storing renewable energy, the Project would assist San Bernardino County in achieving the requirements of the San Bernardino County GHG Reduction Plan. Therefore, the Project would not conflict with any applicable plan, policy, and/or regulation to reduce GHG emissions and is considered to have no impact.
**No Impact**

**Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.**

| | *Issues* | *Potentially Significant Impact* | *Less than Significant with Mitigation Incorporated* | *Less than Significant* | *No Impact* |
|---|---|---|---|---|---|
| **IX.** | ***HAZARDS AND HAZARDOUS MATERIALS* –** Would the project: | | | | |
| a) | Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☒ | ☐ |
| b) | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☒ | ☐ |
| c) | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☒ | ☐ |
| d) | Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ☒ |
| e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| f) | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| g) | Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | ☐ | ☐ | ☒ | ☐ |

***SUBSTANTIATION:***

***Submitted Project Materials; EnviroStor Database; San Bernardino Countywide Plan Draft EIR: Hazards and Hazardous Materials;***

*a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

**Construction**

Proposed Project construction activities would include grading, site preparation, fencing, installation of a substation pad and electrical equipment, and construction of a gen-tie transmission line from the proposed Project substation to the SCE Francis Substation immediately to the north. The proposed Project would not involve the routine transport, use, or disposal of hazardous materials, as defined by the Hazardous Materials Transport Uniform Safety Act. Most of the waste generated during construction would be nonhazardous and consist primarily of cardboard, wood pallets, wire, scrap metal,

common trash, and wood wire spools. Most construction waste would be disposed of at a nonhazardous landfill or at a recycling facility whenever feasible. Construction materials would be handled in accordance with the California Green Building Standards Code, which establishes standards for construction and demolition waste management, and recycling or salvage of a minimum of 65 percent of nonhazardous construction and demolition waste. Non-recyclable construction waste would be placed into commercial trash dumpsters located on-site. Dumpsters would be collected as needed by a commercial service and delivered to a landfill. Construction would generate 1 or 2 cubic yards of nonhazardous solid waste per week over the period of construction. Sanitary waste would be managed using portable toilets and hauled for off-site disposal.

During construction of the proposed Project, diesel and gasoline fuels and other hazardous materials, such as oils, solvents, hydraulic fluids, and paints commonly associated with construction equipment, may be stored on site. These materials would be stored and handled in a manner to prevent accidental release, i.e., consistent with the hazardous materials handling BMPs and other measures contained within the required SWPPP, which would require them to be stored within locked aboveground containers with secondary containment. Safety Data Sheets for all applicable materials present at the Project site would be made readily available to on-site personnel.

Therefore, construction of the proposed Project would have a less than significant impact.

**Operation**
Proposed Project operational activities would involve the transportation, use, or temporary storage of a variety of hazardous materials, such as batteries, hydraulic fluid, diesel fuel, insulation oil for the transformers, grease, lubricants, paints, solvents, and adhesives. The proposed Project substation would include transformers, breakers, switches, meters, and related equipment.

Operations and maintenance (O&M) activities associated with a battery energy storage facility are relatively limited when compared to other utility land uses. During operation, the proposed Project would require one or two workers in a light utility truck to visit the facility on a weekly basis. O&M staff would visit the site for switching and other operation activities. Maintenance trucks would be used to perform routine maintenance, including but not limited to equipment testing, monitoring, repair, routine procedures to ensure service continuity, and standard preventative maintenance. Long-term maintenance and equipment replacement would be scheduled in accordance with manufacturer recommendations to ensure equipment integrity is maintained. Typically, one major maintenance inspection would take place annually.

The proposed Project would generate a small amount of waste during operation, such as broken or rusted metal, defective or malfunctioning equipment, electrical materials, empty containers, other miscellaneous solid waste, and typical refuse from the O&M staff. Additionally, limited amounts of hazardous materials would be stored or used on-site during operation, including diesel fuel, gasoline, and motor oil for vehicles; mineral oil to be sealed within the transformers; and lead-acid-based or lithium-ion-based batteries for emergency backup. Appropriate spill containment and cleanup kits would be maintained

by O&M staff during operation of the proposed Project. The Project site would also be fenced with a decorative masonry wall with ornamental metal partitions to prevent public access to hazardous materials.

Lithium-ion batteries would likely be used for the proposed energy storage system and would be contained within steel enclosures. Transformers would contain dielectric insulating fluid in the form of vegetable or mineral oil and would be not routinely be handled by O&M staff. These materials would be stored in appropriate containers to prevent accidental release. Equipment and battery storage would be in accordance with OSHA requirements, such as inclusion of heating, ventilation, air conditioning, fire protection systems, and spill response supplies.

The Project will also comply with applicable local and state fire code requirements, standards from Underwriters Laboratories (UL; safety organization), the National Fire Protection Association (NFPA), and the 2022 California Fire Code. Specifically, the Project's fire protection design will comply with California Fire Code Section 1207, *Electrical Energy Storage Systems*, which adopts the NFPA's Standard for the Installation of Stationary Energy Storage Systems (NFPA 855). The lithium-ion battery technology for the Project will also comply with UL 9540A testing. UL 9540A testing is performed by the battery manufacturer/vendor to prevent thermal runaway and mitigate fire risk.

With these protections in place, the impacts related to the routine transport, use, or disposal of hazardous materials would be less-than-significant.

**Less Than Significant Impact**

*b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

**Construction**

Potential impacts that may result from upset or accidents during construction of the proposed Project include the accidental release of materials, such as hydraulic fluid, fuel, insulation oil, grease, lubricants, paints, solvents, and adhesives. Generally, the quantities of these hazardous materials would be relatively limited and handled in accordance with manufacturer's guidelines. In addition, implementation of the BMPs required by the NPDES CGP would include containment and spill response measures, which would reduce the potential impact from upset and accident conditions to a less than significant level.

Additionally, there are no Leaking Underground Storage Tanks or Cleanup Program sites documented on the Project site or in its vicinity, such that encountering aboveground and/or subsurface contamination is not anticipated during construction. The closest Leaking Underground Storage Tank cleanup site is located approximately 0.17 miles southwest of the Project site and the case has been closed (SWRCB 2023). Therefore, risk of upset and accident conditions would be unlikely, and the impacts would be less than significant.

**Operation**

The O&M of the battery energy storage facility would generate little hazardous waste. Electrical equipment used by the proposed Project, such as inverters and each enclosed transformer at the substation, would include an insulating fluid such as vegetable or

mineral oil, but upsets or accidents would be controlled via the secondary containment provided in accordance with applicable federal, state, and local laws and regulations. The insulating oil contained in each transformer does not normally require replacement, minimizing the potential for upsets or accidents involving its use. Further, Health and Safety Code Section 25500 et seq. requires the preparation of hazardous materials release response plans, such as a Hazardous Materials Business Plan, under specified circumstances.

The proposed Project would likely use lithium-ion batteries, which contain flammable and corrosive liquid materials. The potential for hazardous materials to be released during an accidental breakage of the batteries does exist. However, batteries would be housed in multiple self-contained storage system enclosures and the battery storage system controller. The energy storage system controller is a multi-level control system designed to provide a hierarchical system of controls for the battery modules, power conversion system, medium-voltage system, and up to the point of connection with the electrical grid. The controllers ensure that the energy storage system effectively responds to grid emergency conditions and provides a secondary safety system designed to safely shut down the facility. All batteries would be contained within specifications that follow applicable federal, state, and local requirements, including the inclusion of appropriate ventilation, acid resistant materials, and presence of spill protection supplies.

Combustible vegetation or agricultural products on and around the Project site boundary would not be routinely handled by O&M staff but managed by the proposed Project owner or its affiliates during operation. Removal and/or maintenance of vegetation may require herbicide and if not handled properly, use of these products could create a hazard to the public (construction workers, maintenance employees, and nearby residences). However, application would be limited and in accordance with federal, state, and local regulations. Additionally, any herbicides would be applied by a state-licensed pesticide applicator. This Applicant-proposed activity and adherence to regulatory requirements would reduce impacts related to use of herbicides to a less than significant level.

The proposed Project would not involve the routine transport, use, or disposal of hazardous materials, as defined by the Hazardous Materials Transportation Uniform Safety Act. Adherence to regulations and Applicant-proposed protocols during the storage, transportation, and usage of any hazardous materials would minimize and avoid the potential for significant upset and accident condition impacts. Therefore, less than significant impacts are anticipated, and no mitigation measures are required.
**Less Than Significant Impact**

*c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

There are no schools located within a one-quarter mile radius of the Project site. The closest school is Simons Middle School, approximately 0.7 miles to the west and Alcott Elementary School approximately 0.8 miles to the west. Construction of the proposed Project would be temporary and short term. All materials required during construction would be kept in compliance with state and local regulations and BMPs. During O&M, the proposed Project would not require the routine transport or use of hazardous materials. Therefore, less than significant impacts are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The Project site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system (California DTSC 2023). EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No known hazardous materials sites are located on or within 1,000 feet of the Project site. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

**No Impact**

*e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The Project site is not within an airport safety review area or Airport Runway Protection Zone. The Project site is not located within the vicinity of a private or public airstrip. The nearest airports are Brackett Field Airport located approximately 3.5 miles to the northwest and Ontario International Airport located approximately 5.7 miles east of the Project site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

*f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

State Route 60 is identified as an evacuation route within the Valley Region of San Bernardino County (County of San Bernardino 2019a). The Project site is approximately 1 mile north of State Route 60 and would not interfere with existing emergency evacuations designated for the route. A 20-foot-wide drive aisle would be maintained within the site with access in compliance with San Bernardino County Standard 129B. Two emergency access gates are included in the Project site design (see Figure 2: Site Plan). The Site Plan would be verified during San Bernardino County's plan review process. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by San Bernardino County. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

*g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

The Project site is located within an "Urban Unzoned" Fire Hazard Area (County of San Bernardino 2019a) and a Local Responsibility Area for fire protection (CalFire 2022). The proposed Project is the development of a battery storage facility and does not include residential dwelling units. Therefore, it would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The proposed Project is subject to review and approval from the Chino Valley Fire District. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statues, codes, ordinances, and standards of the Chino Valley Fire District. Further, as described

under Hazards and Hazardous Materials threshold a) above, the Project would also comply with applicable local and state fire code requirements, standards from Underwriters Laboratories (UL; safety organization), the National Fire Protection Association (NFPA), and the 2022 California Fire Code. Specifically, the Project's fire protection design will comply with California Fire Code Section 1207, *Electrical Energy Storage Systems*, which adopts the NFPA's Standard for the Installation of Stationary Energy Storage Systems (NFPA 855). The lithium-ion battery technology for the Project will also comply with UL 9540A testing. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
**Less Than Significant Impact**

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

| | Issues | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant | No Impact |
|---|---|---|---|---|---|
| **X.** | ***HYDROLOGY AND WATER QUALITY*** - Would the project: | | | | |
| a) | Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | ☐ | ☐ | ☒ | ☐ |
| b) | Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☒ | ☐ |
| c) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| | i. result in substantial erosion or siltation on- or off-site; | ☐ | ☐ | ☒ | ☐ |
| | ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; | ☐ | ☐ | ☒ | ☐ |
| | iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or | ☐ | ☐ | ☒ | ☐ |
| | iv. impede or redirect flood flows? | ☐ | ☐ | ☒ | ☐ |
| d) | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☐ | ☒ |
| e) | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☒ | ☐ |

***SUBSTANTIATION:***

***Countywide Plan; Submitted Project Materials; Tetra Tech Preliminary Water Quality Management Plan; Tetra Tech Drainage Study***

*a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

**Construction**

Construction of the proposed Project would involve the use of bulldozers, graders, trucks, and various other types of heavy equipment for vegetation and structure removal, grading, and installation of facilities. Construction activities could potentially loosen existing surface soils and sediments, increasing the possibility that erosion might occur during storm events. Water used for dust suppression would also have the potential to generate runoff that could transport sediments and dissolved solids. The use of construction equipment on the Project site could involve the accidental release of fuel, oils, brake dust, lubricants, antifreeze, and other potentially hazardous substances.

These water quality pollutants could be delivered to surface water bodies during storm events and/or be infiltrated into groundwater and the underlying aquifer, resulting in the degradation of water quality.

The proposed Project would disturb greater than 1 acre during construction and would therefore be subject to the requirements stipulated by the State Water Resources Control Board's NPDES CGP, as discussed in Section VII – Geology and Soils. Also as previously discussed, the CGP would require the development and implementation of a SWPPP to control and abate pollutants, and specifically to prevent project-related pollutants from impacting surface waters.

In addition, San Bernardino County requires the preparation of a Water Quality Management Plan (WQMP) for development projects that involve the creation of 10,000 square feet or more of impervious surface collectively and parking lots of 5,000 square feet or more exposed to stormwater. As such, a WQMP was prepared for the proposed Project in May 2023 (Tetra Tech 2023b).

By complying with CGP implementation requirements, which would include the preparation and implementation of a SWPPP and WQMP BMPs, the impacts on water quality during construction would be temporary and less than significant.

**Operations and Maintenance**
After construction of the proposed Project is complete and final stormwater management facilities are in place, control of runoff would maintain or improve the runoff conditions currently found at the Project site. The average water use during the proposed Project's O&M phase is estimated to be less than 100,000 gallons or 0.3 acre-feet per year for irrigation of landscaping. The relatively low amount of water used during this phase would be insufficient to generate significant runoff.

As noted earlier in Section IX: Hazards and Hazardous Materials, the California Hazardous Materials Release Response Plans and Inventory Law requires any business handling hazardous materials at or above specified thresholds to prepare a Hazardous Materials Business Plan. The thresholds include any site that stores hazardous materials in excess of 55 gallons (liquids), 500 pounds (solids), or 200 cubic feet for compressed gas. Any hazardous materials exceeding the established thresholds that would be stored on-site would be contained in designated areas in accordance with a Hazardous Materials Business Plan, which would ensure that all handling, storage, and disposal of hazardous materials would be conducted in accordance with proven practices to prevent accidental release.

For these reasons, the impacts on water quality during O&M would be temporary and less than significant. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
**Less Than Significant Impact**

*b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The Monte Vista Water District ("MVWD" or "District") provides water services to the Project site. The District manages multiple sources of water supply to meet the

consumption needs of its community. These activities require careful planning and management to ensure resources are used wisely and sufficient supplies are available for the future. The 2020 MVWD Urban Water Management Plan (UWMP) demonstrates how MVWD will carry out its long-term resource planning responsibilities to ensure adequate water supplies to meet existing and future demands for water. According to the UWMP, water supplies are expected to exceed water demand for the next 25 years during normal, dry, and multiple dry years (MVWD 2021).

During construction, an estimated 270,000 gallons of non-potable water (approximately 0.8 acre-feet)[1] are anticipated to be required for dust suppression and other purposes. The average water use during the Project's O&M phase is estimated to be less than 100,000 gallons or 0.3 acre-feet per year for irrigation of landscaping, which is less than the current residential use demand.

Implementation of the proposed Project BMPs would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing runoff from the Project site to be utilized as a resource that can eventually be used for groundwater recharge. Therefore, the proposed Project is not anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

*i) Result in substantial erosion or siltation on- or off-site;*

Erosion is the wearing away of the ground surface as a result of the movement of wind or water, and siltation is the process by which water becomes dirty due to fine mineral particles in the water. Soil erosion could occur on the Project site due to a storm event during construction. As discussed above, the proposed Project is subject to the requirements of the NPDES, which necessitate that the proposed Project obtain a CGP and develop and implement a SWPPP, which must list BMPs to avoid and minimize soil erosion. Adherence to BMPs would prevent substantial soil erosion or the loss of topsoil.

Additionally, a WQMP has been developed for the proposed Project (Tetra Tech 2023b), as required by San Bernardino County. Runoff from the proposed impervious areas would discharge directly to the adjacent gravel where it would have the opportunity to infiltrate into the ground. In the event that the infiltration rate is exceeded by the runoff rate, runoff would sheet flow out of the gravel area. A vegetative strip along the property boundary would provide a vegetative buffer between the facility and public right of way. This buffer would promote water quality treatment prior to discharging from the site through natural infiltration.

The general design of the proposed Project would promote water retention through

[1] 1 acre-feet of water equals 325,851 gallons – approximately the amount needed to cover an acre (roughly a football field) of ground 1 foot deep.

placement of proposed landscape, soil development, and grading techniques. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;*

As discussed in the WQMP (Tetra Tech 2023b), Low Impact Development site design practices would be incorporated into the design of the proposed Project, which serve to reduce flooding risks. The following site design practices would be incorporated into the proposed Project:

- Paved areas would be limited to the Project site access road and gravel would be utilized where possible to promote infiltration and reduce the amount of impervious area on the Project site;
- An impermeable layer below the gravel layer is not proposed so water stored within the gravel layer would be able to infiltrate into the ground;
- Runoff from concrete housekeeping pads and paved drive aisles would be directed to gravel areas where it would be stored and infiltrate into the ground;
- Disturbed areas not necessary for the proposed Project would be landscaped;
- Landscaped areas would be placed at discharge points to promote water treatment; and
- The existing Project site is relatively flat with no concentrated flow. The Project site would maintain its currently existing grades and slopes in order to promote sheet flow.

The proposed Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

**Less Than Significant Impact**

*iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or*

The proposed Project would not substantially alter the existing drainage pattern and would maintain its currently existing grades and slopes to promote sheet flow. Further, Low Impact Development site design practices would be incorporated into the design of the proposed Project, promoting water retention through placement of proposed landscape, soil development, and grading techniques. Exceedance of the capacity of existing or planned stormwater drainage systems would not result and no substantial additional sources of runoff would occur. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*iv) Impede or redirect flood flows?*

The Project site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, 100-year Department of Water Resources Awareness Zone, or a 500-year FEMA flood zone (FEMA 2023). The existing site is relatively flat with no concentrated flow and would maintain its currently existing grades and slopes in order to promote sheet flow. Development of the proposed Project would not substantially impede or redirect flood flows. Therefore, no significant adverse impacts are identified or

anticipated and no mitigation measures are required.
**Less Than Significant Impact**

*d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

The closest body of water to the Project site is Puddingstone Reservoir, located approximately 5.2 miles to the northwest. The Project site is not located within a FEMA flood zone (FEMA 2023). Due to the Project site being located outside of major floodplains and its inland distance from the Pacific Ocean (over 40 miles), tsunamis and seiches are not potential hazards in the vicinity of the Project site. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
**No Impact**

*e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The proposed Project is subject to the NPDES permitting process. Requirements of the permit include development and implementation of a SWPPP, which is subject to Lahontan RWQCB review and approval. The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction. The SWPPP would include BMPs to control and abate pollutants and treat runoff that can be used for groundwater recharge. The proposed Project would not otherwise substantially degrade water quality as appropriate measures relating to water quality protection (i.e., BMPs) would be in place. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
**Less Than Significant Impact**

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

| | *Issues* | *Potentially Significant Impact* | *Less than Significant with Mitigation Incorporated* | *Less than Significant* | *No Impact* |
|---|---|---|---|---|---|
| **XI.** | ***LAND USE AND PLANNING*** - Would the project: | | | | |
| a) | Physically divide an established community? | ☐ | ☐ | ☒ | ☐ |
| b) | Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☒ | ☐ |

***SUBSTANTIATION:***

***Countywide Plan; Submitted Project Materials***

*a,b) Physically divide an established community?*

*Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The proposed Project includes the construction and operation of an energy storage facility on 1.5-acres. The Project site is located adjacent to the SCE Francis Substation to the north, a single-family residence to the east, a shipping yard to the south, and industrial to the west. The Project site is zoned as Single Residential, 1-acre minimum parcel size (RS-1). The RS-1 zone allows for a maximum building height of 35 feet within the Valley Region. The proposed Project would not exceed these maximum heights with the potential exception of the gen-tie pole that would be constructed to connect the proposed Project to the adjacent SCE Francis Substation, and whose maximum structural height is not yet finalized. The proposed Project meets the definition of a “Utility Facility” per Section 810.01.230 of the San Bernardino Development Code, which is a permitted use in the RS-1 zone with a Conditional Use Permit. The Project would comply with the applicable County Landscaping Standards contained in Chapter 83.10 of the County Code. The Project site is also within the City of Chino sphere of influence in San Bernardino County, California.

Maximum fence heights are 4 feet in the front and side streets and 6 feet on interior sides and rear parcel lines on residential lots (San Bernardino County 2019a). To prevent unauthorized access to the Project site and to protect the health and safety of the general public, the Applicant proposes to construct an 8-foot decorative masonry wall with ornamental metal partitions around the entirety of the property. The wall height would exceed the typical maximum heights for a parcels zoned RS-1. The Applicant is seeking an exception to these typical maximum heights, as allowed in Section 83.06.020 of the San Bernardino County Development Code when the fence/wall height exceedance is approved as part of a Use Permit and the increased height is for reasons of the health and safety of the general public. The 8-foot wall height is typical of substation fence/wall heights designed to protect against intrusion and unauthorized access to utility equipment. The Project would also potentially require a variance for the gen-tie pole height.

The physical division of an established community is typically associated with construction of a dividing linear feature, such as a major highway or railroad tracks, or

removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The proposed Project does not include the construction of a dividing linear feature. Therefore, the proposed Project would neither physically divide an established community nor cause a significant environmental impact due to conflict with any land use plans or policies. The proposed Project conforms to the setbacks and lot coverage limits of the RS-1 zone. Though the Project would require a variance to wall/fence heights; this variance is addressed by the County Code and is included as part of the Project. With approval of the variances for the gen-tie pole height, if needed, and the interior wall height, the Project will be consistent with zoning and related requirements. No significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact,**

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

| | ***Issues*** | *Potentially Significant Impact* | *Less than Significant with Mitigation Incorporated* | *Less than Significant* | *No Impact* |
|---|---|---|---|---|---|
| **XII.** | ***MINERAL RESOURCES*** - Would the project: | | | | |
| a) | Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| b) | Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ☐ | ☐ | ☐ | ☒ |

***SUBSTANTIATION:*** *(Check ☒ if project is located within the Mineral Resource Zone Overlay):*

***Countywide Plan; Submitted Project Materials; Mineral Land Classification***

*a,b) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?*

*Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

According to the San Bernardino County General Plan, the Project site is zoned as Single Residential, 1-acre minimum parcel size (RS-1), and is within an area of potential mineral resource extraction, Mineral Resources Zone (MRZ)-3. MRZ-3 is defined as an area containing deposits whose significance cannot be evaluated from available data. However, the size of the Project site and the surrounding uses (i.e., commercial, residential, and utility) make the site unsuitable for mineral resources extraction. Additionally, the proposed Project would not include mineral extraction or major excavation. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

**Therefore, no impacts are identified or anticipated, and no mitigation measures are required.**

| | *Issues* | *Potentially Significant Impact* | *Less than Significant with Mitigation Incorporated* | *Less than Significant* | *No Impact* |
|---|---|---|---|---|---|
| **XIII.** | ***NOISE*** - Would the project result in: | | | | |
| a) | Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☒ | ☐ |
| b) | Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☒ | ☐ |
| c) | For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |

***SUBSTANTIATION:*** *(Check ☐ if the project is located in the Noise Hazard Overlay District or is subject to severe noise levels according to the Countywide Plan Noise Element):*

***Countywide Plan; Submitted Project Materials; San Bernardino County Municipal Code; Tetra Tech Acoustical Analysis Report***

*a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

An Acoustical Analysis Report was prepared for the proposed Project by Tetra Tech in May 2023 (see Appendix G).

**Construction Noise**

The Project site is surrounded by some residential properties, most immediately bounded by the SCE Francis Substation to the north, a single-family residence to the east, a shipping yard to the south across Francis Avenue, and three properties consisting of a warehouse and shipping to the west across S. East End Avenue. The ambient noise level at the Project site is 60 decibel (dBA) Community Noise Equivalent Level based on the County of San Bernadino existing noise contour map (County of San Bernardino 2020). This existing sound level is equivalent to a daytime sound level of 60 dBA Leq and a nighttime sound level of 45 dBA Leq. The most significant sources of noise in the area are vehicular traffic on the local street network. Noise is also generated on individual parcels whether industrial, office, retail or residential.

Noise levels resulting from construction activities were modeled in an Acoustical Analysis Report prepared for the proposed Project (Tetra Tech 2023a). Construction of the proposed Project is anticipated to occur over a period of approximately 9 months, beginning in 2023. Construction would generally consist of four major stages: 1) Site and

Substation Preparation and Grading; 2) Energy Storage Enclosure and Substation Installation; 3) Gen-tie Construction; and 4) Testing and Commissioning.

The acoustic analysis performed for the proposed Project was conducted from a point source located at the closest boundary line of the Project site to each sensitive receptor structure, the closest of which is a residential structure located approximately 30 feet from the Project site boundary. The model conservatively assumed that all pieces of construction equipment associated with an activity would operate simultaneously for the duration of that activity. An additional level of conservatism was built into the construction noise model by excluding potential shielding effects due to intervening structures and buildings along the propagation path from the Project site to the sensitive receiver locations. According to this modeling, there is one residential structure located 30 feet from the Project site boundary, which would conservatively be exposed to construction noise ranging from 80 dBA to 90 dBA (Tetra Tech, 2023a).

Since construction equipment operates intermittently, and the types of equipment in use at the Project site would change with the stage of construction, noise emitted during construction would be mobile and highly variable, making it challenging to control. Construction management protocols would include the following noise mitigation measures to minimize noise impacts:

- Maintain all construction tools and equipment in good operating order according to manufacturers' specifications;
- Limit construction activities to 7:00 a.m.–7:00 p.m. Monday through Saturday;
- To the extent practicable, schedule construction activity during normal working hours on weekdays when higher sound levels are typically present and are found acceptable. Some limited activities, such as concrete pours, would be required to occur continuously until completion;
- Equip any internal combustion engine used for any purpose on the job or related to the job with a properly operating muffler that is free from rust, holes, and leaks;
- For construction devices that utilize internal combustion engines, ensure the engine's housing doors are kept closed, and install noise-insulating material mounted on the engine housing consistent with manufacturers' guidelines, if possible;
- Limit possible evening shift work to low noise activities such as welding, wire pulling, and other similar activities, together with appropriate material handling equipment; and
- Utilize a Complaint Resolution Procedure to address any noise complaints received from residents.

San Bernardino County Development Code Section 83.01.080(g)(3), states that construction activities are exempted from the County noise standards when they are limited to the hours of 7:00 a.m. to 7:00 p.m. on any day and limited at any time on Sundays and federal holidays. Construction of the proposed Project would be temporary and would adhere to Development Code Section 83.01.080 as well as the implemented mitigation measures above to ensure construction related noise impacts would be less than significant.

**Operational Noise**

The proposed Project would operate 7 days per week, 365 days per year. The facility would be operated remotely, with routine O&M requiring up to two workers in a light utility truck to visit the facility on a weekly basis. One major maintenance inspection is anticipated to take place annually. Periodic augmentation of batteries within the Project site may occur. Occasionally, on-site maintenance is expected to be required following commissioning, including replacement of inverter power modules, filters, and miscellaneous electrical repairs on an as-needed basis. The primary noise sources during operations are the transformers and battery storage Heating, Ventilation, and Air Conditioning units. It is expected that all equipment would operate in a consistent manner during both daytime and nighttime hours.

The County of San Bernardino County Code, Title 8 Development Code, and Section 83.01.080 (c) establishes the noise level standards for stationary noise sources. For Commercial properties, the exterior noise level shall not exceed 60 dBA Leq during the daytime hours (7:00 a.m. to 10:00 p.m.) and 60 dBA Leq during the nighttime hours (10:00 p.m. to 7:00 a.m.) for both the whole hour and for not more than 30 minutes in any hour. The proposed Project was acoustically modeled for O&M activities. Modeled noise levels at all nearby sensitive receptors (the closest of which is a residential structure approximately 30 feet from the Project site boundary) were less than 50 dBA. This noise level is a less than 1 dB increase in ambient noise level for daytime periods. The overall increase to nighttime sound levels will be less than 3 dB. These results indicate that the proposed Project would comply with the applicable San Bernardino County noise regulations (Tetra Tech 2023a).

Project-related operational noise levels associated with the storage facility are not anticipated to generate significant impacts. Therefore, the incremental proposed Project operational noise level increase is considered less than significant.

Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*b) Generation of excessive groundborne vibration or groundborne noise levels?*

Vibration is an oscillatory motion that is described in terms of displacement, velocity, or acceleration. Velocity is the most common descriptor used when evaluating human perception or structural damage. Velocity represents the instantaneous speed of movement and more accurately describes the response of humans, buildings, and equipment to vibrations. Peak-Particle-Velocity (PPV) and root mean square velocity are typical metrics used to describe vibration levels in units of inches per second in the U.S. However, to evaluate annoyance to humans, the vibration dB (VdB) notation is commonly used. The decibel notation acts to compress the range of numbers required to describe vibration. In the U.S., the accepted velocity reference for converting to dB is 1x10-6 inches per second. The abbreviation “VdB” is used for vibration dB to reduce the potential for confusion with sound decibels.

In contrast to airborne noise, ground-borne vibration is not an everyday occurrence for humans. The background vibration velocity levels within residential areas are usually 50 VdB or lower, which is well below the human perception threshold of approximately 65 VdB. However, human response to vibration is not usually significant unless the

vibration exceeds 70 VdB. For a significant impact to occur, vibration levels must exceed 72 VdB during frequent events, 75 VdB for occasional events, and 80 VdB during infrequent events (Federal Transit Administration 2006). Outdoor sources that generate perceptible ground-borne vibrations are typically construction equipment, steel-wheeled trains, and traffic on rough roadways.

**Construction Vibration**
The vibration analysis for the proposed Project (Tetra Tech 2023a) evaluated the worst-case vibration source, which would be the roller used during construction of the proposed Project. Based on vibration propagation calculations, construction vibration levels are predicted to be 0.16 PPV inches/second, or 92 VdB, at the nearest residential receptor. These levels are based on the worst-case vibration producing equipment and it is expected that other vibration generating equipment during construction would result in lower vibration levels.

The San Bernardino County Development Code Section 83.01.090(a) states that vibration shall be no greater than or equal to 0.2 inches per second PPV measured at or beyond the property line; however, temporary construction between 7:00 a.m. and 7:00 p.m. is exempt from this standard. Vibration levels at the nearest sensitive receptor will be above the human threshold of perception for vibration (65 VdB), as well as the threshold of significance for frequent events (72 VdB) but below San Bernardino County's construction vibration criteria (0.2 PPV inches per second). With adherence to San Bernardino County's Development Code, the infrequent nature of vibrational construction activities at the site, the limited hours of construction, and the implementation of mitigation measures, the temporary increase in vibration due to construction would be a less than significant impact and the proposed Project would not expose persons to, or result in the generation of, excessive groundborne vibration or groundborne noise levels during construction.

**Operational Vibration**
As discussed above, the worst-case vibration source would result from use of the roller during the proposed Project's construction phase. Because the worst-case vibration level (0.16 PPV inches per second) during construction would be below San Bernardino County's vibration threshold (0.2 PPV inches per second), any operational vibration would easily fall below these levels as well. Therefore, the proposed Project would not expose persons to, or result in the generation of, excessive groundborne vibration or groundborne noise levels during the O&M phase.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?*

The Project site is not within an airport safety review area or Airport Runway Protection Zone. The Project site is also not located within the vicinity of a private or public airstrip (San Bernardino County 2023). The nearest airport is the Brackett Field Airport, approximately 4.7 miles northwest of the Project site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

**Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

| | Issues | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant | No Impact |
|---|---|---|---|---|---|
| **XIV.** | ***POPULATION AND HOUSING*** *- Would the project:* | | | | |
| a) | Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☐ | ☒ | ☐ |
| b) | Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☒ | ☐ |

***SUBSTANTIATION:***

***Countywide Plan; Submitted Project Material***

*a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The proposed Project includes the construction and operation of a battery storage facility. The on-site construction workforce would consist of laborers, craftspeople, supervisory personnel, and support personnel. The on-site assembly and construction workforce is expected to reach a peak of approximately 20 workers; the average number of workers on-site is anticipated to be approximately 10 to 20, depending on the construction activity. Construction activities would be temporary and would not attract new employees to the area.

Routine O&M would require up to two workers in a light utility truck to visit the facility on a weekly basis. It is anticipated that the two full-time employees would come from the local labor pool. No on-site housing is included in the proposed Project. The proposed Project does not involve construction of new homes and therefore, would not induce unplanned population growth. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The Project site currently contains four modest, vacant single-family residences which would be removed as part of the proposed Project. A building inspection was conducted on July 20, 2023. Tetra Tech reviewed the inspection report as part of this analysis. The inspection found the property to be uninhabitable. Implementation of the proposed Project would not require construction of replacement housing elsewhere as this is not a substantial number of residences and these structures have been unoccupied and unmaintained for approximately two to three years and are not serving as residences. Therefore, no adverse environmental impacts are identified or anticipated and this would be considered less than significant, and no mitigation measures are required.

**Less than Significant Impact**

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

| | *Issues* | *Potentially Significant Impact* | *Less than Significant with Mitigation Incorporated* | *Less than Significant* | *No Impact* |
|---|---|---|---|---|---|
| **XV.** | ***PUBLIC SERVICES*** | | | | |
| a) | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| | Fire Protection? | ☐ | ☐ | ☒ | ☐ |
| | Police Protection? | ☐ | ☐ | ☒ | ☐ |
| | Schools? | ☐ | ☐ | ☒ | ☐ |
| | Parks? | ☐ | ☐ | ☐ | ☒ |
| | Other Public Facilities? | ☐ | ☐ | ☐ | ☒ |

***SUBSTANTIATION:***

***Countywide Plan, 2007; Submitted Project Materials***

*a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

*Fire Protection?*

The Chino Valley Fire District has jurisdiction over the Project site and serves the city of Chino, Chino Hills, and the surrounding unincorporated areas of San Bernardino County (Chino Valley Fire District, 2023). Accordingly, fire protection services for the Project would be provided by the Chino Valley Fire District. The closest Chino Valley Fire District station is Station 65, located approximately 1.1 miles southeast of the Project site, at 12220 Ramona Ave, Chino, CA 91710.

Comprehensive safety measures that comply with federal, state, and local worker safety and fire protection codes and regulations would be implemented into the proposed Project design (i.e., adequate access, fire sprinklers) to minimize the potential for fires to occur during construction and operations. The Project site is also located in a developed area, which is already served by the Chino Valley Fire District. Specifically, the existing and vacant residential structures on the Project site were previously provided fire protection services. Implementation of the Project would not result in a significant increase in the need for fire protection services and would likely require a similar or reduced level of services as residential fires are more common than utility-related fires including those associated with BESS. The proposed Project would also be required to comply with San Bernardino County fire prevention standards and provide adequate fire

access. Therefore, the Project would not result in a need for new or physically altered fire protection facilities. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*Police Protection?*

The San Bernardino County Sheriff's Department serves the unincorporated portions of the county, including the Project site. The San Bernardino County Sheriff's Department also works closely with city police departments and is contracted with the Chino Hills police department, located approximately 3 miles south of the Project site at 14077 Peyton Drive, Chino Hills, California 91709, which serves as one of the Patrol Stations for the San Bernardino County Sheriff's Department (San Bernardino County Sheriff's Department, 2023). The City of Chino Police Department, located approximately 2.3 miles southeast of the Project site at 5450 Guardian Way, Chino, CA 91710, may also provide supplemental police services for the Project site.

The proposed Project is not expected to place an increased demand on police services as the Project site is in an area that is developed, currently patrolled, and in the vicinity of a main roadway (i.e., State Route 60). Further, the existing and vacant residential structures on the Project site were previously provided police services. Implementation of the Project would likely result in a reduced level of police services as residential land uses typically require more police service than unmanned, utility-related uses including BESS. The proposed Project would also include appropriate security lighting and a decorative masonry wall with ornamental metal partitions. Therefore, the Project would not result in a need for new or physically altered police protection facilities. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*Schools?*

The Project site is served by the Chino Valley Unified School District. Construction activities would be temporary and would not result in population growth. Employees required for O&M are expected to come from the local labor force. The proposed Project is not expected to draw any new residents to the region that would require expansion of existing schools or the construction of additional schools. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*Parks?*

The proposed Project would not induce residential development or significantly increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of parks would result. The O&M of the proposed Project is not expected to place an increased demand on parks as it would not involve the construction of housing and would not involve the introduction of new residents into

the area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

*Other Public Facilities?*

The proposed Project would not result in residential population growth or a significant

increase in the work force. Implementation of the proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

| | *Issues* | *Potentially Significant Impact* | *Less than Significant with Mitigation Incorporated* | *Less than Significant* | *No Impact* |
|---|---|---|---|---|---|
| **XVI.** | ***RECREATION*** | | | | |
| a) | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated? | ☐ | ☐ | ☐ | ☒ |
| b) | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ☒ |

***SUBSTANTIATION:***

***Submitted Project Materials***

*a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?*

Employees are expected to come from the local labor force. The proposed Project would not include the development of residential housing or other uses that would lead to substantial population growth. Therefore, the proposed Project would not result in an increase in the use of existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. No impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

*b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The proposed Project does not include the construction or expansion of recreational facilities. The employees required for O&M of the proposed Project would come from the local labor force. No recreational facilities would be removed, and the addition of employees would not create the need for additional facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

**No Impact**

**Therefore, no adverse impacts are identified or anticipated, and no mitigation measures are required.**

| | *Issues* | *Potentially Significant Impact* | *Less than Significant with Mitigation Incorporated* | *Less than Significant* | *No Impact* |
|---|---|---|---|---|---|
| **XVII.** | ***TRANSPORTATION*** – Would the project: | | | | |
| a) | Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | ☐ | ☐ | ☒ | ☐ |
| b) | Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)? | ☐ | ☐ | ☒ | ☐ |
| c) | Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☒ | ☐ |
| d) | Result in inadequate emergency access? | ☐ | ☐ | ☒ | ☐ |

***SUBSTANTIATION:***

***Countywide Plan; Submitted Project Materials***

*a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The proposed Project is approximately 1 mile north of State Route 60. State Route 60 is considered a "Freeway" (San Bernardino County 2020). Francis Avenue, adjacent to the Project site, is identified within the San Bernardino County Transportation Authority Bicycle Plan as a "Class II" designated bike lane. The Countywide Plan Policy Map TM-2 Trans Networks identifies Ramona Avenue, approximately 1 mile east of the Project site, as part of the existing Bus Route 88, provided by Omnitrans. The proposed Project would be conditionally permitted within the RS-1 zone and is not anticipated to impact or conflict with a program plan, circulation systems that include transit, roadways, bicycle and pedestrian facilities. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?*

Senate Bill 743, approved in 2013, endeavors to change the way transportation impacts will be determined according to the CEQA. In December 2018, the Natural Resources Agency finalized updates to CEQA Guidelines to incorporate Senate Bill 743 (i.e., Vehicle Miles Traveled [VMT]).

The focus of the VMT Analysis is to more thoroughly evaluate each of the applicable screening thresholds to determine if the proposed Project would be expected to cause a less than significant impact to VMT without requiring a more detailed VMT analysis.

The San Bernardino County Transportation Impact Study Guidelines (2019b) provides details on appropriate "screening thresholds" that can be used to identify when a proposed land use project is anticipated to result in a less than significant impact without

conducting a more detailed analysis. Screening thresholds are broken into the following three types:

- Transit Priority Area Screening
- Low VMT Area Screening
- Project Type Screening

A land use project needs to meet one of the above screening thresholds to result in a less than significant impact.

**Transit Priority Area Screening**

Consistent with guidance identified in the Technical Advisory, County Guidelines note that projects located within a Transit Priority Area (i.e., within one-half mile of an existing "major transit stop" or an existing stop along a "high-quality transit corridor") may be presumed to have a less than significant impact absent substantial evidence to the contrary. Based on the Screening Tool results, the Project Site is not located within one-half mile of an existing major transit stop or along a high-quality transit corridor. The Transit Priority Area screening threshold is not met.

**Low VMT Area Screening**

As noted in the Technical Advisory, "residential and office projects that are located in areas with low VMT and that incorporate similar features (density, mix of uses, and transit accessibility) will tend to exhibit similarly low VMT." The Screening Tool uses the sub-regional San Bernardino Transportation Analysis Model to measure VMT performance within individual traffic analysis zones (TAZ's) within the region. The Project site's physical location, based on parcel number, is input into the Screening Tool to determine project generated VMT. The proposed Project is located in TAZ 53607101. The parcel containing the proposed Project was selected and the Screening Tool was run for Production/Attraction PA VMT per Worker measure of VMT. These metrics were used based on San Bernardino County's Countywide Plan (2019a) and the metrics used to determine the County's CEQA thresholds as well as the Technical Advisory guidance. The Technical Advisory clarifies that for jurisdictions that have adopted the Production-Attraction Method, as San Bernardino County has, projects that are commercial only should use "PA VMT Per Worker", as opposed to the other metrics which are for mixed use and residential only.

County Guidelines (2019b) indicate that projects with VMT per employee lower than 4 percent below the existing VMT per person for the unincorporated County are considered to have a less than significant impact. The San Bernardino County Transportation Authority has published VMT per employee values for the unincorporated County region for both the San Bernardino Transportation Analysis Model Base Year (2016) model and the Horizon Year (2040) model. Based on the Screening Tool results, the VMT per Worker for TAZ 53607101 is 17.3 and 15.8, for 2016 and 2040, respectively. According to the Base Year (2016) and Horizon Year (2040) VMT per employee values published by the San Bernardino County Transportation Authority for unincorporated County of San Bernardino, the unincorporated County VMT per employee is 19.5 and 16.5, respectively. The VMT Screening Tool results are provided

in Appendix H. Therefore, the proposed Project resides within a TAZ that generates VMT per employee 11.28 percent and 4.22 percent below the County's existing VMT per employee threshold.

**Project Type Screening**

The County identifies local serving retail projects and/or Projects generating less than 110 daily vehicle trips and containing less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. This category selection is conservative as retail projects anticipate daily trips while the proposed Project would only have intermittent trips for operations and maintenance activities. In addition to local serving retail, other types of local serving land uses (e.g., day care centers, non-destination hotels, affordable housing, places of worship) may also be presumed to have a less than significant impact as their uses are local serving in nature and would tend to shorten vehicle trips. While the Project is not a retail project, it is commercial usage that would serve the community by providing electric energy. The CalEEMod model (see Appendix A of the Air Quality and Greenhouse Gas Report) anticipates that the proposed Project would generate approximately 40 daily trips, which would be less than 110 daily vehicle trips and would be presumed to have a less than significant impact. Therefore, the Project Type screening threshold would not be met.

The proposed Project meets the Low VMT Area and Project Type screening and would therefore be presumed to result in a less than significant VMT impact. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

During construction, the proposed Project would require the delivery of heavy construction equipment using area roadways; however, the use oversize vehicles is not anticipated. Heavy equipment associated with these components would not be hauled to/from the site daily, but rather would be hauled in and out on an as-needed basis. The proposed Project would not include a design feature or utilize vehicles with incompatible uses that would create a hazard on the roadways surrounding the Project site. A decorative masonry wall with ornamental metal partitions would be installed around the perimeter of the Project site, prior to commencement of construction, for safety and security purposes. All wall installation requirements would be evaluated, and the best-fit scenario would be incorporated in the Project site. The wall would remain for the life of the proposed Project. Additionally, the proposed Project would not include the development of sharp curves, dangerous intersections or other hazardous design features. The proposed Project would be set back from the roadways as required by San Bernardino County Zoning Ordinance. Impacts would be less than significant.

**Less than Significant Impact**

*d) Result in inadequate emergency access?*

Access to the Project site would be provided by a 20-foot-wide driveway on Francis Avenue and an emergency access gate on East End Avenue. The two access gates would be adequate to allow evacuation and emergency vehicles simultaneous access. The proposed Project would be required to provide and maintain adequate emergency

access as required by the Chino Valley Fire District. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.
**Less Than Significant Impact**

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

| | Issues | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant | No Impact |
|---|---|---|---|---|---|
| **XVIII.** | ***TRIBAL CULTURAL RESOURCES*** | | | | |
| a) | Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| i) | Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | ☐ | ☒ | ☐ | ☐ |
| ii) | A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | ☐ | ☒ | ☐ | ☐ |

***SUBSTANTIATION:***

***Phase I Cultural Resources Investigation***

*a) i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or;II) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

California Assembly Bill 52 (AB 52) was approved by Governor Brown on September 25, 2014. AB 52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a proposed project, if the tribe requested to the lead agency, in writing, to be informed of proposed projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

Tetra Tech conducted an intensive Phase I pedestrian cultural resource survey on August 24, 2022, of the approximately 1.5 acres of the Project site to determine whether the proposed Project would result in a substantial adverse change in the significance of an archaeological or historical resource (Sections 21083 and 21084 et seq of the California Public Resources Code; under the California Code of Regulations, Title 14,

Chapter 11.5, § 15064.5) and in accordance with San Bernardino County's General Plan Conservation Elements in regard to Cultural Resources. The Phase I Cultural Resources Investigation is provided as Appendix E.

Tetra Tech initiated consultation with the NAHC on April 14, 2022 and requested that the NAHC review its SLF. The NAHC replied on May 15, 2022, that results were negative for Native American tribal resources within the Project site. This level of consultation is considered preliminary, leaving AB 52 consultation to San Bernardino County, as they are responsible for government-to-government consultation.

On January 17, 2023, San Bernardino County mailed notifications pursuant to AB 52 to the Gabrieleno Band of Mission Indians (GBMI) and Morongo Band of Mission Indians (MBMI). The GBMI responded via email on March 20, 2023, stating that the proposed Project is not located within the ancestral territory and traditional use area of the GBMI; therefore, they wished to defer to any Tribes more closely associated with the area of the proposed Project. The MBMI responded via a series of emails from January 10 to February 21, 2023. In an email on February 21, the MBMI requested to consult for the proposed Project due to its location within ancestral territory. The following mitigation measures were proposed by MBMI during a phone call with County staff on

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On January 17, 2023, San Bernardino County mailed notifications pursuant to AB 52 to the following tribes: Twenty-Nine Palms Band of Mission Indians, Colorado River Indian Tribes, Ft Mojave Indian Tribe, Gabrieleno Band of Mission Indians (GBMI), Morongo Band of Mission Indians, San Gabriel Band of Mission Indians, Yuhaaviatam of San Manuel Nation, Soboba Band of Luiseño Indians. The Morongo Band of Mission Indians

and the Yuhaaviatam of San Manuel Nation responded declining consultation. Consultation with the Gabrieleno Tribe took place on February 24, 2023. The following mitigation measures were provided by the GBMI:

**MM-TCR-1: Retain a native American Monitor Prior to Commencement of Ground Disturbing Activities**

a) The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

b) A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

c) The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

**MM-TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial**

Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

**MM-TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects**

a) Native American human remains are defined in PRC 5097.98 (d)(1) as an

inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

b) If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

c) Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

d) Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

e) Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

With implementation of these mitigation measures, impacts to tribal cultural resources would be less than significant.
With implementation of these mitigation measures, impacts to tribal cultural resources would be less than significant.
**Less than Significant with Mitigation**

**Implementation of MM-TCR-1, MM-TCR-2, and MM-TCR-3 would ensure potential impacts to tribal cultural resources are reduced to a less than significant level.**

| | *Issues* | *Potentially Significant Impact* | *Less than Significant with Mitigation Incorporated* | *Less than Significant* | *No Impact* |
|---|---|---|---|---|---|
| **XIX.** | ***UTILITIES AND SERVICE SYSTEMS*** - Would the project: | | | | |
| a) | Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | ☐ | ☐ | ☒ | ☐ |
| b) | Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☐ | ☐ | ☒ | ☐ |
| c) | Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments? | ☐ | ☐ | ☐ | ☒ |
| d) | Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | ☐ | ☐ | ☒ | ☐ |
| e) | Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☒ | ☐ |

***SUBSTANTIATION:***

***Countywide Plan; Submitted Project Materials; Monte Vista Water District Urban Water Management Plan***

*a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

The MVWD provides water services to the Project site. The 2020 MVWD UWMP demonstrates how MVWD will carry out its long-term resource planning responsibilities to ensure adequate water supplies will meet existing and future demands for water. According to the UWMP, water supplies are expected to exceed water demand for the next 25 years during normal, dry, and multiple dry years (MVWD 2021).

During construction, an estimated 270,000 gallons of non-potable water (approximately 0.8 acre-feet)[2] are anticipated to be required for dust suppression and other purposes. The average water use during the proposed Project's O&M phase is estimated to be less than 100,000 gallons or 0.3 acre-feet per year for irrigation of landscaping, which is less

[2] 1 acre-feet of water equals 325,851 gallons – approximately the amount needed to cover an acre (roughly a football field) of ground 1 foot deep.

than the current residential use demand.

Implementation of the proposed Project BMPs would ensure that stormwater discharge does not substantially alter the existing drainage pattern and water quality, thereby allowing runoff from the Project site to be utilized as a resource that can eventually be used for groundwater recharge. Therefore, the proposed Project is not anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge. The proposed Project would also not require or result in the construction of wastewater treatment facilities or expansion of existing facilities.

The Project site is serviced by SCE, which provides electrical service to the Project area. Power required for construction activities, would be provided via portable generators or temporary local distribution. SCE operates distribution circuits in the project area. The Applicant would coordinate with SCE to obtain access to a nearby distribution circuit, if needed. The improvements needed to interconnect into the distribution circuit would occur within the proposed development footprint. The proposed Project does include the construction of a gen-tie line and overhead and/or underground line(s) that would transmit electricity to the existing SCE Francis Substation. The approximately 100-foot-long gen-tie line would include a gen-tie pole on the Project site and a new pole on SCE-property at the Francis Substation. SCE would also install minor equipment upgrades to the existing Francis Substation. The proposed Project would not require or result in the construction of new electrical facilities which could cause significant environmental effects as both sites are previously disturbed.

Natural gas would not be required to support construction or O&M activities. The proposed Project would not require or result in the construction of new gas facilities which could cause significant environmental effects.

Telecommunications via fiber optic lines would not be required to support construction activities. Telecommunications would be supported by satellite and cellular service during construction. Telecommunications via fiber optic lines would be required to support O&M facilities. The proposed Project would use local exchange carrier services for telecommunication to support remote monitoring requirements. Telecommunications would be supported by fiber optic lines installed underground within the footprint of the proposed Project to connect the supervisory control and data acquisition equipment within the substation to local telecommunication lines within the proposed Project area. No off-site telecommunication connections are proposed beyond the development footprint.

Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?*

The MVWD provides water services to the Project site. The District manages multiple sources of water supply to meet the consumption needs of its community. These activities require careful planning and management to ensure resources are used wisely and sufficient supplies are available for the future. The 2020 MVWD UWMP

demonstrates how MVWD will carry out its long-term resource planning responsibilities to ensure adequate water supplies to meet existing and future demands for water. According to the UWMP, water supplies are expected to exceed water demand for the next 25 years during normal, dry and multiple dry years (MVWD 2021).

During construction, an estimated 270,000 gallons of non-potable water (approximately 0.8 acre-feet) are anticipated to be required for dust suppression and other purposes. The average water use during the proposed Project's O&M phase is estimated to be less than 100,000 gallons or 0.3 acre-feet per year for irrigation of landscaping, which is less than the current residential use demand.

Therefore, water supplies would be sufficient to serve the proposed Project and reasonably foreseeable future development. No significant impacts are identified or anticipated, and no mitigation measures are required.
**Less Than Significant Impact**

c) *Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?*

The proposed Project does not include any permanent sanitary facilities and would not require or result in the construction of wastewater treatment facilities or expansion of existing facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
**No Impact**

d) *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

The majority of solid waste generated during construction of the proposed Project would be non-hazardous and consist primarily of cardboard, wood pallets, copper wire, scrap metal, common trash, and wood wire spools. The management of wastes and excess materials would be in accordance with local, state, and federal laws. Hazardous wastes are not anticipated to be on site. If hazardous wastes do occur on-site, they would be removed and disposed of in accordance with local, state, and federal laws.

Construction waste materials such as metal and wood would be separated from the waste stream and recycled whenever feasible. Construction materials would be handled in accordance with the California Green Building Standards Code (CCR 2019), which establishes standards for construction and demolition waste management, and recycling or salvage of a minimum of 65 percent of nonhazardous construction and demolition waste. Non-recyclable construction waste would be placed into commercial trash dumpsters located on-site. Dumpsters would be collected as needed by a commercial service and delivered to a landfill. Construction would generate an average of approximately 3 cubic yards of solid waste per week over the period of construction. Little to no solid waste is anticipated to be generated during the proposed Project's O&M phase.

Waste generated from the proposed Project is not expected to significantly impact solid waste collection systems. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

**Less Than Significant Impact**

*e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

County of San Bernardino, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects, which are required to submit a Construction and Demolition Solid Waste Management Plan (waste management plan).

Effective January 1, 2023, the California Green Building Standards Code (CALGreen) requires all newly constructed buildings, including low-rise residential and most nonresidential commercial projects, to develop a waste management plan and divert a minimum of 65 percent of construction waste.

A project's waste management plan is to consist of two parts which are incorporated into the Conditions of Approval by the County of San Bernardino Planning and Building & Safety Divisions. As part of the plan, projects are required to estimate the amount of tonnage to be disposed and diverted during construction. Additionally, projects must provide the amount of waste that will be diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary.

The mandatory requirement to prepare a Construction and Demolition Solid Waste Management Plan would ensure that impacts related to construction waste would be less than significant.

The proposed Project would comply with all federal, State, and local statutes and regulations related to solid waste. Solid waste produced during the construction phase or O&M phase of the proposed Project would be disposed of in accordance with all applicable statutes and regulations. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
**Less Than Significant Impact**

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

| | *Issues* | *Potentially Significant Impact* | *Less than Significant with Mitigation Incorporated* | *Less than Significant* | *No Impact* |
|---|---|---|---|---|---|
| **XX.** | ***WILDFIRE*** – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a) | Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☒ | ☐ |
| b) | Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☒ | ☐ |
| c) | Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☒ | ☐ |
| d) | Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☒ | ☐ |

***SUBSTANTIATION:***

***County of San Bernardino Countywide Plan; Submitted Project Materials; CalFire VHFHSZ in LRA***

*a) Substantially impair an adopted emergency response plan or emergency evacuation plan?*

The Project site is not located within a Very High Fire Hazard Severity Zone. San Bernardino County identifies SR-60 as an evacuation route within the Valley Region of the county. The Project site is approximately 1 mile north of SR-60 and would not interfere with existing emergency evacuations designated for the route. A 20-foot-wide driveway on Francis Avenue and emergency access gate on East End Avenue would provide access for emergency vehicles. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by San Bernardino County.

O&M at the Project site would not interfere with an adopted emergency response or evacuation plan. The Office of Emergency Services, County Fire Protection District shall be responsible for the continued update of emergency evacuation plans for wildland fire incidents as an extension of the agency's responsibility for Hazard Mitigation Planning in San Bernardino County. The Office of Emergency Services shall update evacuation procedures and provide specific evacuation plans for the Valley Region. The Office of Emergency Services will monitor population growth and evaluate road capacities and hazard conditions along evacuation corridors to prepare contingency plans to correspond to the location, direction and rate of spread of wildland fires. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?*

Slope and wind speed can influence the spread of fires. Upslope topography eventually increases the spread rate of the fire in all fuel beds over flat conditions. The Project site's topography is flat with a very gentle slope to the south. The proposed Project would introduce temporary onsite employees during construction and two permanent off-site employees during O&M.

During a wildfire occurring in the area, pollutants may be released. However, it is anticipated that any employees on site would be rapidly evacuated at the time of the event, and/or evacuated well in advance of an approaching wildfire, in conformance with applicable San Bernardino County evacuation directives put in place. Such measures would ensure that the exposure of proposed Project employees to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire from prevailing winds would be minimized to the extent feasible.

Additionally, the Project site is located within an "Urban Unzoned" Fire Hazard Area (County of San Bernardino 2019a) and a Local Responsibility Area for fire protection (CalFire 2022). Thus, the potential for wildfire on the Project site exists but is not considered high. The proposed Project construction would comply with applicable existing codes and ordinances related to the maintenance of mechanical equipment, handling and storage of flammable materials, and cleanup of spills of flammable materials. The proposed Project is also subject to review and approval from the Chino Valley Fire District. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statues, codes, ordinances, and standards of the Chino Valley Fire District.

Given the low potential for fire, the Project site's flat topography, the proposed Project is not anticipated to expose employees to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire due to slope, prevailing winds, and other factors. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The proposed Project is an energy storage system, which would be required to comply with Chapter 1206 of the California Fire Code (Fire Code). The Fire Code applies to stationary electric energy storage systems and addresses development standards for design, installation, commission, operation, maintenance, and decommissioning of these systems. This includes fire and safety equipment requirements that would be approved by the Fire Code officials having jurisdiction over the proposed Project and equipment and system fire testing in accordance with nationally adopted UL standards, which includes stringent standards for commissioning, O&M, ongoing inspection and testing, decommissioning, seismic and structural design, signage, security installations, fire detection and suppression systems, vegetation control and minimum setbacks from lot

lines, roads, and adjacent buildings. Compliance with these advanced, nationally adopted standards are designed to ensure the Project site installation and O&M of battery storage systems are safe for operators, first responders, and neighboring communities. Additionally, implementation of the proposed Project would reduce the risk of wildfires by eliminating existing vegetation and providing hardscape. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

*d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The Lahontan RWQCB has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the unincorporated areas of San Bernardino County. The implementation of an NPDES permit ensures that the State and Federal mandatory standards for the maintenance of clean water are met. Implementation of the proposed Project's BMPs would ensure that stormwater discharge would not substantially alter the existing drainage pattern and water quality, thereby allowing runoff from the Project site. No increases in peak flows and runoff volumes are anticipated. The proposed Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite. Furthermore, the Project site is neither located within a designated FEMA 100-year floodplain nor a 500-year floodplain.

The Project site's topography is flat with a very gentle slope to the south; therefore, it does not create the potential for landslides to occur. The surrounding area, at least one or two miles in any direction, is also flat and gently sloped. The Project site is also not identified as an area of concern for landslide potential (CGS 2023). The design of any structures on site would incorporate measures to accommodate projected seismic ground shaking in accordance with the CBC and be subject to San Bernardino County approval. Compliance would ensure that the proposed Project would not expose people or structures to substantial adverse effects associated with landslides. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

**Less Than Significant Impact**

**Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.**

| | *Issues* | *Potentially Significant Impact* | *Less than Significant with Mitigation Incorporated* | *Less than Significant* | *No Impact* |
|---|---|---|---|---|---|
| **XXI.** | ***MANDATORY FINDINGS OF SIGNIFICANCE:*** | | | | |
| a) | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☒ | ☐ | ☐ |
| b) | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | ☐ | ☒ | ☐ | ☐ |
| c) | Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☒ | ☐ |

***SUBSTANTIATION:***

***County of San Bernardino Countywide Plan; Submitted Project Materials; CalFire VHFHSZ in LRA***

*a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

A biological survey and General Biological Survey Report (Appendix D) were completed for the proposed Project by Tetra Tech in April 2022. No special status species or their habitats were observed during the survey; however, construction activities and noise that occur in and adjacent to the Project site have the potential to affect nesting birds; therefore, implementation of MM-BIO-1 would ensure that potential impacts are reduced to a less than significant level.

Tetra Tech conducted an intensive Phase I pedestrian cultural resource survey on August 24, 2022, of approximately 1.5 acres of the Project site, and prepared a Phase I Cultural Resources Investigation (Appendix E). No archaeological artifacts or features,

architectural or historical resources, or paleontological resources, were identified during the field survey and therefore, no significant impacts to cultural resources were identified. However, if construction ground disturbance depths extend to native soils, there would be a potential to impact previously unrecorded subsurface cultural resources. Therefore, with implementation of MM-CR-1 through CR-3, the proposed Project would not eliminate important examples of the major periods of California history or prehistory.

**Less than Significant with Mitigation**

*b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

(a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

Potential impacts to biological, cultural, and geologic resources identified in this Initial Study can be reduced to a less than significant impact with mitigation.

**Less than Significant with Mitigation**

*c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?*

The incorporation of design measures, such as the County of San Bernardino policies, standards, and guidelines and proposed mitigation measures as identified within this Initial Study would ensure that the proposed Project would have no significant adverse effects on human beings, either directly or indirectly on an individual or cumulative basis.

**Less Than Significant Impact**

**Therefore, no significant adverse impacts are identified or anticipated with incorporation of mitigation measures.**

## XXII: MITGATION MEASURES SUMMARIZED

Mitigation Measures Requiring a Mitigation Monitoring and Reporting Program or utilization of the County's Condition Compliance Release Form process:

### MM-BIO-1: Pre-Construction Nesting Bird Survey

Avoid ground-disturbing and vegetation removal activities during the nesting bird season (February 1 to August 31). If these activities must occur during the nesting season, a pre-construction nesting bird survey would be conducted by a qualified biologist, covering all potential nesting areas within 250 feet of the Project site. The biologist would use binoculars to survey areas not physically accessible. The survey would be conducted no more than 10 days prior to initiation of ground-disturbance or vegetation removal activities and repeated between delays of greater than 10 days during the nesting season.

If an active nest is found, an appropriate no-disturbance buffer for the species would be established by a qualified biologist. No ground-disturbing or vegetation removal activities would occur within the nest buffer until the nesting season has ended or the nest is vacated and juveniles have fledged, as determined by a qualified biologist. At the discretion of a qualified biologist, encroachment into the nest buffer may occur for non-listed bird species.

### MM-CR-1: Cultural Resource Worker Education/Training

Prior to Project construction related to ground disturbing activities (e.g., vegetation removal, excavation, trenching, grading), a cultural resource worker education awareness program shall be conducted for Project construction personnel. A qualified archaeologist will be retained by the Applicant/Project Owner for the Project and will prepare the initial cultural resource briefing of the worker education awareness program prior to ground disturbing activities. During construction, the training will be provided to all new construction personnel. The cultural resource training will include an overview of applicable laws and penalties pertaining to disturbing cultural resources, a brief discussion of the prehistoric and historic regional context and archaeological sensitivity of the area, types of cultural resources found in the area, instruction that Project workers will halt construction if a cultural resource is inadvertently discovered during construction, and procedures to follow in the event an inadvertent discovery (Inadvertent Discovery Plan discussed below) is encountered, including appropriate treatment and respectful behavior of a discovery (e.g., no posting to social media or photographs).

### MM-CR-2: Inadvertent Discovery of Archaeological Resources During Construction

A Secretary of Interior qualified archaeologist (retained by the Applicant/Project Owner) shall prepare an Inadvertent Discovery Plan for the Project. The Inadvertent Discovery Plan will provide protocols and notification procedures in the event of an inadvertent discovery. During Project construction (e.g., ground disturbing activities such as vegetation removal, excavation, trenching, grading), should subsurface archaeological resources be discovered, all ground disturbing activities within 50 feet of the find shall cease and the qualified archaeologist shall be contacted to assess the significance of the find according to CEQA Guidelines Section 15064.5. If any find is determined to be significant, the archaeologist shall determine, in consultation with the implementing agencies and any local consulting Native American groups expressing interest, appropriate avoidance measures or other appropriate mitigation. Under CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid

impacts to archaeological resources qualifying as historical resources. Methods of avoidance may include, but shall not be limited to, Project reroute or re-design, or identification of protection measures such as capping or fencing. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that resources cannot be avoided, the qualified archaeologist shall develop additional treatment measures, such as data recovery or other appropriate measures, in consultation with the implementing agency and any local consulting Native American representatives expressing interest in prehistoric or tribal resources. If an archaeological site does not qualify as a historical resource but meets the criteria for a unique archaeological resource as defined in Section 21083.2, then the site shall be treated in accordance with the provisions of Section 21083.2.

**MM-CR-3: Human Remains**

If human remains and/or cultural items defined by Health and Safety Code, Section 7050.5, are inadvertently discovered, all work within 50-feet of the find would cease and the San Bernardino County Coroner would be contacted immediately. If the remains are found to be Native American as defined by Health and Safety Code, Section 7050.5, the coroner will contact the NAHC by telephone within 24 hours.

**MM-GEO-1: Geotechnical Investigation**

The Applicant will conduct a geotechnical investigation prior to construction to determine the Project site's risks due to liquefaction and the Project site's depth of young alluvial fan deposits. The depth of young alluvial fan deposits will assist with determining any direct or indirect potential impacts to unique paleontological resources, sites, or features, as discussed in the impact 'f' discussion. The County's Geologic Hazard Map does not indicate the Project location or any surrounding areas as being Susceptible to Liquefaction.

If significant risks or impacts due to liquefaction or the depth of young alluvial fan deposits are found, then the Applicant will coordinate with San Bernardino County to address these prior to construction. If the depth of young alluvial fan deposits cannot be determined during the investigation, a qualified paleontologic monitor will be present during the subsurface construction activities to evaluate in real time whether any fossils are unearthed. If any fossils are unearthed during construction activities, Project work in that area will be halted and San Bernardino County will be coordinated with.

**MM-TCR-1: Retain a Native American Monitor Prior to Commencement of Ground Disturbing Activities**

d) The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

e) A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit

necessary to commence a ground-disturbing activity.

f) The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

**MM-TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial**

Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

**MM-TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects**

f) Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.

g) If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

h) Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).

i) Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.

j) Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

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# Appendix A
# SCE Project Description

# Appendix B
# Tribal Notification Letters
# (Opportunity to Consult)

# Appendix C
# Air Quality and Greenhouse Gas Technical Report

# Appendix D
# General Biological Survey Report

# Appendix E
# Cultural Resource Report

# Appendix F
# Geology and Soils Report

# Appendix G
# Acoustical Analysis Report

# Appendix H

# San Bernardino County Transportation Analysis Vehicle Miles Traveled Screening Results