



COMMUNITY
DEVELOPMENT

City of Lancaster Initial Study

1. **Project title and File Number:** Conditional Use Permit No. 23-001
J90 South Energy Storage Project
2. **Lead agency name and address:** City of Lancaster
Community Development Department
Planning and Permitting Division
44933 Fern Avenue
Lancaster, California 93534
3. **Contact person and phone number:** Jocelyn Swain, Senior Planner
City of Lancaster
Community Development Department
(661) 723-6100
4. **Location:** ±20 acres at the northwest corner of Avenue
J-8 and 90th Street West
(APNs: 3203-034-010, 3203-034-011)
(see Figure 1)
5. **Applicant name and address:** J90 ESS, LLC/Kevin Butler
11455 El Camino Real, Ste 160
San Diego, CA 92130
6. **General Plan designation:** Non-Urban Residential (NU)
7. **Zoning:** RR-2.5 (Rural Residential, minimum lot size
2.5 acres)
8. **Description of project:**

The proposed project consists of the construction and operation of the J90 South Energy Storage Project which is a battery energy storage facility capable of delivering up to 400 megawatts (MWs) of energy storage capacity and associated ancillary services into the California electric grid. The proposed project will be comprised of battery modules installed in racks housed in purpose-built outdoor Battery Energy Storage System (BESS) enclosures, associated equipment, a project substation, and a generation tie-line (gen-tie) connecting the proposed project to the adjacent existing Southern California Edison (SCE) Antelope Substation. The proposed project is located within the California Independent Service Operator (CAISO) Big Creek/Ventura Local Capacity Resource Area and will be charged from the CAISO grid via the proposed project's interconnection to the Antelope Substation. Energy stored in the proposed project will then be

discharged into the grid when the energy is needed, providing important electrical reliability services to the local area.

The proposed project will be monitored and operated remotely 24 hours per day, 7 days per week from an off-site control center with no permanent on-site operations and maintenance personnel. The proposed project will include a small office and storage structure equipped with restroom facilities for temporary operations and maintenance (O&M) personnel use. Operating staff, typically in crews of two to four staff members, will visit the site bi-weekly and as needed for project maintenance. The site will be fully fenced and will not be open to the public.

The proposed project includes other design features including access roads, security fencing and lighting. A drainage basin will be installed to retain stormwater on-site.

Facilities

The proposed project will consist of the following components: battery enclosures, power conversion system (PCS), medium voltage transformers, outdoor electrical equipment, project substation, power distribution center, gen-tie line, fire and thermal runaway safety equipment, and operations & maintenance (O&M) office and storage enclosures. Each of these components is described in greater detail below.

Battery Enclosures

The proposed project will be comprised of battery modules installed in racks and housed within purpose-built outdoor enclosures. A typical battery enclosure will house hundreds of battery modules, typically capable of storing between 0.4 to 5.0 megawatt hours (MWh) of energy.

Each individual module within an enclosure is monitored and controlled to ensure safe and efficient operations. Every enclosure is equipped with integrated operational management systems and fire and safety systems such as heating ventilation and cooling (HVAC), gas, heat and smoke detection and alarms, and fire suppression. The modules within each enclosure are accessed for maintenance from the outside via cabinet doors.

The dimensions of a typical BESS enclosure vary significantly between manufacturers and are arranged in repeated "blocks" across the site. System blocks may consist of a single large enclosure, one to twelve medium sized enclosures, or several dozen smaller enclosures set side-by-side to create banks of batteries with similar overall dimensions. Smaller enclosures are typically closely spaced or mechanically attached at the time of construction installation, and larger enclosure placed in smaller groupings or individually. A typical example of an enclosure grouping would consist of four enclosures measuring approximately 20 feet long by 8 feet wide with a height of 10 feet. Smaller enclosures may be as small as 3.5 feet long by 5 feet wide by 8 feet tall while larger enclosures may measure over 50 feet long by 12 feet wide with a height of up to 20 feet. In some instances, enclosures may be stacked two high. The number, size, layout and capabilities of each enclosure will vary depending on the battery, enclosure manufacturer design, and BESS system manufacturer(s) selected for the proposed. Regardless of the system manufacturer, the project's developed footprint and overall capability will remain substantially the same. In some instances, the battery enclosures may also contain inverters, which convert

low-voltage direct current (DC) to low-voltage alternating current (AC) (and vice-versa when charging).

Power Conversion System (PCS)

For battery enclosures not containing an integrated inverter, low voltage DC cables will connect the battery enclosures to low profile, pad-mounted inverter-transformers located adjacent to each enclosure. Inverters convert electricity from low-voltage direct current (DC) to low-voltage alternating current (AC) when power is being taken (discharged) from the battery into the grid. The opposite occurs when charging the battery from the grid. A medium-voltage transformer is used to convert the low-voltage AC current to medium-voltage AC current and vice versa. The dimensions, performance and number of PCS units required to support the BESS system may vary depending on a number of factors, including manufacture design, final project configuration, project ambient conditions and other factors.

Medium Voltage (MV) Transformers

As stated above, in some instances the inverter is contained within the battery enclosures and a stand-alone medium voltage (MV) transformer is used. The MV Transformer equipment is connected directly to the battery enclosures via low-voltage AC wiring. MV Transformers will also be distributed throughout the site to convert medium-voltage AC current to low-voltage AC current to supply power to ancillary loads such as HVAC and lighting.

Outdoor Electrical Equipment

Additional MV transformers and other additional electrical equipment such as electrical cabinets and panels will be installed outside the BESS enclosures within the site area. This equipment is smaller in size than the BESS enclosures and is distributed through the site as needed. Buried and/or above-grade cables will be placed throughout the site to connect power and communications to individual components and to the Project Substation. All outside electrical equipment will be housed in the appropriate National Electrical Manufacturers Association (NEMA) rated enclosures.

Project Substation

The onsite substation will be a secure, separately fenced area where high-voltage electrical equipment, switchgear cabinets, auxiliary transformers, meters and communications equipment are located. This area includes the necessary equipment to set-up the power from the medium voltage stored on site to the high voltage level of the transmission system where it is delivered into the grid via the project gen-tie line.

Power Distribution Center (PDC)

The power distribution center is an enclosure that houses and protects critical low- and medium-voltage electrical, life-safety, communications, and command equipment.

Generation Tie-Line (Gen-tie)

The gen-tie line and fiber optic cables will be constructed from the onsite substation into the Antelope substation. Two routes are proposed for the gen-tie line: Option A and Option B. Option A would run northwest from the western boundary of the project site for approximately .1 mile (454 feet) and onto SCE's existing substation property and into a bay position designated by SCE. Option B would head north along the west side of 90th Street West, then west along the south side of Avenue J for a total of approximately 1.25 miles and onto SCE's existing substation property and to a bay position designated by SCE.

Fire and Thermal Runway Safety Equipment and Design Features

The battery energy storage systems, facilities and its UL-compliant equipment will include an integrated fire protection system designed to manage and prevent the risk of fire or thermal runaway leading to fire at the facility. In the unlikely situation that an event does occur, the facility equipment, systems and operational procedures are designed so that such an event does not propagate to surrounding batteries, cabinets, or neighboring areas.

The proposed project will comply with all City, County and State codes and regulations related to health, fire and safety. Specifically, the Project will be required to comply with Chapter 1206 of latest version of the California Fire Code. Chapter 1206 of the Fire Code applies to Stationary Electric Energy Storage Systems (ESS) and addresses development standards for design, installation, commissioning, operation, maintenance and decommissioning of these systems, including fire and safety equipment requirements. Compliance with these advanced, nationally adopted standards are designed to ensure the site installation and operation of battery storage systems for operators, first responders and neighboring community are safe.

O&M Office and Storage Enclosures:

Two modular buildings will be provided on the project site to contain the office and restroom facilities for O&M personnel when they are on-site and equipment storage. These modular buildings would be approximately 40 feet long by 8 feet wide.

Utilities

The proposed project will utilize an alternative form waste disposal (septic system, etc.) for the office building on site. Water will be brought into the site and stored in water tanks for both fire fighting purposes and drinking/hand washing purposes.

Table 1 provides a summary of the equipment to be installed on the project site.

**Table 1
 Proposed Project Equipment Details**

Equipment	Description	Size	Height
Battery Containers with Side Mounted A/C	Integrated battery, battery controls and ancillary equipment with HVAC	Approximately 14 acres of battery containers	Max 20 feet
Power Conversion System Equipment	Inverters, low-voltage (LV) and medium-voltage (MW) transformer skids	Within the battery storage area (14 acres)	10 feet
Power Distribution Center	Substation control bldg.	2 buildings contained with the substation area.	20 feet
Step-Up Transformer	Main power high voltage transformer	2 contained within the substation area	30 feet
Auxiliary transformers	MV-LV auxiliary transformers	Up to 20 within battery storage area	10 feet
Transmission Towers/Poles and Static Masts	Steel monopole or wood pole electrical transmission, lightning protection structures	Up to 25	Height to be determined by SCE requirements – similar to existing
Other equipment including lighting, electrical, safety, communications, and security equipment		Up to 100, contained within the 14-acre of battery energy storage system area	15 feet
Perimeter fence/wall		Approximately 2,600 linear feet	Maximum height 8 feet
O&M Building	Prefabricated portable office.	2 portable office buildings	Up to 20 feet

Project Construction

Project construction includes site preparation, grading, installation of drainage and retention facilities, foundations/supports, setting battery enclosures, wiring and electrical system installation, and assembly of the accessory components including inverter transformers and generation step-up transformers.

Raw materials required for construction include gravel for roads and pads; concrete, sand, and cement for foundations; and water for concrete, dust control, and erosion controls. Additionally, up to 20,000 cubic yards of fill and surfacing materials would be required to support construction of the proposed. Table 2 provides the approximate construction schedule.

**Table 2
 Construction Schedule**

Timeframe	Construction Activity
Month 1	Commence grading activities
Months 2-11	BESS equipment construction (trenching, foundations, etc.)
Months 3-11	Commercial delivery and installation of equipment
Month 12	Reclamation complete

Construction activities would occur in a manner consistent with City requirements for workdays and hours. The approximately 30 acre-feet of water required during construction is expected to be procured from a commercial water purveyor. Trips associated with construction is estimated to be between 15 and 35 per day depending upon the construction phase. In addition, approximately 100 haul trips are estimated over several days during site grading. Peak trips associated with construction would be 75 daily trips. Table 3 provides an anticipated construction workforce and the types/numbers of heavy equipment that may be used during construction activities.

**Table 3
 Construction Equipment**

Construction Activity	Workforce	Typical Construction Equipment
Office staff/management	20	Pickups and small vehicles
Foundations	60	Dozer, grader, excavator or drill rig, crane, concrete pump trucks, concrete trucks, pickup trucks with trailers, all terrain forklifts, water trucks, dump trucks, compactors, pile drivers, generators, welders
Fence construction	15	Forklift, backhoe, pickup trucks
Roads	8	Dozer, grader, front end loaders, compactor, roller, pickup trucks, water trucks, dump trucks, scrapers
Battery placement	24	Crane, forklift, pickup trucks
Laborers	100	Pickup trucks
Owner Representatives	8	Pickup trucks
Battery Supplier	75	Pickup trucks
Total Workers	310	

Operations and Maintenance

The proposed project will operate 24 hours per day, 7 days per week. The majority of operations will be performed remotely, however, it is estimated that maintenance will include two to four staff performing maintenance visits weekly and as needed. Structures will be provided onsite for storage and maintenance use during operation, including restroom facilities. For the purposes of water supply and sewer/septic demand, assuming a demand of 20 gallons/person/day. This results in a demand of approximately 0.02 acre-feet per year for domestic use.

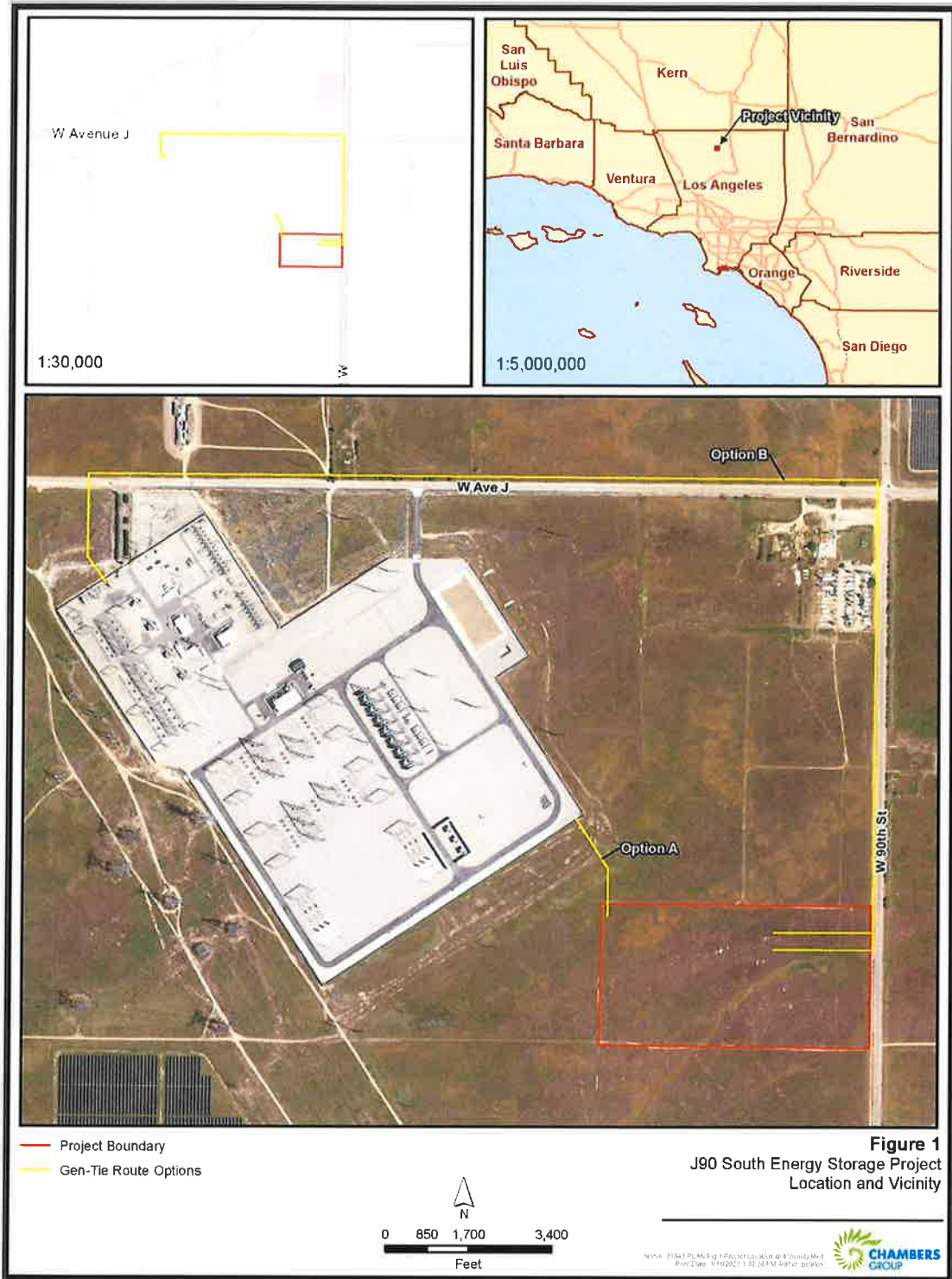


Figure 1, Project Location Map

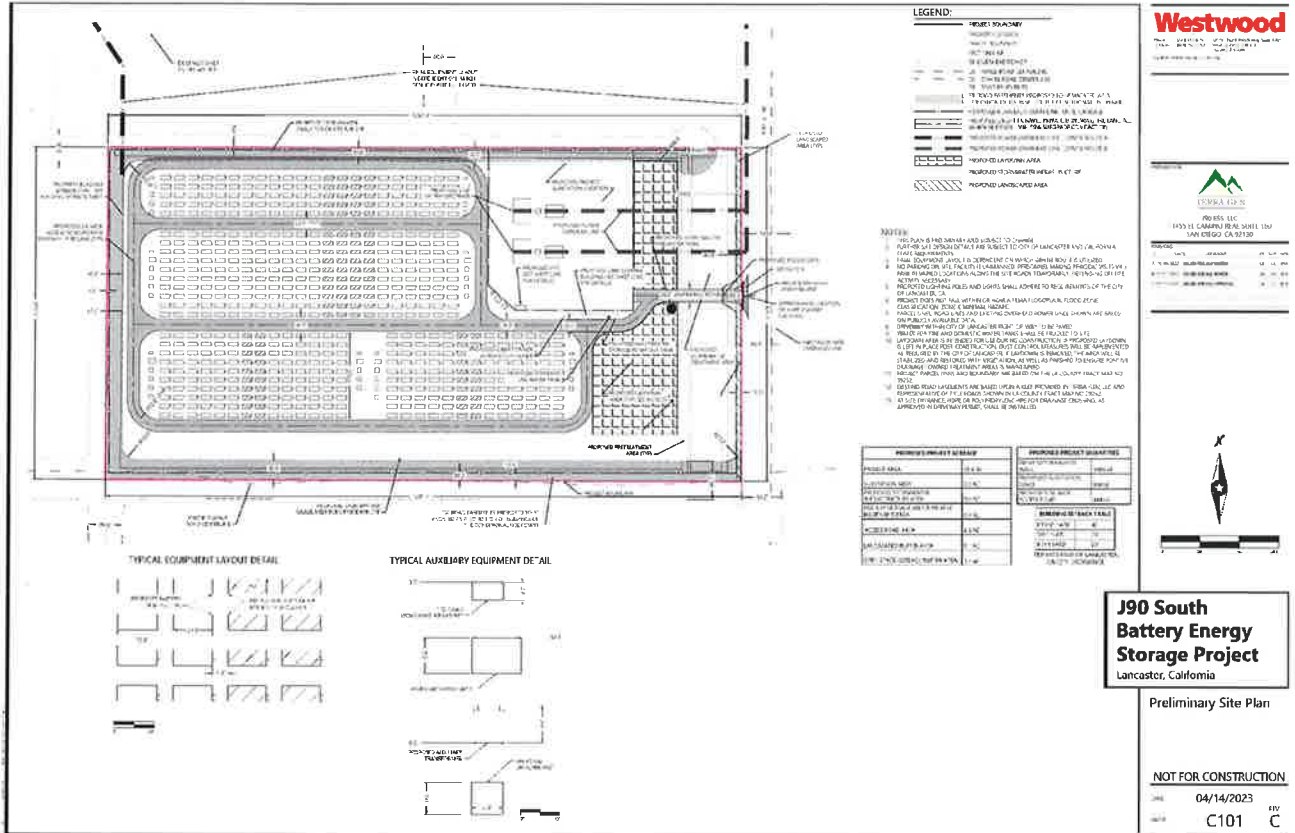


Figure 2, Conceptual Site Plan

9. Surrounding land uses and setting:

The project site is located in the western portion of the City of Lancaster. This area of the City is predominantly undeveloped, former agricultural fields with single family residences on larger lots, utility scale solar facilities, high voltage transmission lines, and the Southern California Edison (SCE) Antelope Substation.

The project site is vacant and the properties to the north, south, and east are also vacant. The property to the west is developed with the SCE Antelope Substation and further west along 100th Street West solar facilities and battery energy storage facilities. Two single family residences are located to the southeast of the project site on the east side of 90th Street West. At the southwest corner of 90th Street West and Avenue J is Del Sur Gardens, a small mobile home/trailer park. Other single family residences are located north of Avenue J along 90th Street West along with several solar facilities. Additionally, other residential uses are scattered through the general area. Table 4 provides the zoning and land uses immediately surrounding the project site.

**Table 4
 Zoning/Land Use Information**

Direction	Zoning		Land Use
	City	County	
North	RR-2.5	N/A	Vacant, followed by Del Sur Gardens (County zoning C-RU [Rural Commercial])
East	N/A	A-2.2 (Heavy Agricultural, 2 acre minimum)	Vacant; 2 single family residences to the southeast
South	RR-2.5	N/A	Vacant
West	RR2.-5	N/A	SCE Antelope Substation; vacant

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement.)

Approvals from other public agencies for the proposed project include, but are not limited to, the following:

- California Department of Fish and Wildlife
- Antelope Valley Air Quality Management District
- Los Angeles County Fire Department
- California Public Utilities Commission
- Southern California Edison

11. 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 confidentiality, etc.?

In accordance with Assembly Bill (AB) 52, consultation letters for the proposed project were sent to three individuals associated with three tribes which have requested to be included. These letters were mailed via certified return receipt mail and included copies of the site plan, grading plan, and cultural resources report. Table 5 identifies the tribes, the person to whom the letter was directed and the date the letter was received.

**Table 5
Tribal Notification**

Tribe	Person/Title	Date Received
Gabrieleno Band of Mission Indians – Kizh Nation	Andrew Salas / Chairman	March 8, 2023
San Manuel Band of Mission Indians	Ryan Nordness / Cultural Resource Analyst	March 8, 2023
Fernandeno Tataviam Band of Mission Indians	Sarah Brunzell, Manager, Cultural Resources Management Division	March 8, 2023

A response was received from the Fernandeno Tataviam Band of Mission Indians. City staff is working with the tribe and any requested measures will be included in the conditions of approval for the project. No other tribes responded to the letter.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials
<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION: On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will 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 will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that 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 effects that remain to be addressed.
- I find that 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.


 Jocelyn Swain, Senior Planner

5/10/23
 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Use. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	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?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings with a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality or public views of the site and its surroundings? (Public views are those that are experienced from 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?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views of the area?			X	

- a. The City of Lancaster General Plan identifies five scenic areas in the City and immediately surrounding area (LMEA Figure 12.0-1). Views of the scenic areas are not generally visible from the project site or the immediately surrounding roadways. However, views of the open desert and the mountains surrounding the Antelope Valley are available from the project site and nearby roadways (90th Street West, Avenue J). The proposed project consists of a 400-megawatt battery storage facility. This facility would be similar in appearance to the other energy facilities in the immediately surrounding area such as solar field, battery storage facilities and the Southern California Edison Antelope Substation. With implementation of the proposed project, the available views would not change and would continue to be available from the surrounding roadways and project site. Therefore, impacts would be less than significant.
- b. The project site is not located along any designated State Scenic Highways. There are no State designated scenic routes or highways within the City of Lancaster. Additionally, there are no trees, rock outcroppings, or buildings on the project site. However, 90th Street West is designated in the City’s Master Environmental Assessment as a local scenic roadway, from Avenue K to the County line, because of views of the mountain ranges to the north and south of the valley. The proposed project would develop the site with a battery storage facility similar to the surrounding uses (e.g., substation, solar facilities, battery storage, etc.). While this development would change the appearance of the existing site, it would not substantially change the views available along

90th Street West in this location or the reasons the General Plan designates the roadway scenic. Therefore, impacts would be less than significant.

- c. The proposed project is consistent with the zoning code as it pertains to this use and zone. The requirements are supplemented by the City's Design Guidelines which were adopted on December 8, 2009 (and updated on March 30, 2010). These guidelines provide the basis to achieve quality design for all development within the City including residential, commercial, and industrial. However, there are no specific guidelines or standards for utilities, utility scale solar, or battery storage facilities. The proposed project would comply with these guidelines to the extent practicable with screening and buffering (e.g., setbacks, fencing and landscaping). Therefore, impacts would be less than significant.
- d. The ambient lighting in the vicinity of the project site is moderate primarily due to the lighting associated with the adjacent SCE Antelope Substation. Some of the nearby solar /battery storage facilities also have perimeter and security lighting. In addition, lighting is generated by street lights along 90th Street West and Avenue J along with vehicle headlights from passing motorists. Some lighting is also visible in the distance from residential uses in the general area. Light and glare would be generated from the proposed project in the form of additional security lighting, building lighting and occasional maintenance vehicles. All lighting associated with the proposed project would be shielded and focused downward onto the project site. Additionally, the proposed project would not produce substantial amounts of glare as the development would be constructed from non-reflective materials to the extent feasible. Therefore, impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>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 Department 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:</p>				
<p>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?</p>				X
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				X
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p>				X
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>				X
<p>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?</p>				X

- a. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP) tracks and categorizes land with respect to agricultural resources. Land is designated as one of the following and each has a specific definition: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land and Other Land.

The maps for each county are updated every two years. The latest available map for Los Angeles County is from 2018. According to the 2018 map, the project site is designated as Grazing Land. Grazing land is defined as “land on which the existing vegetation is suited to the grazing of livestock.” As the project site is not designated farmland of importance by the State nor is it currently utilized for agricultural purposes, no impacts to agricultural resources would occur.

- b. The project site is zoned RR-2.5 which does allow for some types of light agricultural uses. However, the project site and the surrounding area are not utilized for agricultural production and are not subject to a Williamson Act contract. Therefore, no impacts would occur.
- c-d. According to the City of Lancaster’s General Plan, there are no forests or timberlands located within the City of Lancaster. Therefore, the proposed project would not result in the rezoning of forest or timberland and would not cause the loss of forest land or the conversion of forest land to non-forest land. Therefore, no impacts would occur.
- e. See responses to Items IIa-d.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
III. <u>AIR QUALITY</u> . Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
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?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?		X		
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

a. Development proposed under the City’s General Plan would not create air emissions that exceed the Air Quality Management Plan (GPEIR pgs. 5.5-21 to 5.5.-22). The project site is designated as Non-Urban Residential (NU) and zoned RR-2.5. Solar facilities and associated types of uses, such as battery storage facilities, are permitted with a Conditional Use Permit. As such, any emissions associated with the proposed project have already been accounted for in the Air Quality Management Plan. Additionally, the proposed project would comply with all applicable air quality rules and regulations including Rules 401, 402, and 403 with respect to fugitive dust control. All emissions associated with the construction and operation of the proposed project would be less than significant without mitigation and would not contribute to an increase the frequency or severity of a violation in the Federal or State ambient air quality standards. As such, the proposed project would not conflict with or obstruct the implementation of the Air Quality Management Plan and no impacts would occur.

b. An air quality study was prepared for the proposed project by Vista Environmental and documented in a report entitled “Air Quality and Greenhouse Gas Emissions Impact Analysis, J90 South Energy Storage Project, City of Lancaster” and dated October 12, 2022.

This study quantified the anticipated construction and operational air quality emissions associated with the proposed project and detailed the assumptions for the analysis in pages 36 through 39 of the report. These assumptions included the type of activities/phases which would

take place, the number of days, trips and hours per day of activity. Based on this analysis, construction is anticipated to start in the fourth quarter of 2024 and last for approximately 12 months. Table 6 identifies the air district thresholds for each criteria pollutant and Tables 7 and 8 summarize the anticipated criteria pollutant emissions from construction and operations, respectively. These emissions were calculated utilizing CalEEMod Version 2020.4.0 and the inputs and outputs are contained in the Appendix to the Air Quality study.

As shown in these tables, construction and operational air quality emissions would be less than significant and no mitigation is required.

**Table 6
 AVAQMD Air Quality Thresholds**

Criteria Pollutant	Daily Threshold (Pounds)	Annual Threshold (Tons)
Greenhouse Gases (CO ₂ e)	548,000	100,000
Carbon Monoxide (CO)	548	100
Oxides of Nitrogen (NO _x)	137	25
Volatile Organic Compounds (VOC)	137	25
Oxides of Sulfur (SO _x)	137	25
Particulate Matter (PM ₁₀)	82	15
Particulate Matter (PM _{2.5})	65	12
Hydrogen Sulfide (H ₂ S)	54	10
Lead (Pb)	3	0.6

**Table 7
 Estimated Construction Emissions**

Construction Year	Pollutant Emissions ¹ (tons per year)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2024	0.09	0.99	0.74	<0.01	0.18	0.09
2025	0.14	1.60	1.24	<0.01	0.31	0.15
AVAMQD Thresholds	25	25	100	25	15	12
Exceeds Thresholds?	No	No	No	No	No	No
Notes:						
1. Construction based on adherence to fugitive dust suppression requirements from Rule 403.						

Table 8
Estimated Operational Emissions

Emissions Source	Pollutant Emissions (tons per year)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Sources ¹	0.64	0.00	<0.01	0.00	0.00	0.00
Energy Sources ²	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Sources ³	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Total Emissions	0.64	<0.01	<0.01	<0.01	<0.01	<0.01
AVAMQD Thresholds	25	25	100	25	15	12
Exceeds Thresholds?	No	No	No	No	No	No

Notes:

1. Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
2. Energy usage consists of emissions from natural gas usage (no natural gas would be utilized by the proposed project.)
3. Mobile sources consist of emissions from vehicles and road dust.

c. The proposed project would not expose sensitive receptors to substantial pollutant concentrations. The AVAQMD CEQA Guidelines details that sensitive receptor land uses consist of residences, schools, daycare centers, playgrounds and medical facilities. The nearest sensitive receptor to the project site is a single family residence located approximately 575 feet to the southeast on the east side of 90th Street West

The AVAQMD CEQA Guidelines identifies types of uses and specified distance from the use to the receptor in which cases it must be evaluated to determine if it exposes sensitive receptors to substantial pollutant concentrations. These uses include industrial projects, distribution center, major transportation projects, dry cleaners using perchloroethylene and gasoline dispensing facilities. The proposed project does not fall into any other these categories.

The proposed project is an energy storage facility which would emit nominal air emissions (see Tables 7 and 8). Therefore, the proposed project would result in a less than significant exposure of sensitive receptors to substantial pollutant concentrations.

However, since the construction of the proposed project would result in the disturbance of the soil, it is possible individuals could be exposed to Valley Fever. Valley Fever or coccidioidomycosis, is primarily a disease of the lungs caused by the spores of the *Coccidioides immitis* fungus. The spores are found in soils, become airborne when the soil is disturbed, and are subsequently inhaled into the lungs. After the fungal spores have settled in the lungs, they change into a multicellular structure called a spherule. Fungal growth in the lungs occurs as the spherule grows and bursts, releasing endospores, which then develop into more spherules.

Valley Fever is not contagious, and therefore, cannot be passed on from person to person. Most of those who are infected would recover without treatment within six months and would have a life-long immunity to the fungal spores. In severe cases, especially in those patients with rapid and extensive primary illness, those who are at risk for dissemination of disease, and those who have disseminated disease, antifungal drug therapy is used.

Nearby sensitive receptors as well as workers at the project site could be exposed to Valley Fever from fugitive dust generated during construction. There is the potential that cocci spores would be stirred up during excavation, grading, and earth-moving activities, exposing construction workers and nearby sensitive receptors to these spores and thereby to the potential of contracting Valley Fever. However, implementation of Mitigation Measures 11 and 12 (see Geology and Soils) which requires the project operator to implement dust control measures in compliance with AVAQMD Rule 403, and implementation of Mitigation Measure 1, below, which would provide personal protective respiratory equipment to construction workers and provide information to all construction personnel and visitors about Valley Fever, the risk of exposure to Valley Fever would be minimized to a less than significant level.

Mitigation Measures

1. Prior to ground disturbance activities, the project operator shall provide evidence to the Development Services Director that the project operator and/or construction manager has developed a “Valley Fever Training Handout”, training, and schedule of sessions for education to be provided to all construction personnel. All evidence of the training session materials, handout(s) and schedule shall be submitted to the Development Services Director within 24 hours of the first training session. Multiple training sessions may be conducted if different work crews will come to the site for different stages of construction; however, all construction personnel shall be provided training prior to beginning work. The evidence submitted to the Development Services Director regarding the “Valley Fever Training Handout” and Session(s) shall include the following:
 - A sign-in sheet (to include the printed employee names, signature, and date) for all employees who attended the training session.
 - Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever.
 - Training on methods that may help prevent Valley Fever infection.
 - A demonstration to employees on how to use personal protective equipment, such as respiratory equipment (masks), to reduce exposure to pollutants and facilitate recognition of symptoms and earlier treatment of Valley Fever. Where respirators are required, the equipment shall be readily available and shall be provided to employees for use during work. Proof that the demonstration is included in the training shall be submitted to the county. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs.

The project operator also shall consult with the Los Angeles County Public Health to develop a Valley Fever Dust Management Plan that addresses the potential presence of the *Coccidioides* spore and mitigates for the potential for Coccidioidomycosis (Valley Fever). Prior to issuance of permits, the project operator shall submit the Plan to the Los Angeles County Public Health for review and comment. The Plan shall include a program to evaluate the potential for exposure to Valley Fever from construction activities and to identify appropriate safety procedures that shall be implemented, as needed, to minimize

personnel and public exposure to potential *Coccidioides* spores. Measures in the Plan shall include the following:

- Provide HEP-filters for heavy equipment equipped with factory enclosed cabs capable of accepting the filters. Cause contractors utilizing applicable heavy equipment to furnish proof of worker training on proper use of applicable heavy equipment cabs, such as turning on air conditioning prior to using the equipment.
- Provide communication methods, such as two-way radios, for use in enclosed cabs.
- Require National Institute for Occupational Safety and Health (NIOSH)-approved half-face respirators equipped with minimum N-95 protection factor for use during worker collocation with surface disturbance activities, as required per the hazard assessment process.
- Cause employees to be medically evaluated, fit-tested, and properly trained on the use of the respirators, and implement a full respiratory protection program in accordance with the applicable Cal/OSHA Respiratory Protection Standard (8 CCR 5144).
- Provide separate, clean eating areas with hand-washing facilities.
- Install equipment inspection stations at each construction equipment access/egress point. Examine construction vehicles and equipment for excess soil material and clean, as necessary, before equipment is moved off-site.
- Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a supervisor.
- Work with a medical professional to develop a protocol to medically evaluate employees who develop symptoms of Valley Fever.
- Work with a medical professional, in consultation with the Los Angeles County Public Health, to develop an educational handout for on-site workers and surrounding residents within three miles of the project site, and include the following information on Valley Fever: what are the potential sources/ causes, what are the common symptoms, what are the options or remedies available should someone be experiencing these symptoms, and where testing for exposure is available. Prior to construction permit issuance, this handout shall have been created by the project operator and reviewed by the project operator and reviewed by the Development Services Director. No less than 30 days prior to any work commencing, this handout shall be mailed to all existing residences within a specified radius of the project boundaries as determined by the Development Services Director. The radius shall not exceed three miles and is dependent upon the location of the project site.
- When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks.
- Prohibit smoking at the worksite outside of designated smoking areas; designated smoking areas will be equipped with handwashing facilities.
- Post warnings on-site and consider limiting access to visitors, especially those without adequate training and respiratory protection.

- Audit and enforce compliance with relevant Cal OSHA health and safety standards on the job site.
- d. Construction and operation of the proposed project is not anticipated to produce significant objectionable odors. Most objectionable odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. These types of uses are not part of the proposed project.

Potential sources that may emit odors during construction activities include the application of coatings such as asphalt pavement, paints and solvents, and emissions from diesel equipment. Standard construction requirements that limit the time of day when construction may occur as well as AVAQMD Rule 442 that limits VOC content in solvents would minimize odor impacts from construction. The proposed project would consist of the development of an energy storage facility, which does not include any components that are known sources of odors. Therefore, odor impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
IV. <u>BIOLOGICAL RESOURCES</u> . Would the project:				
a) Have a substantial adverse effect, 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 Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
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?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

- a. A biological resources survey was conducted for the project site by Chambers Group, Inc., and documented in a report entitled “Biological Technical Report for the J90 South Energy Storage Project, City of Lancaster, California” and dated October 2022.

This biological report consisted of a literature review, a reconnaissance level survey and focused plant and burrowing owl surveys. The literature review was conducted prior to the surveys taking place and included a review of the California Natural Diversity Database (CNDDDB), the USFWS

Critical Habitat Mapper and the California Native Plant Society’s Electronic Inventory of Rare and Endangered Vascular Plants of California for the quadrangles containing and surrounding the project site.

On April 13, 2022 and May 10, 2022 general biological surveys were conducted on all plant and animal species observed were recorded. The observed species are identified in Table 9 (plants) and Table 10 (animals). A focused plant survey was also conducted on May 10, 2022. A focused burrowing owl survey was conducted during the breeding season (March 1 to August 31) and included the project site, gen-tie line routes and a 150-foot buffer in accordance with the protocol established by the CDFW Staff Report on Burrowing Owl Mitigation.

**Table 9
Observed Plant Species**

California milkweed (<i>Asclepias californica</i>)	Annual bur-sage (<i>Ambrosia acanthicarpa</i>)	Sand-aster (<i>Corethrogyne filaginifolia</i>)
Rubber rabbitbrush (<i>Ericameria nauseosa</i>)	Telegraph weed (<i>Heterotheca grandiflora</i>)	Prickly lettuce (<i>Lactuca serriola</i> *)
Coast goldfields (<i>Lasthenia californica</i>)	Valley vinegar weed (<i>Lessingia glandulifera</i>)	Desert dandelion (<i>Malacothrix glabrata</i>)
Pectocarya (<i>Pectocarya</i> sp.)	Wreathplant (<i>Stephanomeria</i> sp.)	Silver puff (<i>Uropappus lindleyi</i>)
Common fiddleneck (<i>Amsinckia menziesii</i>)	Devil’s lettuce (<i>Amsinckia tessellata</i>)	Wire lettuce (<i>Stephanomeria pauciflora</i>)
Mediterranean schismus (<i>Schismus barbatus</i> *)	Shortpod mustard (<i>Hirschfeldia incana</i> *)	Shining peppergrass (<i>Lepidium nitidum</i>)
Tumble mustard (<i>Sisymbrium altissimum</i> *)	Russian thistle (<i>Salsola australis</i> *)	Turkey mullein (<i>Croton setiger</i>)
Rattlesnake sandmat (<i>Euphorbia albomarginata</i>)	Miniature lupine (<i>Lupinus bicolor</i>)	Chick lupine (<i>Lupinus microcarpus</i> var. <i>densiflorus</i>)
Red-stemmed filaree (<i>Erodium cicutarium</i> *)	California poppy (<i>Eschscholzia californica</i>)	Angel gilia (<i>Gilia agenlensis</i>)
Slender wild oat (<i>Avena barbata</i> *)	Soft chess (<i>Bromus hordeaceus</i> *)	Red brome (<i>Bromus madritensis</i> subsp. <i>rubens</i> *)
Cheat grass (<i>Bromus tectorum</i> *)	Fescue (<i>Fetuca myuros</i> *)	Cryptantha (<i>Cryptantha</i> sp.)
* Denotes a non-native species.		

The project site contained five vegetation communities: disturbed, disturbed California poppy – lupine fields, disturbed fiddleneck fields, disturbed rubber rabbitbrush scrub and tamarisk thickets. The database searches identified four special status plant species which had been documented within five miles of the project site: alkali mariposa lily, Pierson’s morning glory, slender mariposa lily, and short joint beavertail. Based on the survey of the project site, these species have been determined to be absent due to lack of suitable habitat; the species occurs outside the site’s elevation range; the species is typically found in alkaline soils which were not present on site; and/or because the survey was conducted during the appropriate blooming period when the species would have been conspicuous and was not determined. Therefore, no impacts to special status plant species would occur.

Table 10
Observed Animal Species

Cabbage white (<i>Pieris rapae</i>)	Common raven (<i>Corvus corax</i>)	Painted lady (<i>Vanessa cardui</i>)
Side-blotched lizard (<i>Uta stansburiana</i>)	Gopher snake (<i>Pituophis catenifer</i>)	Southern pacific rattlesnake (<i>Crotalus helleri</i>)
House finch (<i>Carpodacus mexicanus</i>)	Monarch butterfly (<i>Danaus plexippus</i>)	American kestrel (<i>Falco sparverius</i>)
White-crowned sparrow (<i>Zonotrichia leucophrys</i>)	Mourning dove (<i>Zenaida macroura</i>)	Great horned owl (<i>Bubo virginianus</i>)
Horned lark (<i>Eremophila alpestris</i>)	Swainson's hawk (<i>Buteo swainsoni</i>)	Loggerhead shrike (<i>Lanius ludovicianus</i>)
Yellow-rumped warbler (<i>Setophaga coronata</i>)	Western meadowlark (<i>Sturnella neglecta</i>)	Savannah sparrow (<i>Passerculus sandwichensis</i>)
Great egret (<i>Ardea alba</i>)	Rock pigeon (<i>Columba livia</i>)	

A current database search resulted in a list of 34 federal- and/or state listed endangered or threatened, Species of Concern, or otherwise special status wildlife species that may potentially occur within the Survey Area. After a literature review, the reconnaissance-level survey, focused burrowing owl survey (Chambers Group 2022b), and the assessment of the various habitat types within the Survey Area, it was determined that 32 of the special status wildlife species were considered absent from the Survey Area and two species were present adjacent to the survey area: loggerhead shrike and Swainson's hawk.

Loggerhead Shrike

The loggerhead shrike (*Lanius ludovicianus*) is a California Species of Special Concern (SSC). One individual was observed foraging and perching along a fence line on the south side of Avenue J, approximately 25 feet south of the proposed gen-tie line route the April 13, 2022 surveys. The loggerhead shrike is a medium-sized shrike and is found in any kind of semi-open terrain with high vantage points such as wires, posts, or other high perching areas. No nests were found within the gen-tie line portion of the survey Area and suitable nesting habitat does not exist on the project site.

Swainson's Hawk

The Swainson's hawk (*Buteo swainsoni*) is a State Threatened species. One individual was observed flying in a southwest direction approximately 0.54 miles northwest of the gen-tie line during the April 13, 2022 survey. The Swainson's hawk is found in multiple habitats including plains, dry grasslands, and farmland; however, this species has very limited breeding reported the Antelope Valley. Limited potential foraging opportunities and no nesting sites are present within the survey area or project boundaries. Based on the CNDDDB, a nesting pair of Swainson's hawks was identified in a cottonwood tree adjacent to an orchard approximately 2.25 miles northwest of the gen-tie line route (2011) and 3.15 miles northwest of the project site. This nest was revisited in 2016 and was not found in the area. Based on the development within a mile of the project site, nesting and foraging opportunities are considered to be low and none were observed

during the surveys. Due to the age of the nest, it is not considered to be active and no impacts are anticipated.

Focused Burrowing Owl Surveys

Focused burrowing owl surveys were conducted on April 13, June 3, June 21, and July 13, 2022 in accordance with CDFW burrowing owl protocol. No burrowing owls or burrowing owl sign were found during the surveys and no impacts are anticipated.

While no impacts to sensitive plant and animal species are anticipated as a result of project activities, the following mitigation measures have been included to ensure that all potential impacts to biological resources remain less than significant. With implementation of the identified mitigation measures, impacts would be less than significant.

Mitigation Measures

2. A nesting bird survey shall be conducted by a qualified biologist within 7 days prior to the start of construction/ground disturbing activities (e.g., grading, building, electrical, etc.). If active bird nests are identified during the survey, the applicant shall either delay work in the area of the nest until all birds have fledged and/or left the nest or a buffer shall be established around the nest. A minimum buffer of 500 feet shall be installed around active raptor nests and 50 feet around other migratory bird species.
3. In the event that burrowing owls or active burrowing owl burrows are identified during the preconstruction survey, the following shall be implemented:
 - Avoid disturbing occupied burrows during the nesting period from February 1st through August 31st.
 - Avoid impacting burrows occupied during the non-breeding season by migratory or non-migratory resident burrowing owls.
 - Avoid direct destruction of burrows through chaining (dragging a heavy chain over an area to remove shrubs), disking, cultivation, and urban, industrial, or agricultural development.
 - Development and implement a worker awareness program to increase the on-site worker's recognition of and commitment to burrowing owl protection.
 - Place visible markers near burrows to ensure that equipment and machinery does not collapse burrows.
 - Do not fumigate, use treated bait or other means of poisoning nuisance animals in areas where burrowing owls are known or suspected to occur.
- b. One ephemeral drainage crosses Avenue J, west of the western end of the gen-tie line portion of the survey area and does not cross the gen-tie line. The ephemeral drainage is less than 2 linear miles and does not appear to connect to another water feature and drainage flows under the proposed gen-tie line through a partially buried culvert. Based on current design, impacts to this ephemeral drainage feature are not anticipated.

Several non-jurisdictional swale features were documented within the project site. The swales are non-channelized, shallow depressions that carry surface water immediately following a rain event. The swale features appear to be isolated and do not connect to any waters in the surrounding the area. Therefore, no impacts to jurisdictional waters would occur.

- c. There are no State or federally protected wetlands on the project site as defined by Section 404 of the Clean Water Act. Therefore, no impacts would occur.
- d. Wildlife corridors are areas that connect fragmented habitats. They serve as wildlife linkages (wildlife travel corridors) between otherwise fragmented patches of habitat caused by changes in vegetation communities, rugged terrain, and human disturbances. These linkages may be drainages, canyons, or ridgelines that provide access to foraging areas, water, breeding sites, and dispersal areas and provide cover and shelter during travel. Disturbance to wildlife corridors such as anthropogenic activity and development can cause harm to migrating species, cause species to exceed their population thresholds, and/or prevent healthy gene flow between populations.

The survey area is not located within a wildlife corridor. None of the project features are large enough to create a physical barrier to wildlife movement. The quality of habitat within the survey area is poor (primarily disturbed and ruderal habitat) and surrounded by solar, battery storage, and substation developments. Therefore, no impacts would occur.

- e. The proposed project would not conflict with any local policies or ordinances, such as a tree preservation policy, protecting biological resources. The proposed project would be subject to the requirements of Ordinance No. 848, Biological Impact Fee, which requires the payment of \$770/acre to offset the cumulative loss of biological resources in the Antelope Valley as a result of development. This fee is required of all projects occurring on previously undeveloped land regardless of the biological resources present and is utilized to enhance biological resources through education programs and the acquisition of property for conservation. Therefore, no impacts would occur.
- f. There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or State habitat conservation plans which are applicable to the project site. The West Mojave Coordinated Habitat Conservation Plan only applies to federal land, specifically land owned by the Bureau of Land Management. In conjunction with the Coordinated Management Plan, a Habitat Conservation Plan (HCP) was proposed which would have applied to all private properties within the Plan Area. However, this HCP was never approved by the California Department of Fish and Wildlife nor was it adopted by the local agencies (counties and cities) within the Plan Area. As such, there is no HCP that is applicable to the project site and no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
V. <u>CULTURAL RESOURCES</u> . Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to §15064.5?				X
c) Disturb any human remains, including those interred outside of dedicated cemeteries?				X

a-c. A cultural resource survey was conducted for the project site by Chambers Group, Inc. and documented in a report entitled "J90 South Energy Storage Project Cultural Resources Study Results Letter Report, City of Lancaster, Los Angeles County, CA" and dated January 18, 2023.

As part of the cultural report, records searches from various entities were requested as summarized below:

- California Historical Resources Information System (CHRIS) Southern California Coastal Information Center (SCCIC) at California State University Fullerton on April 15, 2022. The records search was returned on May 18, 2022 and included all document cultural resources and previous archaeological investigations within a mile of the project site.
- Sacred Lands File Search from the Native American Heritage Commission on April 15, 2022. The sacred lands file search produced negative results.
- A paleontological records search from the Natural History Museum of Los Angeles County on April 15, 2022. The results were received on April 24, 2022 and show that no known fossil localities are located within the project site.

The records search indicated that a total of 46 previous cultural resource investigations have been conducted within a mile of the project site of which 9 included the project site. Additionally, 34 previously recorded cultural resources have been located within one mile of the project site; however, none were located within the project site including the gen-tie routes. As a result of the archival research and review of available historic maps and imagery, no previously recorded resources or any other listed or potential significant properties are located within the project site.

On October 11, 2022 a pedestrian survey of the project site was conducted by walking transects spaced at 15 meter intervals to ensure thorough coverage. The ground surface was examined for the presence of prehistoric artifacts, historical artifacts, sediment discoloration that might

indicate the presence of a cultural midden, roads and trails, and depressions and other features that might indicate the presence of former structures. No evidence of cultural or paleontological resources was observed within the project site or along the proposed gen-tie routes. While no cultural resources have been identified during the records search or site surveys, mitigation measures have been included below to ensure that any previously unknown resources encountered are treated appropriately.

Additionally, consultation letters were sent out to three tribes in accordance with AB 52. At this time, a response has only been received by the Fernandeno Tataviam Band of Mission Indians. The City is continuing to work with this tribe, and any requested measures will be added to the conditions of approval. With incorporation of these measures, impacts to cultural resources would be less than significant.

No human remains, including those interred outside of formal cemeteries, were identified on the project site or along the proposed gen-tie routes. Therefore, no impacts would occur.

Mitigation Measures

4. The applicant shall retain the services of a qualified archaeologist, meeting the Secretary of the Interior standards, and require that all initial ground-disturbing work be monitored by an archaeological specialist (monitor) proficient in artifact and feature identification in monitoring contexts. The qualified archaeologist and/or monitor shall be present at the project construction phase kickoff meeting. As the project proceeds, based on the results of initial monitoring observations, and in consultation with the qualified archaeologist, the monitoring approach may be modified as needed to provide adequate observation and oversight.
5. Prior to commencing construction activities and prior to any ground disturbance on the project site, the consultant shall conduct initial Worker Environmental Awareness Program (WEAP) training to all construction personnel, including supervisors, present at the outset of project construction, for which the Lead Contractor and all subcontractors shall make their personnel available. This WEAP training will educate construction personnel on how to work with the monitor(s) to identify and minimize impacts to archaeological resources and maintain environmental compliance. This WEAP training will educate the monitor(s) of construction procedures to maintain safe work practices and avoid construction-related injury or harm. This training may be performed periodically, such as for new personnel coming on to the project as needed.
6. The contractor shall provide the consultant with a schedule of initial potential ground-disturbing activities. A minimum of 48 hours will be provided to the consultant of commencement of any initial ground-disturbing activities such as vegetation grubbing or clearing, grading, trenching, or mass excavation.

A monitor shall be present on-site at the commencement of ground-disturbing activities related to the project. The monitor shall observe initial ground-disturbing activities and shall have stop-work authority to allow for recordation and evaluation of finds during construction. The monitor shall maintain a daily record of observations to serve as an ongoing tracking and to provide a reference for final monitoring reporting upon completion

of the project. The consultant, City, lead contractor, and subcontractors shall maintain a line of communication regarding schedule and activity such that the monitor is aware of all ground-disturbing activities in advance in order to provide appropriate oversight.

7. In the event of the discovery of previously unidentified archaeological materials, the contractor shall immediately cease all work activities within an area of no less than 60 feet of the discovery. After cessation of excavation, the contractor shall immediately contact the City. Except in the case of cultural items that fall within the scope of the California Health and Safety Code 7050.5, CEQA Section 15064.5, or California Public Resources Code Section 5097.98, the discovery of any cultural resource within the project site shall not be grounds for a project-wide "stop work" notice or otherwise interfere with the project's continuation except as set forth in this mitigation measure. Additionally, all consulting Native American Tribal groups shall be notified of any unanticipated discovery on the project site for input and coordination on the proper disposition of the resource. In the event of an unanticipated discovery of archaeological materials during construction, the applicant retained qualified archaeologist shall be contacted to evaluate the significance of the materials prior to resuming any construction-related activities in the vicinity of the find. If the qualified archaeologist determines that the discovery constitutes a significant resource under CEQA and it cannot be avoided, the applicant shall implement an archaeological data recovery program.
8. At the completion of all ground-disturbing activities, the consultant shall prepare an archaeological resources monitoring report summarizing all monitoring efforts and observations, as performed, and any and all prehistoric and historic archaeological finds as well as providing follow-up reports of any finds to the SCCIC, as required.
9. If significant Native American resources are discovered and avoidance cannot be ensured, a Secretary of Interior qualified archaeologist shall be retained to develop a cultural resource Treatment Plan, as well as a Discovery and Monitoring Plan. A copy of the draft document shall be provided to the appropriate tribes for review and comment. All in field investigation, assessment and/or data recovery pursuant to the Treatment Plan shall be monitored by a Tribal Monitor. Additionally, the applicant and the City of Lancaster shall consult with the appropriate tribes on the disposition and treatment of any artifacts or other cultural materials encountered during the project.
10. If human or funerary objects are encountered during any construction activities associated with the proposed project, work within a 100-foot buffer shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VI. <u>ENERGY</u> . 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?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficient?				X

- a. Project construction would consume energy in two general forms: 1) the fuel energy consumed by construction vehicles and equipment and 2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during site clearing, grading, and construction. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption.

Substantial reductions in energy inputs for construction materials can be achieved by selecting building materials composed of recycled materials that require substantially less energy to produce than non-recycled materials. The project-related incremental increase in the use of energy bound in construction materials such as asphalt, steel, concrete, pipes and manufactured or processed materials (e.g., lumber and gas) would not substantially increase demand for energy compared to overall local and regional demand for construction materials.

The proposed project would consume energy for interior and exterior lighting, heating/ventilation and air conditioning (HVAC), refrigeration, electronics systems, appliances, and security systems, among other things. The proposed project would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of the Title 24 standards significantly reduces energy usage. Furthermore, the electricity provider is subject to California's Renewables Portfolio Standard (RPS). The RPS requires investor owned utilities, electric service providers, and community choice aggregators (CCA) to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 50 percent of total procurement by 2030. Renewable energy is generally defined as energy that comes from

resources, which are naturally replenished within a human timescale such as sunlight, wind, tides, waves, and geothermal heat.

The project would adhere to all Federal, State, and local requirements for energy efficiency, including the Title 24 standards, as well as the project's design features and as such the project would not result in the inefficient, wasteful, or unnecessary consumption of building energy. Additionally, as a battery energy storage system project, the proposed project would provide necessary facilities to store energy generated from alternative sources for use when energy demands are high or during hours when alternative energy isn't being produced in as large of quantities (e.g., evening/nighttime hours). This is a positive energy impact.

- b. In 1978, the California Energy Commission (CEC) established Title 24, California's energy efficiency standards for residential and non-residential buildings, in response to a legislative mandate to create uniform building codes to reduce California's energy consumption, and provide energy efficiency standards for residential and non-residential buildings. The previous standards went into effect on January 1, 2017 and January 1, 2020 and substantially reduced electricity and natural gas consumption. Additional savings result from the application of the standards on building alterations such as cool roofs, lighting, and air distribution ducts.

The California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as the CALGreen Code, is a statewide mandatory construction code that was developed and adopted by the California Building Standards Commission and the California Department of Housing and Community Development. CALGreen standards require new residential and commercial buildings to comply with mandatory measures under five topical areas: planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality. An updated version of both the California Building Code and the CALGreen Code went into effect on January 1, 2023.

In 2014, Lancaster created Lancaster Choice Energy (LCE), allowing residents and businesses in Lancaster to choose the source of their electricity, including an opportunity to opt up to 100% renewable energy. SCE continues to deliver the electricity and provide billing, customer service and powerline maintenance and repair, while customers who choose to participate in this program would receive power from renewable electric generating private-sector partners at affordable rates.

Additionally, as a battery energy storage system project, the proposed project would provide necessary facilities to store energy generated from alternative sources for use when energy demands are high or during hours when alternative energy isn't being produced in as large of quantities (e.g., evening/nighttime hours). This is a positive energy impact.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VII. <u>GEOLOGY AND SOILS</u> . 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?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?		X		
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?			X	
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?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

- a. The project site is not identified as being in or in proximity to the fault rupture zone (LMEA Figure 2-5). According to the Seismic Hazard Evaluation of the Lancaster East and West Quadrangles, the project site may be subject to intense seismic shaking (LMEA pg. 2-16).

However, the proposed project would be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) adopted by the City, which would render any potential impacts to a less than significant level. The site is generally level and is not subject to landslides (SSHZ).

Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other events. This phenomenon occurs in saturated soils that undergo intense seismic shaking typically associated with an earthquake. There are three specific conditions that need to be in place for liquefaction to occur: loose granular soils, shallow groundwater (usually less than 50 feet below ground surface) and intense seismic shaking. In April 2019, the California Geologic Survey updated the Seismic Hazard Zones Map for Lancaster (SSHZ) (<https://maps.conservation.ca.gov/cgs/EQZApp/app/>.) Based on these maps, the project site is not located in an area at risk for liquefaction. No impacts would occur.

- b. The project site is rated as having a low risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. As such, there remains a potential for water and wind erosion during construction and operation. The proposed project would be required, under the provisions of the Lancaster Municipal Code (LMC) Chapter 8.16, to adequately wet or seal the soil to prevent wind erosion. Additionally, the mitigation measures listed below are required to control dust/wind erosion. With implementation of the mitigation measures, impacts would be less than significant.

Mitigation Measures

11. The applicant shall submit the required Construction Excavation Fee to the Antelope Valley Air Quality Management District (AVAQMD) prior to the issuance of any grading and/or construction permits. This includes compliance with all prerequisites outlined in District Rule 403, Fugitive Dust, including submission and approval of a Dust Control Plan, installation of signage and the completion of a successful onsite compliance inspection by an AVAQMD field inspector. Proof of compliance shall be submitted to the City.
 12. Upon completion of construction, an Active Operation Renewable Energy Dust Control Plan, as outlined in District Rule 302 – Other Fees, shall be required.
- c. Subsidence is the sinking of the soil caused by extraction of water, petroleum, etc. Subsidence can result in geologic hazards known as fissures. Fissures are typically associated with faults or groundwater withdrawal, which result in the cracking of the ground surface. According to Figure 2-3 of the City of Lancaster’s Master Environmental Assessment, the closest sinkholes and fissures to the project site are located in the vicinity of Avenue I and 60th Street West, approximately 3 miles to the northeast. However, the project site is not known to be within an area subject to sinkholes, subsidence (LMEA Figure 2-3) or any other form of soil instability. The proposed project would be required to have a geotechnical study prepared and all recommendations followed as part of the building permit process. These recommendations would ensure any impacts associated with forms of soil instability would be less than significant. For a discussion of potential impacts regarding liquefaction, please refer to Item VI.a.
 - d. The soil on the project site is characterized by a low shrink/swell potential (LMEA Figure 2-3), which is not an expansive soil as defined by Table 18-1-B of the Uniform Building Code. A soils

report on the soils within the project site shall be submitted to the City by the project developer prior to grading of the property and the recommendations of the report shall be incorporated into the development of the property. Therefore, impacts would be less than significant.

- e. The proposed project would not be connected into the sanitary sewer system. The project site would have a small office and half bath for the occasional maintenance workers. The half bath would be connected to some type of alternative waste water disposal system to be determined based on the geotechnical report and building plans. Therefore, no impacts would occur.
- f. A paleontological records search was conducted by the Los Angeles County Natural History Museum as described under Section V.a-c. No paleontological resources have been identified or previously encountered on the project site and it is not expected that the proposed project would directly or indirectly destroy a unique paleontological resources, site or geologic form. However, mitigation measures have been included to ensure any paleontological resources accidentally encountered during project construction are appropriately handled. With inclusion of these mitigation measures, impacts would be less than significant.

Mitigation Measures

13. The applicant shall be required to obtain the services of a qualified paleontologist to remain on-call for the duration of the proposed ground disturbing construction activity. A paleontological mitigation plan (PMP) outlining procedures for paleontological data recovery shall be prepared for the proposed project and submitted to the City for review and approval. The development and implementation of the PMP shall include consultations with the applicant's engineering geologist as well as a requirement that the curation of all specimens recovered under any scenario shall be through an appropriate repository agreed upon by the City. All specimens become the property of the City of Lancaster unless the City chooses otherwise. If the City accepts ownership, the curation location may be revised. The PMP shall include developing a multilevel ranking system, or Potential Fossil Yield Classification (PFYC), as a tool to demonstrate the potential yield of fossils within a given stratigraphic unit. The PMP shall outline the monitoring and salvage protocols to address paleontological resources encountered during Project related ground disturbing activities. As well as the appropriate recording, collection, and processing protocols to appropriately address any resources discovered.
14. At the completion of all ground-disturbing activities, the project paleontologist shall prepare a final paleontological mitigation report summarizing all monitoring efforts and observations, as performed in line with the PMP, and all paleontological resources encountered, if any. As well as providing follow-up reports of any specific discovery, if necessary.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	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?			X	
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

- a. The proposed project would generate greenhouse gas emissions during both construction and operation. However, these emissions would be minimal and would not create a significant impact on the environment. The greenhouse gas emissions were calculated using the CalEEMod Version 2020.4.0 and the parameters discussed in the air quality report. Table 11 summarizes the construction and operational greenhouse gas emissions associated with the proposed project. As seen in this table, these emissions are substantially below the AVAQMD thresholds and impacts would be less than significant.
- b. The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. The 2017 Scoping Plan identifies GHG reduction measures necessary for the State to achieve the 2030 targets. The measures in the 2017 plan build upon the 2013 plan. Table 12 analyzes the project’s consistency with 2017 Scoping Plan.

Additionally, the City of Lancaster’s Climate Action Plan was adopted in March 2017. This plan identifies projects that would enhance the City’s ability to further reduce GHG emissions. A total of 61 projects across eight sectors were identified which include 1) traffic; 2) energy; 3) municipal operations; 4) water; 5) waste; 6) built environment; 7) community and 8) land use. Forecasts for both community and government operations were prepared for 2020, 2030, 2040, and 2050. Under all scenarios assessed, the City meets the 2020 target and makes substantial progress towards achieving post-2020 reductions.

**Table 11
 Greenhouse Gas Annual Emissions**

Category	Greenhouse Gas Emissions (metric tons/year)			
	CO ₂	CH ₄	N ₂ O	CO _{2e}
Construction				
Year 2024	222.26	0.04	0.01	226.96
Year 2025	387.97	0.07	0.02	396.81
Total Construction Emissions	610.23	0.12	0.04	623.73
Amortized Construction Emissions¹	20.34	<0.01	<0.01	20.79
Operations				
Area Sources ²	<0.01	0.00	0.00	<0.01
Energy ³	1.42	<0.01	<0.01	1.43
Mobile Sources ⁴	0.92	<0.01	<0.01	0.93
Solid Waste ⁵	0.12	<0.01	0.00	0.30
Water and Wastewater ⁶	0.03	<0.01	<0.01	0.04
Total Operational Emissions	2.49	<0.01	<0.01	2.70
Total Annual Emissions (Construction/Operations)	22.82	<0.01	<0.01	23.49
AVAQMD Threshold				100,000
Exceed Thresholds?				No
Notes:				
1. Construction emissions amortized over 30 years as recommended in the SCAQMD GHG Working Group on November 19, 2009.				
2. Area sources consist of GHG emissions from consumer products, architectural coatings, and landscaping equipment.				
3. Energy usage consists of GHG emissions from electricity used and generated onsite.				
4. Mobile sources consist of GHG emissions from vehicles.				
5. Waste includes the CO ₂ and CH ₄ emissions create from the solid waste placed in landfills.				
6. Water includes GHG emissions from electricity used for transport of water and processing of wastewater.				

Table 12
Consistency with the 2017 Scoping Plan

Actions and Strategies	Proposed Project Consistency
SB 350: Achieve a 50 percent Renewable Portfolio Standard (RPS) by 2030, with a doubling of energy efficiency savings by 2030.	No Conflict: The proposed project includes the construction and operation of a renewable energy storage facility. Therefore, the proposed project would help achieve the RPS target.
Low Carbon Fuel Standard: Increase stringency of carbon fuel standards; reduce the carbon intensity of fuels by 18 percent by 2030, which is up from 10 percent in 2020.	Not applicable. The proposed project is a battery energy storage project.
Mobile Source Strategy: Maintain existing GHG standards of light and heavy-duty vehicles while adding an additional 4.2 million zero emission vehicles on the road. Increase the number of zero emission buses, delivery trucks or other trucks.	No Conflict. The proposed project may include occasional light and heavy duty truck use for operations and maintenance. These trucks would be required to comply with all California Air Resources Board regulations.
Sustainable Freight Action Plan: Improve the freight system efficiency and maximize the use of near zero emission vehicles and equipment powered by renewable energy. Deploy over 100,000 zero-emission trucks and equipment by 2030.	No Conflict. The proposed project may include occasional light and heavy duty truck use for operations and maintenance. These trucks would be required to comply with all California Air Resources Board regulations.
Short-Lived Climate Pollutant Reduction Strategy: Reduce the GHG emissions of methane and hydrofluorocarbons by 40 percent below the 2013 levels by 2030. Furthermore, reduce the emissions of black carbon by 50 percent below the 2013 levels by the year 2030.	No Conflict. The proposed project would not emit large amounts of CH ₄ emissions. Furthermore, the proposed project would comply with all applicable CARB and AVAQMD regulations.
Post-2020 Cap and Trade Program: The Cap-and-Trade Program will reduce GHG emissions from major sources by setting a firm cap on statewide GHG emissions while employing market mechanisms to cost-effectively achieve the emission-reduction goals.	Not applicable. The proposed project is estimated to generate approximately 23.49 MTCO _{2e} per year, which is below the Cap-and-Trade screening level. Therefore, this goal is not applicable to the proposed project.

The proposed project would also be in compliance with the greenhouse gas emission goals and policies identified in the City of Lancaster's General Plan (pgs. 2-19 to 2-24) and with the City's Climate Action Plan. Specifically, the proposed project would be consistent with the following measures identified in the climate action plan. Therefore, impacts would be less than significant.

Energy

- Measure 4.2.1a: Renewable Energy Purchase Plan – The proposed project is a battery energy storage facility which ensure that alternative energy generated can be stored and available when it is needed, increasing the amount of renewable energy utilized.
- Measure 4.2.1b: Utility Scale Solar Development – The proposed project would compliment the utility scale solar facilities in the area.
- Measure 4.2.1c: Battery Storage – Utility Scale – The proposed project is a 400 megawatt utility scale battery storage facility.

Community

- Measure 4.7.3a: Xeriscaping – The landscaping installed along 90th Street West for screening would be native and drought tolerant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
IX. <u>HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
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?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

a-b. Project construction would require typical construction materials to install the battery energy storage enclosures, inverters/transformers, substation, fencing, gen-tie line, and other associated infrastructure. Two temporary office buildings would be installed for the O&M staff for office space and equipment storage. There are no structures currently on the site and no demolition of existing buildings would be required. Therefore, the proposed project would not expose individuals or the environment to asbestos containing materials or lead-based paint.

Project operation may require the routine transport, use, and disposal of hazardous materials as part of the operation and maintenance of the facility. All batteries installed on the property would be replaced as needed in accordance with all applicable regulations. The use of these materials and the routine activities on the project site would be conducted in compliance with all applicable regulations to minimize potential hazards to the public and to the environment.

The facility would also be equipped with any required/necessary safety mechanisms, which include fire suppression systems within the battery enclosures, dust suppression systems, detectors/alarms, shutdown systems, and temperature monitoring and controls. These safety mechanisms would be determined as part of the engineering design. Additionally, the project would require coordination with, and approval by, the Los Angeles County Fire Department for fire access, life safety equipment, and hazardous materials permitting. These requirements have been identified in the mitigation measures below. With implementation of the mitigation measures, impacts would be less than significant.

Mitigation Measures

15. The use, storage, and transport of hazardous materials associated with the operation of the proposed facility shall be in compliance with all applicable regulations. Any necessary permits shall be obtained from the Los Angeles County Fire Department, Antelope Valley Air Quality Management District, or other applicable agency.
 16. Disposal of any hazardous material shall be done in accordance with all applicable regulations and associated with an EPA HazWaste ID number issued for the project site.
- c. The project site is not located within a quarter mile of an existing or proposed school. The closest school to the project site is Del Sur Elementary School located at the northwest corner of 90th Street West and Avenue H, approximately 2.5 miles north of the project site. Additionally, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials. Therefore, no impacts would occur.
- d. A Phase I Environmental Site Assessment was prepared for the project site by Partner Engineering and Science, Inc. The results of the study are documented in a report entitled "Phase I Environmental Site Assessment Report, Hu and Garces, APNs 3203-034-010 & 3203-034-011, Lancaster, California 93536" and dated October 14, 2022.
- A survey of the project site was conducted on October 5, 2022. No evidence of illegal dumping, drywells, heating/cooling structures, wells, wastewater disposal or evidence of hazardous materials/waste disposal was present on the project site. There are no structures on the project site and as such lead-based paint and asbestos containing materials would not be a concern.
- In addition to the survey of the project site, a regulatory database search was conducted for the project site and immediately surrounding properties within the specified search distances by ERIS. No listings were identified for the project site or any of the surrounding properties.
- e. The proposed project is not located within an airport land use plan. The nearest airfield, General William Fox Airfield, is located approximately 4 miles northeast of the project site. There are no

circumstances related to this proximity that could be expected to result in a safety hazard for people residing in the project area, therefore no impacts would occur.

- f. The proposed project would generate minimal traffic as a result of construction and operational activities. The traffic generated by the proposed project is not expected to block the roadways. Therefore, the proposed project would not impair or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. Impacts would not occur.

- g. Most of the surrounding properties are vacant and undeveloped with the exception of the SCE Antelope Substation and other solar and residential uses in the vicinity. It is possible that these properties could be subject to grass fires. The project site is located within the service boundaries of Los Angeles County Fire Station No. 130, located at 44558 40th Street West which would serve the project site in the event of a fire. This fire station is located approximately 5 miles east of the project site. Additionally, there are other fire stations in the general area (Station No. 134 and Station No. 84) which would be available to assist if needed. Therefore, potential impacts from wildland fires would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
X. <u>HYDROLOGY AND WATER QUALITY.</u> Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
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			X	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site			X	
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff			X	
iv) Impede or redirect flood flows			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

- a. The project site is not located near an open body of water or in an aquifer recharge area. The California Aqueduct is located over 4 miles south of the project site. The proposed project would be required to comply with all applicable provisions of the National Pollutant Discharge Elimination System (NPDES) program. The NPDES program establishes a comprehensive storm

water quality program to manage urban storm water and minimize pollution of the environment to the maximum extent practicable. The reduction of pollutants in urban storm water discharge through the use of structural and nonstructural Best Management Practices (BMPs) is one of the primary objectives of the water quality regulations. BMPs that are typically used to manage runoff water quality including controlling roadway and parking lot contaminants by installing oil and grease separators at storm drain inlets, cleaning parking lots on a regular basis, incorporating peak-flow reduction and infiltration features (grass swales, infiltration trenches and grass filter strips) into landscaping and implementing educational programs. The proposed project would incorporate appropriate BMPs during construction, as determined by the City of Lancaster Public Works Department. Therefore, impacts would be less than significant.

- b. The proposed project would not include any groundwater wells or pumping activities. All water required for the operation of the site would be purchased by the applicant, trucked to the site and stored in the on-site water tanks. Therefore, impacts would be less than significant.
- c. Development of the proposed project would increase the amount of surface runoff as a result of impervious surfaces associated with the paving of the pads for the battery energy storage containers and associated electrical equipment and the office/storage buildings. The proposed project would be designed, on the basis of a hydrology study, to accept current flows entering the property and to handle the additional incremental runoff from the developed sites. Therefore, impacts from drainage and runoff would be less than significant.

The project site is designated as Flood Zone X per the Flood Insurance Rate Map (FIRM) (06037C0400F). Flood Zone X is located outside both the 100-year flood zone and the 500-year flood zone. Therefore, impacts would be less than significant.

- d. The project site is not located within a coastal zone. Therefore, tsunamis are not a potential hazard. The project site is relatively flat and does not contain any enclosed bodies of water and is not located in close proximity to any large bodies of water; the closest body of water is the California Aqueduct over 4 miles south of the project site. In the event of an earthquake, it is not anticipated that the lake would create a seiche that would impact the project site. Additionally, the project site would not be subject to mudflows. Therefore, no impacts would occur.
- e. The proposed project would not conflict with or obstruct the implementation of the applicable water quality control plan or sustainable groundwater management plan. For additional information, see responses X.a through X.c. Therefore, impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XI. <u>LAND USE AND PLANNING</u> . Would the project:				
a) Physically divide an established community?				X
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?				X

- a. The proposed project is for the construction and operation of a 400-megawatt battery energy storage facility on approximately 20 acres. The project site is located at the northwest corner of Avenue J-8 and 90th Street West which allows for solar and associated types of uses with a conditional use permit. The property is adjacent to 90th Street West, the property to the north and south is vacant, and the property to the west is developed with the Antelope Substation. The proposed project would not block a public street, trail or other access route or result in a physical barrier that would divide the community. Therefore, no impacts would occur.
- b. The proposed project is consistent with the City’s General Plan and must be in conformance with the Lancaster Municipal Code. Table 13 provides a consistency analysis of the proposed project with respect to the relevant goals, objectives, and policies of the General Plan. The proposed project will be in compliance with the City-adopted Uniform Building Code (UBC) and erosion control requirements (Section VII). Additionally, as noted in Section IV, the project site is not subject to and would not conflict with a habitat conservation plan or natural communities conservation plan. The zoning would allow for a maximum of 8 residential units. While these units would not be built, the City contains sufficient residentially zoned property to meet the needs of its residents and to account for its Regional Housing Needs Assessment numbers. Therefore, impacts would be less than significant.

**Table 13
General Plan Consistency Analysis**

Goals, Objectives, and Policies	Consistency Analysis
Policy 3.1.1: Ensure that development does not adversely affect the groundwater basin.	No groundwater pumping will occur as part of the proposed project. All water necessary for the development will be obtained from an existing water purveyor and stored on site for fire fighting and potable water purposes.
Policy 3.2.1: Promote the use of water conservation measures in the landscape plans	The landscaping installed along 90 th Street West for screening purposes would be native

of new developments.	and drought tolerant, requiring minimal amounts of water.
Policy 3.2.2: Consider the potential impact of new development projects on the existing water supply.	The proposed project would utilize approximately 30 acre feet of water for construction purposes and approximately 0.02 acre feet per year for potable, operational purposes.
Policy 3.3.1: Minimize the amount of vehicular miles traveled.	The proposed project would be operated remotely with O&M staff coming to the site on an as needed basis.
Policy 3.3.3: Minimize air pollutant emissions by new and existing development.	The proposed project would comply with all air district regulations regarding air emissions and dust control.
Policy 3.4.2: Preserve significant desert wash areas to protect sensitive species that utilize these habitat areas.	As discussed in the biological resources section and technical report, no desert washes were observed on the project site. Mitigation measures have been included to ensure impacts to special status plants and wildlife are minimized.
Policy 3.4.4: Ensure that development proposals, including City sponsored projects, are analyzed for short- and long-term impacts to biological resources and that appropriate mitigation measures are implemented.	Section IV of this initial study discusses the biological resources on the project site and identifies mitigation measures to ensure impacts to these resources are less than significant.
Policy 3.5.1: Minimize erosion problems resulting from development activities.	The proposed project will comply with all dust control and erosion control mitigation measures. These include best management practices as identified in NPDES and the air quality regulations pertaining to dust control.
Policy 3.6.4: Support state and federal legislation that would eliminate wasteful energy consumption in an appropriate manner.	The proposed project is a battery energy storage facility which will ensure that all energy produced is available at times in which it is needed, enabling increased usage of renewable energy.
Policy 3.6.6: Consider and promote the use of alternative energy such as wind energy and solar energy. (Note Policy 15.2.1 considers the use of waste to energy cogeneration systems as an energy source.)	The proposed battery energy storage facility will support alternative energy projects by providing a facility which can store the energy produced and make it available to the grid at times in which it is needed.
Policy 4.3.1: Ensure that noise-sensitive land uses and noise generators are located and designed in such a manner that City noise objectives will be achieved.	The proposed project meets the noise standards of the City's General Plan as described in the Acoustical Analysis of J90 South Battery Energy Storage Project, prepared by Jacobs (January 17, 2023). Additionally, the closest sensitive receptors are located to the southeast and north of the project site with vacant,

	undeveloped land or roadways in between.
Policy 4.5.1: Ensure that activities within the City of Lancaster transport, use, store, and dispose of hazardous materials in a responsible manner which protects the public health and safety.	The proposed project may utilize some hazardous materials during operations including oils/lubricants, pesticides, cleaning agents, and dispose of batteries on an as needed basis. All use and disposal of hazardous materials/waste would be done in accordance with applicable rules and regulations.
Objective 4.7: Ensure that development occurs in a manner that minimizes the risk of structural and wildlife fire.	The proposed project would be developed in accordance with all applicable fire code regulations. Additionally, all battery enclosures would have self-contained fire suppression systems and the site is within the service boundaries of an existing fire station.
Policy 4.7.2: Ensure that the design of new development minimizes the potential for fire.	
Goal 16: To promote economic self-sufficiency and a fiscally solvent and financially stable community.	The proposed project would provide additional jobs and revenues associated with the construction and operation of the facility.
Policy 19.2.6: Minimize the visual impacts of utility corridors and their associated equipment.	The proposed project would be located in an area with many utility scale solar facilities and a large SCE substation. The proposed project would blend in and be compatible with the surround uses.

In addition to the City’s General Plan, the Southern California Association of Governments (SCAG) adopts a Regional Transportation Plan / Sustainable Conservation Strategy (RTP/SCS) every five years. On May 7, 2020 SCAG adopted the 2020-2045 RTP/SCS, known as Connect SoCal, for federal transportation conformity purposes only. On September 3, 2020 SCAG adopted Connect SoCal for all other purposes. The RTP/SCS identifies ten regional goals; these goals are identified in Table 14 along with the project’s consistency with these goals.

**Table 14
Connect SoCal Consistency Analysis**

Goals	Consistency
Goal 1: Encourage regional economic prosperity and global competitiveness.	The proposed project would help support regional economic prosperity by providing more local jobs and helping to provide electricity stability to the grid.
Goal 2: Improve mobility, accessibility, reliability and travel safety for people and goods.	This goal is not applicable to the proposed project.
Goal 3: Enhance the preservation, security, and resilience of the regional transportation system.	This goal is not applicable to the proposed project.
Goal 4: Increase person and goods movement	This goal is not applicable to the proposed

<p>and travel choices within the transportation project system.</p>	
<p>Goal 5: Reduce greenhouse gas emissions and improve air quality.</p>	<p>The proposed project would develop a utility scale battery energy storage facility. This facility would ensure that energy produced by alternative energy means (solar, wind, hydrogen) can be stored and utilized as necessary thereby reducing reliance on forms of energy with high air quality impacts.</p>
<p>Goal 6: Support health and equitable communities.</p>	<p>This goal is not applicable to the proposed project.</p>
<p>Goal 7: Adapt to a changing climate and support an integrated regional development pattern and transportation network.</p>	<p>This goal is not applicable to the proposed project.</p>
<p>Goal 8: Leverage new transportation technologies and data-driven solutions that result in more efficient travel.</p>	<p>This goal is not applicable to the proposed project.</p>
<p>Goal 9: Encourage development of diverse housing types in areas that are supported by multiple transportation options.</p>	<p>There is no housing associated with the proposed project. This goal is not applicable to the proposed project.</p>
<p>Goal 10: Promote conservation of natural and agricultural lands and restoration of habitats.</p>	<p>The project site is located on previously disturbed fallow agricultural/desert in an area with a lot of other energy uses. The habitat on site is minimal and not appropriate for conservation or restoration.</p>

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XII. <u>MINERAL RESOURCES</u> . Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
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?				X

a-b. The project site does not contain any current mining or recovery operations for mineral resources and no such activities have occurred on the project site in the past. According to the LMEA (Figure 2-4 and page 2-8), the project site is designed as Mineral Reserve Zone 3 (contains potential but presently unproven resources.) However, it is considered unlikely that the Lancaster area has large valuable mineral and aggregate deposits. Therefore, no impacts to mineral resources would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XIII. <u>NOISE</u> . Would the project:				
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?		X		
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
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?				X

- a. Construction activities associated with earth moving equipment and other construction machinery would temporarily increase noise levels in the vicinity of the project site. The closest noise sensitive receptors to the project site are the two single family residences located approximately 575 feet and approximately 1,300 feet to the southeast , respectively and mobile home park located to the north along Avenue J. A noise study was conducted by Jacobs and documented in a report entitled "Acoustical Analysis of J90 South Battery Energy Storage Project" and dated January 17, 2023. This study looked at the typical types of construction equipment that would be utilized on the site, typical noise levels at varying distances from of this equipment from various receptors and calculated the estimated noise levels during construction varying distances during construction (Table 15). As can be seen in this table, the noise level at offsite receptors would be below the required noise levels for the use. Additionally, mitigation measures/best management practices have been identified below which would ensure that the noise levels off-site are within the established parameters during construction. Therefore, impacts would be less than significant.

The City’s General Plan (Table 3-1) establishes an outdoor maximum CNEL of 70 dBA for commercial and industrial uses, that applies to the proposed project boundary, and 65 dBA for residential uses. The current noise levels on the roadways closest to the project site are as follows: 1) 70th Street West from Avenue J to Avenue K ranges is 54.2 dBA and 2) Avenue J from 60th Street West to 70th Street West is 60.8 dBA. No noise readings are available in the LMEA closer to the project site. The proposed project is anticipated to be operated remotely with O&M staff visiting the project site on an as needed basis. As such the noise levels in the vicinity

of the project are consistent with the standards of the General Plan. While the noise levels are consistent with the standards of the General Plan, additional features of the proposed project (e.g., landscaping, fencing, setbacks, etc.) would ensure that the project remains in compliance with the General Plan standards. Additionally, the noise study prepared for the project modeled the noise levels from the equipment on the site during operation. As shown in the study, at the property line, the noise levels would be 65 dBA. As such, operational noise levels are less than the 70 dBA limit at the project boundary and operational noise will be less than significant.

Table 15
Average Equipment Noise Levels Versus Distance

Distance from Activity (ft)	Average Noise Level (dBA)
50	87
100	83
200	78
400	73
800	67
1,600	62
3,200	56

Mitigation Measures

17. Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any time on Sunday. The hours of any construction-related activities shall be restricted to periods and days permitted by local ordinance.
18. The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process to the owner shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.
19. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
20. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.
21. The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.
22. No project-related public address or music system shall be audible at any adjacent receptor.
23. All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factor specifications. Mobile or fixed "package" equipment (e.g., arc-welders, air

compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.

- b. The proposed project would generate minimal, if any, groundborne vibration or groundborne noise levels during construction as no subterranean structures (e.g., underground parking, etc.) are part of the project. Some construction activities may generate rumbling type noise and some pile driving may be necessary; however, these activities are not anticipated to be noticeable by noise sensitive receptors as the nearest ones are located approximately 575 feet southeast on the east side of 90th Street West. During operational activities, some vibration noise may be generated due to O&M vehicles on 90th Street West. However, this noise would be similar to the noise generated in the area by other vehicles and would be considered less than significant.
- c. The project site is not in proximity to an airport or a frequent overflight area and would not experience noise from these sources. The closest airport is the General William J. Fox Airfield, located approximately 4 miles northeast of the project site. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	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)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

a. The proposed project would not generate substantial population growth as the project is an unmanned battery energy storage facility and does not include residential uses. The facility would be monitored remotely and maintenance would occur on an as needed basis. It is possible that individuals could relocate to the Antelope Valley to work at the proposed facility. However, it is much more likely that individuals currently living in the Antelope Valley would be hired to work at the facility. Additionally, the project site is located in an area which allows these types of uses with a conditional use permit, and these types of jobs are already accounted for in the City’s General Plan and regional planning documents.

The proposed project would be accessed directly from 90th Street West and the roadways in the general vicinity are already improved and no new roadways would be constructed. Therefore, impacts would be less than significant.

b. The project site is currently vacant. No housing or people would be displaced necessitating the construction of replacement housing elsewhere. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XV. <u>PUBLIC SERVICES.</u>				
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?			X	
Police Protection?			X	
Schools?			X	
Parks?			X	
Other Public Facilities?			X	

a. The proposed project would increase the need for fire and police services; however, the project site is within the current service area of both these agencies and the additional time and cost to service the site is minimal. The proposed project would not induce substantial population growth and therefore, would not substantially increase the demand on parks, schools, or other public facilities. Additionally, this growth has been accounted for in the City's General Plan and within SCAG's population forecasts. Impacts would be less than significant.

Construction of the proposed project may result in an incremental increase in population and may increase the number of students in the Westside School District and Antelope Valley Union High School District. Proposition 1A, which governs the way in which school funding is carried out, predetermines by statute that payment of developer fees is adequate mitigation for school impacts. Therefore, impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XVI. RECREATION. Would the project:				
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 would occur or be accelerated?			X	
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?			X	

- a. The proposed project may generate additional population growth through the creation of some jobs and may contribute on an incremental basis to the use of the existing park and recreational facilities. The proposed project does not involve the construction of any parks or recreational amenities. However, the applicant would be required to pay applicable park fees which would offset any impacts to the existing parks. Therefore, impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	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?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

- a. The proposed project would not conflict with any programs, plans, ordinance or policies with respect to transportation systems including, bicycle and pedestrian facilities. The project site is located at the northwest corner of 90th Street West and Avenue J-8. 90th Street West is fully developed and no improvements would be required. Therefore, impacts would be less than significant.
- b. In July 2020, the City of Lancaster adopted standards and thresholds for analyzing projects with respect to vehicle miles traveled (VMT). A series of screening criteria were adopted and if a project meets one of these criteria, a VMT analysis is not required. These criteria are: 1) project site – generates fewer than 110 trips per day; 2) locally serving retail – commercial developments of 50,000 square feet or smaller; 3) project located in a low VMT area – 15% below baseline; 4) transit proximity; 5) affordable housing; and 6) transportation facilities. The proposed project screens out of a VMT analysis as it would generate less than 110 vehicle trips per day. Therefore, impacts would be less than significant.
- c. The proposed project would be accessed from a driveway off of 90th Street West. This roadway is fully improved. Interior to the project site, 90% compacted, all weather roadways would be installed for fire department access. These improvements would not increase hazards in the vicinity of the project nor create dangerous design situations. Therefore, no impacts would occur.
- d. The project site would be accessed from 90th Street West which would provide adequate emergency access to the project site. Drive aisles/roadways within the project site would be designed to the standards required by the Los Angeles County Fire Department, ensuring adequate emergency access. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES. Would the project:				
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				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for in subdivision (c) of Public Resources 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.				X

- a. No archaeological or historic cultural resources were identified on the project site during the records searches and site survey. Letters were sent out to three tribes during the AB 52 and the City received a response from the Fernandeno Tataviam Band of Mission Indians. The City is still working with this tribe and any requested measures will be incorporated into the conditions of approval. Responses were not received from the other two tribes. As such, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction or 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?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
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?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impact the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

- a. The proposed project would be required to connect to the necessary existing utilities to support the proposed development. The proposed project would store potable water in on-site tanks and utilize an alternative sewer disposal system. As such they would not be connected to sewer or water lines. The necessary services already exist in the vicinity of the project site. Connections would occur on the project site or within existing roadways or right-of-ways. Connections to these utilities are assumed as part of the proposed project and impacts to environmental resources have been discussed throughout the document. As such, impacts would be less than significant.
- b. The proposed project would utilize approximately 30 acre feet of water for construction purposes over a two-year period and a very minimal amount of water; approximately 0.02 acre feet per year, thereafter for potable, operational purposes. The proposed project would store potable water in water tanks onsite for fire fighting and potable water uses. This water would be obtained from an existing water purveyor and trucked to the site. The operational water consumption is less

than a single family residence's yearly use. Proposed growth consistent with the general plan is accounted for in the General Plan EIR and the Urban Water Management Plan's growth projections. As such, no new construction of water treatment or new or expanded entitlements would be required. Therefore, impacts would be less than significant.

- c. The proposed project would utilize a septic system or other alternative form wastewater disposal. The proposed project would not be connected to the sanitation system. The proposed project would not require the expansion of existing facilities or the construction of new facilities. Therefore, impacts would be less than significant.

- d. Solid waste generated within the City limits is generally disposed of at the Lancaster Landfill located at 600 East Avenue F. This landfill is a Class III landfill which accepts agricultural, non-friable asbestos, construction/demolition waste, contaminated soil, green materials, industrial, inert, mixed municipal, sludge, and waste tires. It does not accept hazardous materials. Assembly Bill (AB) 939 was adopted in 1989 and required a 25% diversion of solid waste from landfills by 1995 and a 50% diversion by 2005. In 2011, AB 341 was passed which required the State to achieve a 75% reduction in solid waste by 2030. The City of Lancaster also requires all developments to have trash collection services in accordance with City contracts with waste haulers over the life of the proposed project. These collection services would also collect recyclable materials and organics. The trash haulers are required to be in compliance with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under AB 341.

The proposed project is an unmanned facility and would generate minimal amounts of solid waste during construction and operation which would contribute to an overall impact on landfill services (GPEIR pgs. 5.13-25 to 5.13-28 and 5.13-31); although the project's contribution would be minimal. However, the existing landfill has capacity to handle the waste generated by the proposed project. Additionally, the proposed project would be in compliance with all State and local regulations regarding solid waste disposal. Therefore, impacts would be less than significant.

- e. See Item XIX.d.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	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 impact an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
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?				X

a. See Item IX.f.

b-d. The project site is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones. The project site is located within the service boundaries of Fire Station No. 130 which would provide service in the event of a fire. Additionally, the proposed project would be constructed in accordance with all existing and applicable building and fire codes and the battery storage enclosures would have built in fire suppression systems. Therefore, no impacts would occur as a result of wildfire.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<u>XXI. MANDATORY FINDINGS OF SIGNIFICANCE.</u>				
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?		X		
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulative 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)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

- a. The project site is a small site with similar development nearby. Mitigation measures are imposed to minimize impacts to special status plants and wildlife and the project site does not provide critical habitat or wildlife connectivity. No impacts to special status plant species are anticipated. With implementation of the required mitigation measures, impacts to special status wildlife species would be less than significant.
- b. The proposed project consists of the construction and operation of an unmanned battery energy storage facility in the RR-2.5 zone. Other projects have been constructed in the vicinity of the project site; however, there are currently no projects which have been approved but not built or which have been submitted and under going review within one mile of the project site. There is a residential project under construction approximately 1.5 miles of the project site and three solar facilities in the City and five in the County along Avenue I which are undergoing review. These projects are not likely to combine with the proposed project to generate cumulative impacts due to the distance from the project site and timing of approval/construction for the projects.

Cumulative impacts are the change in the environment, which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable projects.

The proposed project would not create any impacts with respect to: Agriculture and Forestry Resources, Energy Resources, Land Use and Planning, Mineral Resources, Tribal Cultural Resources, and Wildfire. The project would create impacts to other resource areas and mitigation measures have identified for Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards/Hazardous Materials, and Noise. Many of the impacts generated by projects are site specific and generally do not influence the impacts on another site. All projects undergo environmental review and have required mitigation measures to reduce impacts when warranted. These mitigation measures reduce environmental impacts to less than significant levels whenever possible. Therefore, the project's contribution to cumulative impacts would not be cumulatively considerable.

- c. The proposed project will develop a battery energy storage system near similar types of development. The proposed project would allow for renewable energy sources to be stored and dispatched when needed, which would assist the City and State in achieving its Renewable Portfolio Standards targets to mitigate and reverse harmful effects of global climate change. The proposed project will not result in any significant unavoidable environmental impacts. Accordingly, the project will not have environmental effect which will cause substantial adverse effects on human beings, either directly or indirectly.

List of Referenced Documents and Available Locations*:

AIR:	Air Quality and Greenhouse Gas Emissions Impact Analysis, J90 South Energy Storage Project, City of Lancaster, Vista, Environmental, October 12, 2022	DSD
BRR:	Biological Technical Report for the J90 South Energy Storage Project, City of Lancaster, California, Chambers Group, Inc., October 2022	DSD
CRS:	J90 South Energy Storage Project Cultural Resources Results Letter Report, City of Lancaster, Los Angeles County, CA, Chambers Group, Inc., January 18, 2023	DSD
ESA:	Phase I Environmental Site Assessment Report, Hu and Garces, APNs 3203-034-010 & 3203-034-011, Lancaster, California 93536, Partner Engineering and Science, Inc., October 14, 2022	DSD
FIRM:	Flood Insurance Rate Map	DSD
GPEIR:	Lancaster General Plan Environmental Impact Report	DSD
LGP:	Lancaster General Plan	DSD
LMC:	Lancaster Municipal Code	DSD
LMEA:	Lancaster Master Environmental Assessment	DSD
NOI:	Acoustical Analysis of J90 South Battery Energy Storage Project, Jacobs, January 17, 2023	DSD
SSHZ:	State Seismic Hazard Zone Maps	DSD
USGS:	United States Geological Survey Maps	DSD
USDA SCS:	United States Department of Agriculture Soil Conservation Service Maps	DSD

* DSD: Development Services Department
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