Environmental Topic	Impact(s)	Mitigation	Conclusion
Aesthetics (Visual Resources) Construction	**PROJECT-SPECIFIC:** Nighttime construction activities could make the facility visible to local residents. **CUMULATIVE**: The areas surrounding the project site are largely built out and consist of heavy and light industrial land uses compatible with the proposed project. Based on the visual resources analysis, staff concluded that construction of the proposed project would cause significant direct or cumulative visual impacts.	VIS -2: The project owner shall ensure that lighting for construction of the power plant is used in a manner that minimizes potential night lighting impacts, as follows: A. All lighting shall be of minimum necessary brightness consistent with worker safety and security; B. All fixed position lighting shall be shielded/hooded, and directed downward and toward the area to be illuminated to prevent direct illumination of the night sky and direct light trespass (direct light extending into public viewing areas); C. Wherever feasible and safe and not needed for security, lighting shall be kept off when not in use; and D. Complaints concerning adverse lighting impacts will be promptly addressed.	Mitigated to less than significant.
Aesthetics (Visual Resources) Operation	**PROJECT-SPECIFIC:** The project's presence would change the visual character of the view somewhat. The addition of prominently visible stacks, transmission towers, and other mechanical equipment of the project would make the view seem more industrial in nature but there should be little change in the overall visual quality of the view, and the overall visual change would be moderately low. During the operational stage, the proposed power plant would require onsite nighttime lighting for safety and security purposes. **CUMULATIVE:** The areas surrounding the project site are largely built out and consist of heavy and light industrial land uses compatible with the proposed project. . Based on the visual resources analysis, staff concluded that construction of the proposed project would cause significant direct or cumulative visual impacts.	VIS – 1: The project owner shall color and finish the surfaces of all project structures and buildings visible to the public to ensure that they: (1) minimize visual intrusion and contrast by blending with the landscape; (2) minimize glare; and (3) comply with local design policies and ordinances. The transmission line conductors shall be non-specular and non-reflective, and the insulators shall be non-reflective and non-refractive. VIS-3: To the extent feasible, consistent with safety and security considerations and commercial availability, the project owner shall design and install all permanent exterior lighting such that a) obtrusive	Mitigated to less than significant.

Environmental Topic	Impact(s)	Mitigation	Conclusion
		light and glare from on-site light fixtures is minimized from public viewing areas ; b) lighting does not cause excessive reflected glare; c) direct lighting does not illuminate the nighttime sky; d) illumination of the project and its immediate vicinity is minimized, and e) the plan complies with local policies and ordinances.	
Agricultural Resources - Construction	**PROJECT-SPECIFIC:** None identified in the document. **CUMULATIVE:** None identified in the document.	None identified in the document.	None identified in the document.
Agricultural Resources - Operation	**PROJECT-SPECIFIC:** there are no areas used for agricultural production within a one-mile radius of the project site. The soils in the area are considered unsuitable for commercial crop production because of the industrial, commercial, and residential development in the area. The project site and surrounding areas are designated as "Urban and Built-Up Land" by the California Department of Conservation, and as such, are not designated as important farmland. In addition, the project site is not located in an area that has a Williamson Act contract. Implementation of the project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use. In addition, project implementation would not bring about any other changes in the environment that could result in the conversion of farmland to nonagricultural use. **CUMULATIVE:** No areas in the vicinity of the proposed site are used for agricultural production. The soils in this area have been developed for industrial, commercial, or residential uses and are unsuitable for commercial crop production. Therefore, the project would not by itself or cumulatively adversely affect lands designated Prime Farmland, Farmland of Statewide and Local Importance, or Unique Farmlands.	None identified in the document.	Less than significant.
Air Quality (and Public Health) - Construction	**PROJECT-SPECIFIC**: NOx emissions during the first phase of project site activity, mostly due to earth moving, grading activities, large equipment operations, underground utility installation, and as building erection exceed the SCAQMD's recommended significance threshold. The project's construction emissions were modeled and the modeling demonstrated that project construction emissions will not cause a new violation of the NO2, CO and SO2 ambient air quality standards and, thus,	AQ-SC1 Air Quality Construction Mitigation Manager (AQCMM): The project owner shall designate and retain an on-site AQCMM who shall be responsible for directing and documenting compliance with conditions AQ-SC3, AQ-SC4 and AQ-	Mitigated to less than significant.

Environmental Topic	Impact(s)	Mitigation	Conclusion
	those impacts are not considered significant. The modeling assessment indicates the project construction has the potential to contribute significantly to violations of the state 24-hour and annual PM10 AAQS. Therefore, PM10/PM2.5 emission impacts were concluded to be significant if left unmitigated, in the vicinity of the proposed project, and more local than regional in nature. The maximum theoretical cancer risk from such diesel exhaust was calculated by the applicant as 0.38 in a million at the maximum impact location at the project fence line. Staff considers the recommended control measures specified in Air Quality Condition of Certification (AQ-SC3) as adequate to minimize the cancer risk during the relatively short (12-month) construction period. **CUMULATIVE:** None identified in the document	SC5 for the entire project site and linear facility construction. The on-site AQCMM may delegate responsibilities to one or more AQCMM Delegates. The AQCMM and AQCMM Delegates shall have full access to all areas of construction on the project site and linear facilities, and shall have the authority to stop any or all construction activities as warranted by applicable construction mitigation conditions. The AQCMM and AQCMM Delegates may have other responsibilities in addition to those described in this condition. The AQCMM shall not be terminated without written consent of the CPM. AQ-SC2 Air Quality Construction Mitigation Plan (AQCMP): The project owner shall provide an AQCMP, for approval, which details the steps that will be taken, and the reporting requirements necessary, to ensure compliance with conditions AQ-SC3, AQ-SC4 and AQ-SC5. AQ-SC3 Construction Fugitive Dust Control: The AQCMM shall submit documentation to the CPM in each Monthly Compliance Report (MCR) that demonstrates compliance with the following mitigation measures for the purposes of preventing all fugitive dust plumes from leaving the project site and linear facility routes. Any deviation from the following mitigation measures shall require prior CPM notification and approval. a) All unpaved roads and disturbed areas in the project and linear	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		construction sites shall be watered as frequently as necessary to comply with the dust mitigation objectives of AQ-SC4. The frequency of watering may be reduced or eliminated during periods of precipitation. b) No vehicle shall exceed 10 miles per hour within the construction site. c) The construction site entrances shall be posted with visible speed limit signs. d) All construction equipment vehicle tires shall be inspected and washed as necessary to be cleaned free of dirt prior to entering paved roadways. e) Gravel ramps of at least 20 feet in length must be provided at the tire washing/cleaning station. f) All unpaved exits from the construction site shall be graveled or treated to prevent track-out to public roadways. g) All construction vehicles shall enter the construction site through the treated entrance roadways, unless an alternative route has been submitted to and approved by the CPM. h) Construction areas adjacent to any paved roadway shall be provided with sandbags or other measures as specified in the Storm Water Pollution Prevention Plan (SWPPP) to prevent run-off to roadways. i) All paved roads within the construction site shall be swept at least twice daily (or less during periods of precipitation) on days when construction activity occurs to prevent the accumulation of dirt and debris. j) At least the first 500 feet of any	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		public roadway exiting from the construction site shall be swept at least twice daily (or less during periods of precipitation) on days when construction activity occurs or on any other day when dirt or runoff from the construction site is visible on the public roadways. k) All soil storage piles and disturbed areas that remain inactive for longer than 10 days shall be covered, or shall be treated with appropriate dust suppressant compounds. l) All vehicles that are used to transport solid bulk material on public roadways and that have the potential to cause visible emissions shall be provided with a cover, or the materials shall be sufficiently wetted and loaded onto the trucks in a manner to provide at least two feet of freeboard. m) Wind erosion control techniques (such as windbreaks, water, chemical dust suppressants, and/or vegetation) shall be used on all construction areas that may be disturbed. Any windbreaks installed to comply with this condition shall remain in pl AQ-SC4 Dust Plume Response Requirement: The AQCMM or an AQCMM Delegate shall monitor all construction activities for visible dust plumes. Observations of visible dust plumes that have the potential to be transported (1) off the project site or (2) 200 feet beyond the centerline of the construction of linear facilities or (3) within 100 feet upwind of any regularly occupied structures not owned by the	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		project owner indicate that existing mitigation measures are not resulting in effective mitigation. The AQCMM or Delegate shall implement the following procedures for additional mitigation measures in the event that such visible dust plumes are observed: Step 1: The AQCMM or Delegate shall direct more intensive application of the existing mitigation methods within 15 minutes of making such a determination. Step 2: The AQCMM or Delegate shall direct implementation of additional methods of dust suppression if Step 1 specified above fails to result in adequate mitigation within 30 minutes of the original determination. Step 3: The AQCMM or Delegate shall direct a temporary shutdown of the activity causing the emissions if Step 2 specified above fails to result in effective mitigation within one hour of the original determination. The activity shall not restart until the AQCMM or Delegate is satisfied that appropriate additional mitigation or other site conditions have changed so that visual dust plumes will not result upon restarting the shutdown source. The owner/operator may appeal to the CPM any directive from the AQCMM or Delegate to shut down an activity, provided that the shutdown shall go into effect within one hour of the original determination, unless overruled by the CPM before that time. AQ-SC5 Diesel-Fueled Engines Control: The AQCMM shall submit to the CPM, in the MCR, a construction	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		mitigation report that demonstrates compliance with the following mitigation measures for the purposes of controlling diesel construction-related emissions. Any deviation from the following mitigation measures shall require prior CPM notification and approval. a) All diesel-fueled engines used in the construction of the facility shall be fueled only with ultra-low sulfur diesel, which contains no more than 15 ppm sulfur. b) All diesel-fueled engines used in the construction of the facility shall have clearly visible tags issued by the on-site AQCMM showing that the engine meets the conditions set forth herein. c) All construction diesel engines that have a rating of 100 hp or more, shall meet, at a minimum, the Tier 2 California Emission Standards for Off-Road Compression-Ignition Engines as specified in California Code of Regulations, Title 13, section 2423(b)(1) unless certified by the on-site AQCMM that such engine is not available for a particular item of equipment. In the event a Tier 2 engine is not available for any off-road engine larger than 100 hp, that engine shall be equipped with a Tier 1 engine. In the event a Tier 1 engine is not available for any off-road engine larger than 100 hp, that engine shall be equipped with a catalyzed diesel particulate filter (soot filter), unless certified by engine manufacturers or the on-site AQCMM that the use of such devices is not practical for specific engine types. d)	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		The use of a soot filter may be terminated immediately if one of the following conditions exists, provided that the CPM is informed within ten (10) working days of the termination: (1) The use of the soot filter is excessively reducing normal availability of the construction equipment due to increased downtime for maintenance, and/or reduced power output due to an excessive increase in backpressure. (2) The soot filter is causing or is reasonably expected to cause significant engine damage. (3) The soot filter is causing or is reasonably expected to cause a significant risk to workers or the public. (4) Any other seriously detrimental cause which has the approval of the CPM prior to the termination being implemented. e) All heavy earthmoving equipment and heavy duty construction related trucks with engines meeting the requirements of (c) above shall be properly maintained and the engines tuned to the engine manufacturer's specifications. f) All diesel heavy construction equipment shall not remain running at idle for more than five minutes, to the extent practical.	
Air Quality (and Public Health) - Operation	**PROJECT-SPECIFIC**: During worst-case startup and full load operations, the facility will potentially contribute to the existing PM10 and PM2.5 violations exceeding 200 percent of the ambient air quality standard. The air dispersion modeling predicted the locations of the 50 highest PM10/PM2.5 ambient air quality impacts between 1.6 and 2.0 kilometers (or 1.0 and 1.3 miles) to the North-Northeast of the project site. All project mass daily emissions of nonattainment criteria pollutants and their precursors (NOx, VOC, CO, PM10, PM2.5, and SO2) are considered	AQ-SC6 The project owner shall submit to the CPM for review and approval any modification proposed by the project owner to any project air permit. The project owner shall submit to the CPM any modification to any permit proposed by the District or U.S. EPA, and any revised permit issued by	Mitigated to less than significant.

Environmental Topic	Impact(s)	Mitigation	Conclusion
	significant. The results of the modeling analysis show that fumigation impacts will not violate any of the one-hour standards. Therefore, staff finds the potential ambient air quality impacts from fumigation to be less than significant. The modeling reflects the NOx and CO emission rates presented and shows that there is no reasonable expectation that the emissions from initial commissioning will cause or contribute to an exceedance of the limiting ambient air quality standards. Because of the known relationship of NOx and VOC emissions to ozone formation, it can be said that the emissions of NOx and VOC from the project do have the potential (if left unmitigated) to contribute to higher ozone levels in the region. These impacts would be significant because they would contribute to ongoing violations of the state and federal ozone ambient air quality standards. Because of the known relationship of NOx and SOx emissions to PM2.5 formation, it can be said that the emissions of NOx and SOx from the PROJECT do have the potential (if left unmitigated) to contribute to higher PM2.5 levels in the region. CEC staff finds the potential ambient air visibility impacts Class 1 PSD areas from the exhaust emissions of the project to be less than significant. The chronic hazard index for the maximally exposed individual is 0.026 while the maximum hazard index for acute effects is 0.012. These values are well below CEC staff's significance criterion of 1.0, suggesting that the pollutants in questions are unlikely to pose a significant risk of chronic or acute noncancer health effects anywhere in the project area. The cancer risk to the maximally exposed individual from normal project operation is shown as 1.28 in a million, which is well below staff's significance criterion of 10 in one million for this screening level assessment. Thus, project-related cancer risk from routine operations would be less than significant for all individuals in the project area. With the use of an aggressive antibacterial program, coupled with routine monitoring and biofilm removal, the chances of Legionella growth and dispersal from the cooling towerswould be reduced to less than significant. **CUMULATIVE:** The results of the modeling effort to analyze cumulative air quality impacts show that the project will contribute to existing violations of the PM10 and PM2.5 ambient air quality standards. The revised modeling results also show that the project will not contribute to violations of the 1-hour NO2 State Ambient Air Quality Standard.	the District or U.S. EPA, for the project. AQ-SC7 The project owner shall provide emission reduction credits to offset turbine exhaust and emergency equipment NOx, VOC, SOx, PM10 and PM2.5 emissions in the form and amount required by the District. RECLAIM Trading Credits (RTCs) shall be provided for NOx as is necessary to demonstrate compliance with Condition of Certification AQ-16. Emission reduction credits (ERCs) or SCAQMD Priority Reserve Credits (PRCs) shall be provided for SOx (45 lb/day) and PM10 (463 lb/day). Emission reduction credits only shall be provided for VOC (225 lb/day, includes an offset ratio of 1.2). AQ-SC9 If the project owner does not participate in the voluntary California Climate Action Registry, then the project owner shall report on a quarterly basis to the CPM the quantity of greenhouse gases (GHG) emitted as a direct result of facility electricity production as follows: The project owner shall maintain a record of fuel use in units of million-Btu (MMBtu) for all fuels burned on site for the purpose of power production. These fuels shall include but are not limited to: (1) all fuel burned in the combustion turbines, (2) HRSGs (if applicable) or auxiliary boiler (if applicable), and (3) all fuels used in any capacity for the purpose of turbine startup, shutdown, operation or emission controls. AQ-SC10 The project owner shall	

Environmental Topic	Impact(s)	Mitigation	Conclusion
	Because of the known relationship of NOx and VOC emissions to ozone formation, it can be said that the emissions of NOx and VOC from the project do have the potential (if left unmitigated) to contribute to higher ozone levels in the region. These impacts would be significant because they would contribute to ongoing violations of the state and federal ozone ambient air quality standards. because of the known relationship of NOx and SOx emissions to PM2.5 formation, it can be said that the emissions of NOx and SOx from the project do have the potential (if left unmitigated) to contribute to higher PM2.5 levels in the region. CEC staff recommends condition of certification AQ-SC9, which requires the project owner to report the quantities of relevant greenhouse gases emitted as a result of electric power production (no conclusion regarding significance identified). The worst-case long-term non-cancer health impact from the project (represented as a chronic hazard index of 0.026) is well below staff's significance level of 1.0 at the location of maximum impact. At this level, staff does not expect any cumulative health impacts to be significant. As with cancer risk, long-term hazard would be lower at all other locations and cumulative impacts at other locations would also be less than significant.	submit to the CPM Quarterly Operation Reports, following the end of each calendar quarter, that include operational and emissions information as necessary to demonstrate compliance with the Conditions of Certification herein. The Quarterly Operation Report will specifically note or highlight incidences of noncompliance. AQ-SC11 The project owner shall perform quarterly cooling tower recirculating water quality testing, or shall provide for continuous monitoring of conductivity as an indicator, for total dissolved solids content. AQ-SC12 The cooling tower daily PM10 emissions shall be limited to 10.7 lb/day. The cooling tower shall be equipped with a drift eliminator to control the drift fraction to 0.0005 percent of the circulating water flow. The project owner shall estimate daily PM10 emissions from the cooling tower using the water quality testing data or continuous monitoring data and daily circulating water flow data collected on a quarterly basis. Compliance with the cooling tower PM10 emission limit shall be demonstrated as follows: PM10 = cooling water recirculation rate * total dissolved solids concentration in the blowdown water * design drift rate. AQ-1 The project owner shall limit the emissions from each gas fired combustion turbine train exhaust stacks in the amounts listed in this mitigation measure. AQ-2 The project owner/operator shall	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		not produce emissions of oxides of nitrogen from the facility, including the firewater pump and all five gas turbines combined, that exceed the RECLAIM Trading Credits holdings required in Condition of Certification AQ-16 within a calendar year. AQ-3 The 2.5 ppm NOx emission limit, 2.0 ppm VOC emission limit and the 6.0 ppm CO emission limit shall not apply during turbine commissioning, start-up and shutdown. The commissioning period shall not exceed 134 operating hours per turbine from the initial start-up. Following commissioning, start-ups shall not exceed 60 minutes and the number of start-ups shall not exceed 350 per year. Following commissioning, shutdowns shall not exceed 10 minutes and the number of shutdowns shall not exceed one per day per turbine. AQ-4 The 2.5 ppm NOx emissions limit(s) are averaged over 60 minutes at 15 percent oxygen, dry basis. The 6.0 ppm CO emission limit(s) are averaged over 60 minutes at 15 percent oxygen, dry basis. The 2.0 ppm VOC emission limit(s) are averaged over 60 minutes at 15 percent oxygen, dry basis. The 5.0 ppm NH3 emission limit(s) are averaged over 60 minutes at 15 percent oxygen, dry basis. AQ-5 The project owner may at no time purposefully exceed either the mass or concentration emission limits set forth in Conditions of Certification AQ-1, -2, -3 or -4.	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		AQ-6 The project owner shall limit the fuel usage from each turbine to no more than 393 mmscf of pipeline quality natural gas in any one month. The operator shall install and maintain a fuel flow meter and recorder to accurately indicate and record the fuel usage being supplied to each turbine. AQ-7 The project owner shall conduct an initial source test and annually thereafter for NOx, CO and NH3 and annually thereafter for SOx, VOC and PM10 of each gas turbine exhaust stack in accordance with the following requirements: • The project owner shall submit a source test protocol to the District and the CPM 45 days prior to the proposed source test date for approval. The protocol shall include the proposed operating conditions of the gas turbine, the identity of the testing lab, a statement from the lab certifying that it meets the criteria of District Rule 304, and a description of all sampling and analytical procedures. • The initial source test shall be conducted no later than 180 days following the date of first fire. • The District and CPM shall be notified at least 10 days prior to the date and time of the source test. • The source test shall be conducted with the gas turbine operating under maximum, average and minimum loads. • The source test shall be conducted to determine the oxygen levels in the exhaust.	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		• The source test shall measure the fuel flow rate, the flue gas flow rate and the turbine generating output in MW. • The source test shall be conducted for the pollutants listed using the methods, averaging times, and test locations indicated and as approved by the CPM • The source test results shall be submitted to the District and the CPM no later than 60 days after the source test was conducted. • Exhaust flow rate shall be expresses in terms of dry standard cubic feet per minute and dry actual cubic feet per minute. • All moisture concentrations shall be expressed in terms of percent corrected to 15 percent oxygen. AQ-8 The project owner shall conduct source testing of each gas turbine exhaust stack in accordance with the following requirements: • The project owner shall submit a source test protocol to the District and the CPM no later than 45 days prior to the proposed source test date for approval. The protocol shall include the proposed operating conditions of the gas turbine, the identity of the testing lab, a statement from the lab certifying that it meets the criteria of District Rule 304, and a description of all sampling and analytical procedures. • Ammonia source testing shall be conducted quarterly for the first 12 months of operation and annually thereafter.	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		• NOx concentrations as determined by CEMS shall be simultaneously recorded during the ammonia test. If the NOx CEMS is inoperable, a test shall be conducted to determine the NOx emission by using District Method 100.1 measured over a 60 minute time period. • Source testing shall be conducted to determine the ammonia emissions from each gas turbine exhaust stack using District Method 5.3 and 207.1 or EPA Method 17 measured over a 1 hour averaging period at the outlet of the SCR. • The District and CPM shall be notified of the date and time of the source testing at least 7 days prior to the test. • The source test shall be conducted and the results submitted to the District and CPM within 45 days after the test date. • Source testing shall measure the fuel flow rate, the flue gas flow rate and the gas turbine generating output. • The test shall be conducted when the equipment is operating at 80 percent load or greater. AQ-9 The project owner shall install and maintain a CEMS in each exhaust stack of the combustion turbine trains to measure the following parameters: NOx concentration in ppmv and CO concentration in ppmv. Concentrations shall be corrected to 15 percent oxygen on a dry basis. The CEMS will convert the actual CO concentrations to mass emission rates (lb/hr) and record the	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		hourly emission rates on a continuous basis. The CEMS shall be installed and operated to measure CO concentration over a 15minute averaging time period. The CEMS shall be installed and operated in accordance with an approved District Rule 218 CEMS plan application and the requirements of Rule 2012. The CO CEMS shall be installed and operating no later than 90 days after initial start-up of the turbine. The NOx CEMS shall be installed and operating no later than 12 months after initial start-up of the turbine. During the interim period between the initial start-up and the provisional certification date of the CEMS, the project owner shall comply with the monitoring requirements of Rule 2012 (h)(2) and Rule 2012 (h)(3). Within two weeks of the turbine start-up date, the project owner shall provide written notification to the District of the exact date of start-up. AQ-10 The project owner shall keep records in a manner approved by the District for the following items: Natural Gas use after CEMS certification; Natural Gas use during the commissioning period; and Natural Gas use after the commissioning period and prior to the CEMS certification. AQ-11 The owner/operator shall determine the hourly ammonia slip emissions from each exhaust stack for each gas turbine train individually. AQ-12 The operator shall install and maintain an ammonia injection flow meter and recorder to accurately	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		indicate and record the ammonia injection flow rate being supplied to each turbine. The device or gauge shall be accurate to within plus or minus 5 percent and shall be calibrated once every twelve months. AQ-13 The operator shall install and maintain a temperature gauge and recorder to accurately indicate and record the temperature in the exhaust as the inlet of the SCR reactor. The gauge shall be accurate to within plus or minus 5 percent and shall be calibrated once every twelve months. AQ-14 The operator shall install and maintain a pressure gauge and recorder to accurately indicate and record the pressure differential across the SCR catalyst bed in inches of water column. The gauge shall be accurate to within plus or minus 5 percent and shall be calibrated once every twelve months. AQ-15 The project owner shall limit the operating time of the firewater pump to no more than 199.99 hours per year. The firewater pump shall be equipped with a non-resettable elapsed meter to accurately indicate the elapsed operating time of the engine. The firewater pump shall be equipped with a nonresettable totalizing fuel meter to accurately indicate the fuel usage of the engine. The firewater pump shall burn only diesel fuel that contains sulfur compounds less than or equal to 15 ppm by weight. AQ-16 The project equipment shall not be operated unless the project owner demonstrates to the SCAQMD	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		Executive Officer that the facility holds sufficient RTCs to offset the prorated annual emissions increase for the first compliance year of operation. In addition, this equipment shall not be operated unless the project owner demonstrates to the Executive Officer that, at the commencement of each compliance year after the first compliance year of operation, the facility hold sufficient RTCs in an amount equal to the annual emission increase. The project owner shall submit all such information to the CPM for approval.	
Biological Resources - Construction	**PROJECT-SPECIFIC**: Onsite construction laydown and parking areas will occupy approximately 2 acres and be within existing site boundaries. Offsite laydown and parking areas will utilize 6.7 acres of ruderal habitat located in the Southern California Edison (SCE) transmission corridor north of the plant site. Parking and equipment staging areas required during the construction period will be located on previously disturbed sites containing no natural vegetation and provides no habitat to sensitive species. CEC Staff concluded, therefore, there will not be a significant impact to biological resources. Because a new line will be located in an area that contains no natural vegetation and provides no habitat to sensitive species, no impacts to sensitive biological resources are expected to occur during construction of the new transmission line. CEC staff concluded that there will not be a significant impact to biological resources during construction of the natural gas, sewer, or water supply pipelines. The proposed project would be located within an existing developed area, and no sensitive species that could be impacted by additional noise are known to occur in the immediate vicinity. Therefore, CEC staff concluded there will be no significant impacts to biological resources by any increase or additional noise.	CEC staff concludes that impacts to biological resources during construction will not occur so mitigation will not be required. Public Health-1 The project owner shall develop and implement a Cooling Water Management Plan to ensure that the potential for bacterial growth in cooling water is controlled is controlled. The Plan shall be consistent with either Staff's "Cooling Water Management Program Guidelines" or with the Cooling Technology Institute's "Best Practices for Control of Legionella" guidelines.	Less than significant.

Environmental Topic	Impact(s)	Mitigation	Conclusion
	CUMULATIVE: None identified in the document.		
Biological Resources - Operation	**PROJECT-SPECIFIC**: The project site would permanently occupy approximately 11.5 acres of existing industrial land. Because the entire site is paved and does not contain any vegetation or habitat to support sensitive species, CEC staff concluded there will not be a significant impact to biological resources. Since the proposed project would be located within an existing developed area, and no sensitive species that would be impacted by additional noise, light, etc., are known to occur in the immediate vicinity, staff concludes there will be no significant impact to biological resources. Overhead transmission lines can increase the potential for bird collisions and electrocutions. **CUMULATIVE:** The project is not expected to result in significant biological resources impacts and there are no other proposed or currently operating projects in the study area that would contribute to any cumulative impacts, such as habitat loss, for sensitive species.	BIO-1 The project owner shall design, install, and maintain transmission lines and all electrical components in accordance with the Avian Power Line Interaction Committee, Suggested Practices for Raptor Protection on Power Lines: The State of the Art in 1996, to reduce the likelihood of electrocutions of large birds.	Less than significant.
Cultural Resources Construction	**PROJECT-SPECIFIC:** it is possible that prehistoric and historic archaeological deposits could be encountered during construction, after the depth of fill, which varies from 4 to 6.5 feet over the project site, is exceeded. Construction of the project at this location would not affect the setting of structures or buildings. If archaeological sites are discovered, there is a potential for ethnographic/heritage impacts. **CUMULATIVE:** Staff's proposed conditions of certification will ensure that the proposed project's incremental effect is not cumulatively considerable.	CUL-1 Prior to the start of pre-construction site mobilization; construction ground disturbance; construction grading, boring, and trenching; and construction, the project owner shall obtain the services of a Cultural Resources Specialist (CRS), and one or more alternates, if alternates are needed, to manage all monitoring, mitigation, and curation activities. The CRS may elect to obtain the services of Cultural Resource Monitors (CRMs) and other technical specialists, if needed, to assist in monitoring, mitigation, and curation activities. The project owner shall ensure that the CRS makes recommendations regarding the eligibility to the California Register of Historic Resources (CRHR) of any cultural resources that are newly	Mitigated to less than significant.

Environmental Topic	Impact(s)	Mitigation	Conclusion
		discovered or that may be affected in an unanticipated manner. No ground disturbance shall occur prior to Compliance Project Manager (CPM) approval of the CRS, unless specifically approved by the CPM. Approval of a CRS may be denied or revoked for non-compliance on this or other projects. CUL-2 Prior to the start of pre-construction site mobilization; construction ground disturbance; construction grading, boring, and trenching; and construction, if the CRS has not previously worked on the project, the project owner shall provide the CRS with copies of the AFC and any confidential cultural resources reports for the project. The project owner shall also provide the CRS and the CPM with maps and drawings showing the footprint of the power plant and all linear facilities. Maps shall include the appropriate USGS quadrangles and a map of the proposed plant site and linear facilities at an appropriate scale (e.g., 1:200 or 1" = 20') for plotting archaeological features. If the CRS requests enlargements for the plant site or strip maps for linear facility routes, the project owner shall provide copies to the CRS and CPM. The CPM shall review submittals and, in consultation with the CRS, approve those maps and drawings that are appropriate for use in cultural resources planning activities. No ground disturbance shall occur prior to CPM approval of maps and	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		drawings, unless specifically approved by the CPM. CUL-3 Prior to the start of pre-construction site mobilization; construction ground disturbance; construction grading, boring, and trenching; and construction, the project owner shall submit the Cultural Resources Monitoring and Mitigation Plan (CRMMP), as prepared by (or its preparation overseen by) the CRS, to the CPM for approval. The CRMMP shall be provided in the Archaeological Resource Management Report (ARMR) format, and, per ARMR guidelines, the author's name shall appear on the title page of the CRMMP. The CRMMP shall identify general and specific measures to minimize potential impacts to sensitive cultural resources. Implementation of the CRMMP shall be the responsibility of the CRS and the project owner. Copies of the CRMMP shall reside with the CRS, alternate CRS, each monitor, and the project owner's on-site manager. No ground disturbance shall occur prior to CPM approval of the CRMMP, unless specifically approved by the CPM. The CRMMP shall include, but not be limited to, the following elements and measures: 1. A proposed research design that includes a discussion of archaeological research questions and testable hypotheses specifically applicable to the project area and a discussion of artifact collection, retention/disposal,	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		and curation policies as functions of the research questions formulated in the research design. A prescriptive treatment plan may be included in the CRMMP for limited resource types. . The following statement shall be added to the CRMMP's Introduction: "Any discussion, summary, or paraphrasing of the conditions of certification in this CRMMP is intended as general guidance and as an aid to the user in understanding the conditions and their implementation. If there appears to be any conflict between the conditions and the way in which they have been summarized, described, or interpreted in the CRMMP, the conditions, as written in the Energy Commission's Final Decision, supersede any interpretation of the conditions in the CRMMP." The Cultural Resources conditions of certification shall be attached as an appendix to the CRMMP. 3. Specification of the implementation sequence and the estimated time frames needed to accomplish all project-related archaeological tasks during ground disturbance, construction, and post-construction analysis phases of the project. 4. Identification of the person(s) expected to perform each of the archaeological tasks, their responsibilities, and the reporting relationships between project construction management and the mitigation and monitoring team. 5. A discussion of the inclusion of	

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		Native American observers or monitors, the procedures to be used to select them, and their role and responsibilities. 6. A discussion of all avoidance measures (such as flagging or fencing) which will be used to prohibit or otherwise restrict access to sensitive cultural resource areas that are, or, once discovered, may need to be avoided during construction and/or operation, and identification of areas where these measures may be implemented. The discussion shall address how these measures would be implemented prior to the start of construction, or after discovery, and how long they would be needed to protect the resources from project-related effects. 7. A discussion of the requirement that all cultural resources encountered that cannot be treated prescriptively shall be recorded on a DPR form 523, mapped, and photographed. In addition, a discussion shall be included of the requirement that all records produced and all archaeological materials collected and retained as a result of the archaeological investigations (survey, testing, monitoring, and data recovery) shall be curated in accordance with the State Historical Resources Commission's "Guidelines for the Curation of Archaeological Collections," in a retrievable storage collection in a public repository or museum. The public repository or museum must meet the standards and requirements for the curation of	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		cultural resources set forth at Title 36 of the Code of Federal Regulations, Part 79. 8. A discussion of any requirements, specifications, or funding needed for the curation of the materials to be delivered for curation and how requirements, specifications, and funding shall be met. This shall include information indicating that the project owner will pay all curation fees and state that any agreements concerning curation will be retained and be available for audit for the life of the project. Also, the name and phone number of the contact person at the curating institution shall be provided. 9. A discussion of the availability of and the designated specialist's access to equipment and supplies necessary for photographing and site mapping, and for recovering, recording, and photographing all cultural materials encountered during construction that cannot be treated prescriptively. 10. A discussion of the required Cultural Resources Report. CUL-4 The project owner shall submit the Cultural Resources Report (CRR) to the CPM for approval. The CRR shall be written by the CRS and shall be provided in the ARMR format. The CRR shall report on all field activities including dates, times, locations, samplings, analyses, and findings. All survey reports, Department of Parks and Recreation (DPR) 523 forms, and additional research reports not previously submitted to the California	

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		Historical Resources Information System (CHRIS) and the State Historic Preservation Officer (SHPO) shall be included as an appendix to the CRR. If the ARMR reports have previously been sent to the CHRIS, then receipt letters from the CHRIS shall be included in an appendix. If the technical report originally prepared for this project, has not been submitted to the CHRIS, append it to the CRR. If no technical report was prepared for the siting phase of this project, the cultural resources information collected for the siting phase of the project shall be incorporated into this CRR. CUL-5 Prior to and during the start of pre-construction site mobilization; construction ground disturbance; construction grading, boring, and trenching; and construction (including landscaping), the project owner shall provide Worker Environmental Awareness Program (WEAP) training to all new workers within their first week of employment. The training shall be prepared by the CRS, may be conducted by any member of the archaeological team, and may be presented in the form of a video. The CRS shall be available (by telephone or in person) to answer questions posed by employees CUL-6 The project owner shall ensure that the CRS, alternate CRS, or CRMs shall monitor pre-construction site mobilization; construction ground disturbance; construction grading; boring, and trenching; and construction	

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		(including landscaping), full-time at the project site where ground disturbance or excavations exceed three feet and for the full width and length of excavations for linear facilities where the ground disturbance or excavation exceeds three feet, to ensure there are no impacts to undiscovered cultural resources and to ensure that known cultural resources are not impacted in an unanticipated manner. If ground disturbance becomes necessary at any ancillary areas, fulltime monitoring shall be conducted there as well. Full-time archaeological monitoring is defined as archaeological monitoring of all earth-moving activities on a construction site for as long as the activities are ongoing. Fulltime archaeological monitoring may require one monitor per active earthmoving machine working in archaeologically sensitive areas. After examining the soils, if the CRS determines that full-time monitoring is not necessary in certain locations, a letter or e-mail providing a detailed justification for the decision to reduce the level of monitoring shall be provided to the CPM for review and approval at least 24 hours prior to any reduction in monitoring. CUL-7 A Native American monitor or monitors shall be obtained to monitor preconstruction site mobilization, construction ground disturbance, construction grading, boring, trenching and construction (including landscaping) in areas where ground disturbance exceeds three feet and	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		Native American artifacts may be discovered as identified by the CRS. Lists of concerned Native Americans, with contact information, and guidelines for monitoring shall be obtained from the Native American Heritage Commission. Preference in selecting a monitor or monitors shall be given to Native Americans with traditional ties to the area that shall be monitored. CUL-8 The project owner shall grant authority to halt construction to the CRS, alternate CRS, and the CRMs in the event previously unknown cultural resources sites or materials are encountered (discovery), or if known resources may be impacted in a previously unanticipated manner. Redirection of ground disturbance (including landscaping) shall be accomplished under the direction of the construction supervisor in consultation with the CRS. In the event cultural resources are found or impacts can be anticipated, construction shall be halted or redirected in the immediate vicinity of the find and shall remain halted or redirected until all of the following have occurred: 1. The CRS has notified the project owner and the CPM has been notified within 24 hours of the discovery, or by the following Monday morning if the cultural resources discovery occurs between 8:00 AM on Friday and 8:00 AM on Sunday. Notification to the CPM must include a description of the discovery (or changes in character or	

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		attributes), the action taken (i.e., work stoppage or redirection), a recommendation of eligibility, and recommendations for mitigation of any cultural resources discoveries, whether or not a determination of significance has been made. 2. The CRS has completed field notes, measurements, and photography for a Department of Parks and Recreation (DPR) 523 primary form for all cultural materials that cannot be treated prescriptively. The 523 primary form will include in the Description entry a recommendation of the significance of the find. The completed forms shall be submitted to the CPM. 3. The CRS and the project owner have consulted with the CPM, and the CPM has concurred with the recommended eligibility of the discovery and approved the CRS's proposed data recovery, including the curation of the artifacts, or other appropriate mitigation; and 4. Any necessary data recovery and mitigation has been completed.	
Cultural Resources Operation	**PROJECT-SPECIFIC:** During operation of the proposed power plant, if a leak should develop in the gas or water pipelines supplying the plant, repair of the buried utility could require the excavation of a large hole. Such repairs could impact previously unknown subsurface archaeological resources in areas unaffected by the original trench excavation. **CUMULATIVE:** Staff's proposed conditions of certification will ensure that the proposed project's incremental effect is not cumulatively considerable.	Same as for construction	Mitigated to less than significant.

Environmental Topic	Impact(s)	Mitigation	Conclusion
Geology (and Paleontology)-Construction	**PROJECT-SPECIFIC**: Since construction of the proposed project will still include significant grading, foundation excavation, and utility trenching, staff considers the probability that paleontological resources will be encountered to be high in deeper excavations, based on SVP assessment criteria. **CUMULATIVE:** It is CEC staff's opinion that the potential for significant adverse cumulative impacts from geologic hazards, and to potential geologic, mineralogic, and paleontologic resources resulting from construction of the proposed project is very low.	PAL-1 The project owner shall provide the Compliance Project Manager (CPM) with the resume and qualifications of its Paleontological Resource Specialist (PRS) for review and approval. If the approved PRS is replaced prior to completion of project mitigation and submittal of the Paleontological Resources Report, then the project owner shall obtain CPM approval of the replacement PRS. The project owner shall submit to the CPM to keep on file, resumes of the qualified Paleontological Resource Monitors (PRMs). If a PRM is replaced, the resume of the replacement PRM shall also be provided to the CPM. PAL-2 The project owner shall provide to the PRS and the CPM, for approval, maps and drawings showing the footprint of the power plant, construction laydown areas, and all related facilities. Maps shall identify all areas of the project where ground disturbance is anticipated. If the PRS requests enlargements, the project owner shall provide copies to the PRS and CPM. The site grading plan and the plan and profile drawings for the utility lines would be acceptable for this purpose. The plan drawings should show the location, depth, and extent of all ground disturbances and can be at a scale of 1 inch = 20 feet to 1 inch = 100 feet range. If the footprint of the power plant changes, then the project owner shall provide maps and drawings reflecting these changes to the PRS and CPM. Maps and drawings may be	Mitigated to less than significant.

Environmental Topic	Impact(s)	Mitigation	Conclusion
		limited to the boundaries of the project project. PAL-3 The project owner shall ensure that the PRS prepares, and the project owner submits to the CPM for review and approval, a Paleontological Resources Monitoring and Mitigation Plan (PRMMP) to identify general and specific measures to minimize potential impacts to significant paleontological resources. Approval of the PRMMP by the CPM shall occur prior to any ground disturbance. The PRMMP shall function as the formal guide for monitoring, collecting and sampling activities and may be modified with CPM approval. This document shall be used as a basis for discussion in the event that on-site decisions or changes are proposed. Copies of the revised PRMMP shall reside with the PRS, each monitor, the project owner's on-site manager, and the CPM. PAL-4 Prior to ground disturbance and for the duration of construction activities involving ground disturbance deeper than 5 feet, the project owner and the PRS shall prepare and conduct weekly CPM-approved training for all workers, including but not limited to, project managers, construction supervisors, foremen, and general workers who are involved with or operate ground disturbing equipment or tools. Workers shall not excavate in sensitive units prior to receiving CPM-approved worker training. Worker training shall consist of an initial in-person PRS training session during the	

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		project kick-off. Following initial training, a CPM-approved video or in-person training may be used for new employees. The training program may be combined with other training programs prepared for cultural and biological resources, hazardous materials, or any other areas of interest or concern. No ground disturbance shall occur prior to CPM approval of the Worker Environmental Awareness Program (WEAP), unless specifically approved by the CPM. PAL-6 The project owner, through the designated PRS, shall ensure that all components of the PRMMP are adequately performed including collection of fossil materials, preparation of fossil materials for analysis, analysis of fossils, identification and inventory of fossils, the preparation of fossils for curation, and the delivery for curation of all significant paleontological resource materials encountered and collected during the project construction. PAL-7 The project owner shall ensure preparation of the Paleontological Resources Report (PRR) by the designated PRS. The PRR shall be prepared following completion of the ground disturbing activities. The PRR shall include an analysis of the collected fossil materials and related information and submitted to the CPM for review and approval.	
Geology (and Paleontology)- Operation	**PROJECT-SPECIFIC**: Ground shaking and liquefaction during an earthquake represent the only known geologic hazards at this site. These		Mitigated to less than significant

Environmental Topic	Impact(s)	Mitigation	Conclusion
	potential hazards can be effectively mitigated through facility design. No viable geologic or mineralogic resources are known to exist within the project site. The Walnut oil field is located approximately one mile to the east-northeast. Paleontological resources have not been documented on the project project site; however, undisturbed Tertiary to Pleistocene native materials could exhibit a high sensitivity rating with respect to containing significant paleontologic resources. No faults are mapped within the project parcel, or its planned transmission line easement. The likelihood of ground surface rupture at this site is, therefore, thought to be minimal. There may be at least a moderate potential for liquefaction on the project site. The potential for dynamic compaction is considered low based on the geotechnical exploration borings and analysis provided by the application The soils at the site are loose to medium dense but are thought to be of sufficient density so that risk for hydrocompaction is negligible. CEC staff has concluded that there is no significant potential for subsidence due to ground water or petroleum withdrawal at the proposed project. No landslides are present on or adjacent to the proposed energy facility footprint. Mapping by the Federal Emergency Management Agency (FEMA, 1994) does not show the project site to be within a flood zone. The proposed project site is not near any large body of water. As a result, the potential for tsunamis to affect the operation of the facility is considered negligible **CUMULATIVE:** It is CEC staff's opinion that the potential for significant adverse cumulative impacts from geologic hazards, and to potential geologic, mineralogic, and paleontologic resources resulting from operation of the proposed project is very low.		
Hazards and Hazardous Materials - Construction	**PROJECT-SPECIFIC:** During the construction phase of the project, the only hazardous materials proposed for use include paint, paint thinner, cleaners, solvents, sealants, gasoline, diesel fuel, motor oil, hydraulic fluid, lubricants, and welding flux. Any impact of spills or other releases of these materials will be limited to the site due to the small quantities involved, the infrequent use and hence reduced chances of release, and/or the temporary containment berms used by contractors. Petroleum hydrocarbon-based motor fuels, mineral oil, lube oil, and diesel fuel are all of very low volatility and represent limited offsite hazard even in larger quantities.		Less than significant

Environmental Topic	Impact(s)	Mitigation	Conclusion
	CUMULATIVE: None identified in the document.		
Hazards and Hazardous Materials – Operation	**PROJECT-SPECIFIC**: Sodium hypochlorite, sodium hypobromite, sodium hydroxide, and sulfuric acid will be stored on-site but do not pose a risk of off-site impacts because the volumes stored will be less than 2000 gallons, they have relatively low vapor pressures, and spills would be confined to the site. In 1995, staff conducted a quantitative assessment of the potential for impact associated with sulfuric acid use, storage, and transportation. CEC staff concluded that no hazard would be posed to the public due to the extremely low volatility of this aqueous solution of sulfuric acid. While natural gas will be used in significant quantities, it will not be stored on-site. The risk of a fire and/or explosion on-site can be reduced to insignificant levels through adherence to applicable codes and development and implementation of effective safety management practices. CEC staff has reviewed the applicant's aqueous ammonia modeling calculations and conclusions. CEC staff believes that due to the engineering controls proposed by the applicant for the storage and transfer of aqueous ammonia, any potential accidental release of aqueous ammonia at the project site will not cause a significant impact and will not represent a significant risk to the public. Based on the environmental mobility, toxicity, quantities present at the site and frequency of delivery, it is CEC staff's opinion that aqueous ammonia poses the predominate risk associated with hazardous materials transportation and use at the proposed facility. CEC staff concludes that the risk associated with transportation of other hazardous materials to the proposed facility does not significantly increase the risk of impact beyond that associated with ammonia transportation. CEC staff determined that tank failures at the project site during seismic events are not probable and do not represent a significant risk to the public. **CUMULATIVE**: CEC staff concludes that the facility would not contribute to a significant cumulative impact.	HAZ-1 The project owner shall not use any hazardous materials not listed in Appendix C, or in greater quantities than those identified by chemical name in Appendix C, below, unless approved in advance by the Compliance Project Manager (CPM). HAZ-2 The project owner shall concurrently provide a Business Plan and a Risk Management Plan (RMP) to the Certified Unified Program Authority – (CUPA) (Los Angeles County Fire Department, Health Hazardous Materials Division) and the CPM for review at the time the RMP is first submitted to the U.S. Environmental Protection Agency (EPA). After receiving comments from the CUPA, the EPA, and the CPM, the project owner shall reflect all recommendations in the final documents. Copies of the final Business Plan and RMP shall then be provided to the CUPA and EPA for information and to the CPM for approval. HAZ-3 The project owner shall develop and implement a Safety Management Plan for delivery of aqueous ammonia. The plan shall include procedures, protective equipment requirements, training and a checklist. It shall also include a section describing all measures to be implemented to prevent mixing of	Mitigated to less than significant

Environmental Topic	Impact(s)	Mitigation	Conclusion
		aqueous ammonia with incompatible hazardous materials. HAZ-4 The aqueous ammonia storage facility shall be designed to either the ASME Pressure Vessel Code and ANSI K61.6 or to API 620. In either case, the storage tank shall be protected by a secondary containment basin capable of holding 125 percent of the storage volume or the storage volume plus the volume associated with 24 hours of rain assuming the 25-year storm. The final design drawings and specifications for the ammonia storage tank and secondary containment basins shall be submitted to the CPM. HAZ-5 The project owner shall ensure that no flammable material is stored within 50 feet of the sulfuric acid tank. HAZ-6 The project owner shall direct all vendors delivering aqueous ammonia to the site to use only tanker truck transport vehicles that meet or exceed the specifications of U.S. DOT Code MC-307. HAZ-7 The project owner shall direct all vendors delivering any hazardous material to the site to use only the route approved by the CPM (from State Route 60, to North Azusa Avenue, to East Gale Avenue to Bixby Drive, to the project site). The project owner shall submit any desired change to the approved delivery route to the CPM for review and approval. HAZ-8 At least 30 days prior to commencing construction, a site-specific Construction Site Security Plan	

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		for the construction phase shall be prepared and made available to the CPM for review and approval. The Construction Security Plan shall include the following: 1. Perimeter security consisting of fencing enclosing the construction area; 2. Security guards; 3. Site access control consisting of a check-in procedure or tag system for construction personnel and visitors; 4. Written standard procedures for employees, contractors and vendors when encountering suspicious objects or packages on-site or off-site; 5. Protocol for contacting law enforcement and the CPM in the event of suspicious activity or emergency; and 6. Evacuation procedures. HAZ-9 In order to determine the level of security appropriate for this power plant, the project owner shall prepare a Vulnerability Assessment and submit that assessment as part of the Operations Security Plan to the CPM for review and approval. The Vulnerability Assessment shall be prepared according to guidelines issued by the North American Electrical Reliability Council (NERC 2002), the U.S. Department of Energy (DOE 2002), and the U.S. Department of Justice Chemical Vulnerability Assessment Methodology (July 2002). Physical site security shall be consistent with the guidelines issued by the NERC (Version 1.0, June 14, 2002)	

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		and the DOE (2002) and shall also be based, in part, on the use, storage, and quantity of hazardous materials present at the facility.	
Hydrology and Water Quality (and Soils) - Construction	**PROJECT-SPECIFIC:** The applicant estimated that from water erosion, approximately 6.53 tons of soil could be eroded during construction and an additional 8.25 tons of soil could be eroded during grading, for a total soil loss of 14.78 tons if proposed BMPs are not implemented. The potential for greatest soil loss is from the Silty Loam, because it is more susceptible to erosion than clayey soils, and is the predominant soil type making-up about 90% of the project area for both the site and linear areas. CEC staff does not believe that construction will have an adverse impact on surface water hydrology or exacerbate flooding, if recommended BMP's are implemented and LORs are followed during the construction process. CEC staff concludes that no significant impact to wastewater will occur if the above mentioned mitigation measures are implemented. CEC staff believes the proposed construction scheduling and methods for erosion and drainage control, including the development of a Final DESCP consistent with Condition of Certification Soil and Water-1 and a SWPPP for Construction Activity in accordance **CUMULATIVE:** Activities related to the project would not result in cumulative impacts to water and soil resources.	SOIL & WATER-1 Prior to site mobilization, the project owner shall obtain CPM approval for a site-specific Drainage, Erosion and Sedimentation Control Plan (DESCP) that ensures protection of water quality and soil resources of the project site and all linear facilities for both the construction and operational phases of the project. This plan shall address appropriate methods and actions, both temporary and permanent, for the protection of water quality and soil resources, demonstrate no increase in off-site flooding potential, meet local requirements, and identify all monitoring and maintenance activities. The plan shall be consistent with the grading and drainage plan as required by Condition of Certification CIVIL-1 and may incorporate by reference any Storm Water Pollution Prevention Plan (SWPPP) developed in conjunction with any NPDES permit. SOIL & WATER-2 The project owner shall comply with the requirements of the General National Pollutant Discharge Elimination System (NPDES) Permit for Discharges of Stormwater Associated with Construction Activity. The project owner shall develop and implement a Storm Water Pollution Prevention Plan (SWPPP) for the construction of the	Mitigated to less than significant

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		entire project site, lay down area, and all linear facilities (Construction SWPPP), and shall submit copies to the CPM of all correspondence between the project owner and the RWQCB about the General NPDES permit.	
Hydrology and Water Quality (and Soils) - Operation	**PROJECT-SPECIFIC:** CEC staff believes adverse impacts to soil, and the potential for soil erosion, would not be significant during project operation. CEC staff does not believe operation of project would cause any significant adverse impact to surface hydrology or exacerbate flooding. CEC staff believes that there would not be a significant adverse impact on groundwater, or potential to spread contaminants in the groundwater, as a result of operation of the project. No impacts are anticipated from the selection of reclaimed water as the primary water source, or from the use of potable water as the back-up water source. No significant adverse impacts are expected from any project wastewater dischargeafter adoption and implementation of CEC staff's recommended conditions. Conditions of approval would include containment of hazardous material storage areas and roof covering of material storage areas. As a result of this mitigation, staff believes that there will be no significant adverse impacts associated with stormwater drainage during the operation of project. **CUMULATIVE**: Activities related to the project would not result in cumulative impacts to water and soil resources.	SOIL & WATER-3 The project owner shall comply with the requirements of the General National Pollutant Discharge Elimination System (NPDES) Permit for Discharges of Stormwater Associated with Industrial Activity. The project owner shall develop and implement a Storm Water Pollution Prevention Plan (SWPPP) for the operation of the entire project site (Operational SWPPP), and shall submit copies to the CPM of all correspondence between the project owner and the RWQCB about the General NPDES permit. SOIL & WATER-4 The project owner shall obtain a Flood Permit and Water Quality Agreement for commercial connection of the project's operational stormwater system to the County's flood control system from Los Angeles County Flood Control District/Department of Public Works. project shall comply with all stormwater discharge requirements, including pretreatment, peak flow restrictions, payment of fees, and monitoring and reporting requirements as applicable. The CPM shall be notified by the project owner in writing of any reported non-compliance with	Mitigated to less than significant

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		the Water Quality Agreement's discharge requirements, including corrective measures for non-compliance and the results of implementing those measures. The project owner shall also prepare and comply with a Standard Urban Stormwater Mitigation Plan (SUSMP). SOIL & WATER-5 Prior to site mobilization, the project owner shall submit a Dual Plumbing Plan for using reclaimed and potable water to Rowland Water District and Los Angeles County Department of Health Services for review and comment, and to the CPM for review and approval. The Dual Plumbing Plan shall be prepared in accordance with Los Angeles County Department of Health Services requirements and Title 22 of the State Water Code. The project owner shall comply with any reporting and inspection requirements set forth by the County Department of Health Services to fulfill statutory requirements. Following site mobilization, the project owner shall submit a written summary in the Monthly Compliance Reports, reporting the status of the Dual Plumbing Plan's review by Rowland Water District and Los Angeles County Department of Health Services, and the plan's implementation. SOIL & WATER-6 The project owner shall use reclaimed water as its primary water supply for construction and operations, including cooling, process, and other approved non-potable uses.	

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		Any proposed changes in water supply that could cause an increase in project's potable water use in excess of the limit specified in SOIL & WATER-7 must first be approved by the CPM. Prior to construction, the project owner shall install or obtain access to a service or hydrant for use of reclaimed water during construction for dust suppression, hydrostatic testing and all other non-potable uses. Prior to commercial operation, the project owner shall install and maintain metering devices as part of the project reclaimed and potable water supply and distribution system to monitor and record in gallons per day the total volumes of water supplied to the project from each water source. Those metering devices shall be operational for the life of the project. SOIL & WATER-7 The project owner shall not exceed 95 AF of potable water use per calendar year as emergency backup water supply, without written authorization from the CPM. The project owner shall monitor the use of emergency backup water and report estimated usage prior to any planned reclaimed water system outages, and report total usage to the CPM immediately after any occurrence when potable water is used as a backup water source. Potable water shall not be used for cooling, process, or other approved non-potable uses when reclaimed water is available. When necessary to use potable water for emergency backup supply, it shall not exceed the	

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		minimum amount required to allow for the re-introduction of reclaimed water as the main water supply source following disruption of reclaimed water service. The project owner shall report all disruptions to the reclaimed water service in the annual compliance report, including the cause, associated volume of potable water used, and the total annual use for the year and for two years prior. SOIL & WATER-8 The project owner shall secure a Water Supply Service Agreement for reclaimed and potable water service from Rowland Water District. The project owner shall report to the CPM any incidents of non-compliance with the service agreement (e.g. exceeding maximum delivery rates or annual volumes of potable and reclaimed water supply), corrective measures to avoid recurrence, and the results of implementing those measures. SOIL & WATER-9 The project owner shall obtain a Permit for Industrial Wastewater Discharge and comply with the wastewater discharge limitations, pretreatment requirements, peak flow restrictions, dewatering discharges, payment of fees, and monitoring and reporting requirements of Los Angeles County Sanitation District.	
Land Use and Planning Construction	**PROJECT-SPECIFIC:** None identified in the document. **CUMULATIVE:** None identified in the document.	None identified in the document.	None identified in the document.
Land Use and Planning	**PROJECT-SPECIFIC**: Neither the size nor nature of the project would result in a physical division or disruption of an established community. No	LAND-1 The project owner shall	Mitigated to less than

Environmental Topic	Impact(s)	Mitigation	Conclusion
Operation	new physical barriers would be created by the project, and no existing roadways or pathways would be blocked. The proposed project is consistent with the following goals of the City of Industry General Plan: 1. Maintain and further develop an employment base in the San Gabriel Valley and the Los Angeles metropolitan area; and 2. Accelerate and maintain a tax base that can support the overall growth potential of the area. **CUMULATIVE:** CEC staff finds that the project would not by itself or cumulatively have an adverse effect on land use.	design and construct the project to the following design standards in the Development Plan Standards of the City of Industry's Development Guidelines (City Code Section 17.03.060): 1. All buildings and structures shall be set back a minimum of 30 feet from the curb line of all streets. 2. The maximum height of any building or structure permitted in any industrial zone shall be 150 feet. 3. Lots or parcels consisting of 60,000 sq. ft. or more shall have a maximum building square footage of 50 percent of the total lot or parcel area. 4. In the Industrial Zone (M), the number of parking spaces provided is one space per 500 sq. ft. of building floor area. The minimum size of each parking space shall be 9 feet in width by 19 feet in length; compact parking spaces which are at least 8 feet in width by 16 feet in length may constitute up to 20 percent of the required parking for all types of	significant
Noise - Construction	**PROJECT-SPECIFIC**: The construction noise levels may be audible at the above receptors but will not likely cause annoyance, as the construction activities will be temporary and will occur during specified daytime hours. The addition of construction noise to the ambient would result in 63 dBA, an increase of 5 dBA over the ambient level. Staff regards an increase of up to 5 dBA as a less-than-significant impact. Construction noise should not create an adverse impact at M2, the nearest sensitive receptor. Construction of linear facilities typically moves along at a rapid pace, thus not subjecting any one receptor to noise impacts for more than two or three	NOISE-1 Prior to the start of ground disturbance, the project owner shall notify all residents within one-half mile of the site and the linear facilities, by mail or other effective means, of the commencement of project construction. At the same time, the project owner shall establish a telephone number for use by the public to report any undesirable noise conditions associated	Mitigated to less than significant

Environmental Topic	Impact(s)	Mitigation	Conclusion
	days. CEC staff believes pile driving would not result in significant vibration impacts at the nearby commercial buildings or the nearest sensitive receptors. No significant vibration impacts would result from the demolition project. **CUMULATIVE:** The demolition of the existing warehouse would occur prior to the start of the project construction activities and thus would not create any cumulative noise impacts when combined with this project. CEC staff is not aware of any other major construction or demolition activities that, when combined with this demolition project, would cause significant cumulative noise impacts.	with the construction and operation of the project. If the telephone is not staffed 24 hours per day, the project owner shall include an automatic answering feature, with date and time stamp recording, to answer calls when the phone is unattended. This telephone number shall be posted at the project site during construction in a manner visible to passersby. This telephone number shall be maintained until the project has been operational for at least one year. NOISE-2 Throughout the construction and operation of the project, the project owner shall document, investigate, evaluate, and attempt to resolve all project related noise complaints. NOISE-3 The project owner shall submit to the CPM for review and approval a noise control program. The noise control program shall be used to reduce employee exposure to high noise levels during construction and also to comply with applicable OSHA and Cal-OSHA standards.	
Noise - Operation	**PROJECT-SPECIFIC:** The project noise level of 52 dBA at M4 when combined with the ambient level of 44 dBA L90 at this location will result in 53 dBA L90, 9 dBA above the ambient. As explained above, staff considers this increase to be less than significant. The project operational noise impact at the school will be expected to be less than significant. **CUMULATIVE:** None identified in the document	NOISE-4 The project design and implementation shall include appropriate noise mitigation measures adequate to ensure that operation of the project will not cause noise levels attributable to plant operation, during the four quietest consecutive hours of the nighttime, to exceed an average of 52 dBA measured near the intersection of Fieldgate Avenue and Folger Street (monitoring location M2) or near the intersection of Inyo Street and Roxham	Mitigated to less than significant

Environmental Topic	Impact(s)	Mitigation	Conclusion
		Avenue (monitoring location M4). NOISE-5 Following the project first achieving a sustained output of 90 percent or greater of rated capacity, the project owner shall conduct an occupational noise survey to identify the noise hazardous areas in the facility. NOISE-6 Heavy equipment operation and noisy construction work relating to any project features shall be restricted to the times of day delineated below, unless a special permit has been issued by the City Director of Public Works.	
Solid/Hazardous Waste (Waste Management) – Construction	**PROJECT-SPECIFIC**: Metal debris from welding/cutting activities, packing materials, electrical wiring, and empty non-hazardous chemical containers would be generated during construction. One hundred and fifteen tons of nonhazardous solid wastes generated during construction would include wood, paper, glass, and plastic waste products comprised of excess lumber, packing materials, insulation, and empty non-hazardous chemical containers Hazardous wastes anticipated to be generated during construction include welding materials, paint, flushing and cleaning fluids, solvents, asbestos containing materials, and lead-based paint. CEC staff finds that disposal of the solid wastes generated by project can occur without significantly impacting the capacity or remaining life of any of these facilities. **CUMULATIVE:** As proposed, the quantities of nonhazardous and hazardous wastes generated during construction of the project would add to the total quantities of waste generated in Los Angeles County and in the State of California. CEC staff concludes that these added waste quantities generated by the project would not result in significant cumulative waste management impacts.	WASTE-1 The project owner shall provide the resume of a Registered Professional Engineer or Geologist, who shall be available for consultation during soil excavation and grading activities, to the Compliance Project Manager (CPM) for review and approval. The resume shall show experience in remedial investigation and feasibility studies. WASTE-2 If potentially contaminated soil is unearthed during excavation at either the proposed site or linear facilities as evidenced by discoloration, odor, detection by handheld instruments, or other signs, the Registered Professional Engineer or Geologist shall inspect the site, determine the need for sampling to confirm the nature and extent of contamination, and file a written report to the project owner and CPM stating the recommended course of action. WASTE-3 The project owner or	Mitigated to less than significant

Environmental Topic	Impact(s)	Mitigation	Conclusion
		construction contractor shall obtain a hazardous waste generator identification number from the Department of Toxic Substances Control prior to generating any hazardous waste during construction. The project owner shall obtain a hazardous waste generator identification number prior to generating any hazardous waste during operations. WASTE-4 Upon becoming aware of any impending waste management-related enforcement action by any local, state, or federal authority, the project owner shall notify the CPM of any such action taken or proposed to be taken against the project itself, or against any waste hauler or disposal facility or treatment operator with which the owner contracts. WASTE-5 The project owner shall prepare a Construction Waste Management Plan and an Operation Waste Management Plan for all wastes generated during construction and operation of the facility, respectively, and shall submit both plans to the CPM for review and approval. WASTE-6 The project owner shall ensure that the site is properly characterized and remediated if necessary. The project owner shall ensure a work plan is developed following Department of Toxic Substances Control (DTSC) recommendations detailing the number and location of samples of soil, soil gas, and groundwater to be obtained	

Environmental Topic	Impact(s)	Mitigation	Conclusion
		and analyzed. The project owner shall assure this plan is submitted to the DTSC for review and comment, and to the CPM for review and approval. If contaminated soil is found to exist, the project owner shall assure that the City of Industry contacts DTSC for further guidance and possible oversight. In no event shall any project construction commence that involves either the movement of contaminated soil or construction on contaminated soil until the CPM has determined that all necessary remediation has been accomplished.	
Solid/Hazardous Waste (Waste Management) - Operation	**PROJECT-SPECIFIC:** Nonhazardous solid wastes anticipated to be generated during operation include up to 37 tons of waste annually, comprised of maintenance wastes and office wastes. Nonrecyclable wastes would be regularly transported offsite to a solid waste disposal facility Hazardous wastes anticipated to be generated during routine project operation include waste lubricating oil, lubrication oil filters from the combustion turbines, spent Selective Catalytic Reduction catalyst, oily rags, cooling tower sludge, laboratory analysis waste, oil sorbents, and chemical feed area drainage. The volume of hazardous waste from the project requiring off-site disposal would be far less than CEC's staff's threshold of significance (10 percent of the existing combined capacity of the three Class I landfills) and would therefore not significantly impact the capacity or remaining life of any of these facilities. **CUMULATIVE: :** As proposed, the quantities of nonhazardous and hazardous wastes generated during operation of the project would add to the total quantities of waste generated in Los Angeles County and in the State of California. CEC staff concludes that these added waste quantities generated by the project would not result in significant cumulative waste management impacts.	WASTE-7 The project owner shall ensure that the cooling tower sludge is tested pursuant to Title 22, California Code of Regulations, section 66262.10 and report the findings to the CPM.	Mitigated to less than significant
Traffic and Transportation Impacts -	**PROJECT-SPECIFIC:** Staff found that traffic generated by the demolition would not reduce existing LOS to City streets below an LOS D; the designated City standard.	TRANS-1 Prior to any ground disturbance within the public right-of-way (e.g., highway, road, bicycle path,	Mitigated to less than significant

Environmental Topic	Impact(s)	Mitigation	Conclusion
Construction	The project is expected to cause a reduction in the LOS at the intersections for westbound SR-60 and South Azusa Avenue and East Gale Avenue and Bixby Drive during both morning and evening, and evening only for the intersection of South Azusa Avenue and East Gale Avenue. The intersection of the SR-60 eastbound off-ramp and South Azusa Avenue currently operates at LOS E during the evening peak hour and would remain at LOS E during peak construction The proposed 240,000 square foot (5.5 acres) parking area noted by the applicant would be of a size sufficient to address the project's peak construction workforce parking. During construction, the project's proposed primary vehicle access is at a location that provides an unobstructed viewing distance of 1,000 feet in both directions. **CUMULATIVE:** The review of potential cumulative impacts from related projects concludes that the estimated number of vehicle trips generated by them collectively could be accommodated by the City's existing road system. The estimated additional vehicle trips generated by the proposed Walnut Creek Energy Park at operation could also be accommodated by the City's existing road system (COI 2007).	pedestrian path), the project owner or its contractor(s) shall secure an encroachment permit demonstrating compliance with the applicable requirements of the City of Industry, the County of Los Angeles (if applicable), and Caltrans (if applicable) for encroachment into the public right-of-way. TRANS-3 The project owner shall prepare a construction traffic control and implementation plan for the project and its associated facilities. The project owner shall consult with the City of Industry Engineering and Planning Departments, the Los Angeles County Department of Public Works (if applicable), and Caltrans (if applicable) in the preparation of the traffic control and implementation plan. The project owner shall provide a copy of the City of Industry Engineering and Planning Departments, the Los Angeles County Department of Public Works, and Caltrans written comments and a copy of the traffic control and implementation plan to the CPM for review and approval. TRANS-4 The project owner shall repair to original or near original condition affected public rights-of-way (e.g., highway, road, bicycle path, pedestrian path) that have been damaged due to construction activities conducted for the project and its associated facilities.	

Environmental Topic	Impact(s)	Mitigation	Conclusion
Traffic and Transportation Impacts - Operation	**PROJECT-SPECIFIC:** The estimated project employee trips would result in a tenfold reduction in total trip generation when compared to employee trips generated by the current warehouse operation. Therefore, trips by the project operation employees would not result in a significant adverse impact to traffic and transportation. Truck trips would not significantly impact the existing LOS for area roads. The very limited occurrence (frequency and duration) of ground level fogging created by the project's cooling towers would generate a less than significant impairment of visibility to motorists on nearby public roads and highways. During operation, the project's proposed primary vehicle access is at a location that provides an unobstructed viewing distance of 1,000 feet in both directions. **CUMULATIVE:** The review of potential cumulative impacts from related projects concludes that the estimated number of vehicle trips generated by them collectively could be accommodated by the City's existing road system. The estimated additional vehicle trips generated by the proposed Walnut Creek Energy Park at operation could also be accommodated by the City's existing road system (COI 2007).	TRANS-2 The project owner shall comply with the applicable parking standards of the City of Industry, and the County of Los Angeles (if applicable). The project owner shall prepare and submit to the CPM for approval a parking plan(s) for the construction and operation phases of the project in consultation with the City of Industry Engineering and Planning Departments, the Los Angeles County Department of Public Works (if applicable), and the Los Angeles County Fire Department (if applicable). TRANS-5 Prior to the start of commercial operation the project owner shall submit written notification to the Los Angeles County Sheriff's Department Aero Bureau informing them of the start of commercial operation date for the power plant, and advising them that potential turbulence caused by thermal plumes emitted from the power plant's cooling towers and combustion turbine generator stacks may adversely affect aircraft flying directly over the power plant below an elevation of 500 feet above ground level.	Less than significant