

DOCKETED	
Docket Number:	24-OPT-02
Project Title:	Compass Battery Energy Storage
TN #:	255535-4
Document Title:	Section 4_Environmental Analysis
Description:	This section provides an introduction to the seventeen (17) individual environmental impact assessments required for the certification of the Project as well as Cumulative Project details.
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4 Environmental Analysis

Chapter 4 of this application contains 17 individual sections. The sections represent the standard environmental, public health and safety, and local impact assessment disciplines for which the California Energy Commission (CEC) Energy Facilities Siting Regulations require information in an Application for Opt-In Certification (Title 20, California Code of Regulations, Section 1704, Appendix B). Most of the sections use a standardized format containing the following headings and associated content:

- **Affected Environment** includes relevant background information about the Project’s environmental, social, and regulatory settings.
- **Environmental Analysis** addresses the potential environmental consequences of the construction and operation of the Project. The section begins with a list of the criteria used to determine whether environmental effects of the Project qualify as significant adverse environmental impacts.
- **Cumulative Effects** discusses potential effects of the Project that are not significant adverse impacts, but that could reach significance cumulatively in combination with other projects.
- **Mitigation Measures** describes any mitigation measures necessary to reduce potential impacts below the level of significance.
- **Laws, Ordinances, Regulations, and Standards (LORS)** lists those that pertain to the Project for a given discipline, and includes a demonstration that the Project, as designed, would comply with all applicable LORS.
- **Agencies and Agency Contacts** is a list of federal agencies with permitting authority over the Project, and state and local regulatory agencies that would have such permitting authority, but for the exclusive purview of the CEC to license battery energy storage projects with a capacity of 200 megawatts or more in California transmission lines from a storage facility to the first point of interconnection. pursuant to Assembly Bill 205. This section also contains a list of regulatory agency staff and their locations.
- **Permits and Permit Schedules** identifies applicable permits and their schedules.

Cumulative Effects: Cumulative impacts are defined in the CEQA Guidelines (Section 15355) as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” A cumulative impact occurs from a “change in the environment which results from the incremental impact of the Project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor, but collectively significant, projects taking place over a period of time.” Consistent with CEQA Guidelines Section 15130(a), the discussion in this EIR focuses on the identification of any significant cumulative impacts and, where present, the extent to which the proposed Project would constitute a considerable contribution to the cumulative impact. CEQA Guidelines Section 15130(b) states the following:

The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great of detail as is provided for the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact.

Methodology

To identify the projects to be analyzed in the evaluation of cumulative impacts, CEQA Guidelines Section 15130(b) requires that an EIR employ either:

- **The List Approach** – entails listing past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside of the control of the agency; or
- **The Projection Approach** – uses a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document that has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

The approach and geographic scope of the cumulative impact evaluation vary depending on the environmental topic area being analyzed. The individual cumulative impacts discussion in the section addressing each environmental topic presents impacts and mitigation measures for the proposed Project. Each impact begins with a summary of the approach and the geographic area relevant to that environmental topic area. For most environmental topic areas, the list approach is used. The list of potentially relevant projects, a detailed methodology, and relevant planning documents are considered in each cumulative impact discussion.

Past projects include those land uses that have been previously developed and comprise the existing environment. Present projects include those projects recently approved or under construction. Probable future projects are those that are reasonably foreseeable, such as those for which an application is on file and in process with a local planning department. The cumulative projects listed in Table 4-1, Cumulative Projects, have been determined to be reasonably foreseeable. These projects are considered in the cumulative impact analysis as appropriate. Refer to Figure 4-1, Cumulative Projects, for the location of each project considered.

Table 4-1. Cumulative Projects

Map No.	Project Name	Project Location	Project Description	Project Status
City of San Juan Capistrano				
1	River Street	31825 Los Rios Street	A new commercial center featuring office, retail, and eating establishments in the Los Rios Historic District.	Under Construction
2	Ganahl-Lower Rosan	25865 Stonehill Dr.	A Ganahl Lumber hardware store and lumber yard, short-term vehicle parking, and future restaurants.	Under Construction
3	Downtown Site-Playhouse	31776 El Camino Real	A request to create a Specific Plan on a 1.68 -acre site for the development of a commercial project consisting of two 2-story buildings and a 4-story parking structure with approximately 24,850 square feet of retail, restaurant and office uses.	Entitlements Approved
4	Distrito La Novia/San Juan Meadows	Northeast of La Novia Avenue, Valle Road to San Juan Creek Road	A 154-acre mixed use residential and commercial project site.	Rough Grading Permit issued; Construction not yet approved.

Table 4-1. Cumulative Projects

Map No.	Project Name	Project Location	Project Description	Project Status
5	The Farms at Del Obispo	Southeast corner of Del Obispo St and Via Vermeulen	A development of 169 single family residential units on approximately 34 acres, including a private	Under Construction
6	Petra Avelina Residential Project	Terminus of Calle Arroyo	Proposed 132-unit residential development consisting of 89 townhomes and 43 detached single family residences, tot lot, and a public multi-use trail.	Under Construction
7	Ecology Center	25925 Camino Del Avion	A request for a Code Amendment and Zone Change to amend the Kinoshita Specific Plan (85-01) to allow for additional land uses on the 28-acre site.	Entitlements Under Review
8	In-N-Out Burger	31791 Del Obispo Street	A proposed drive-through In-N-Out 3,879 sq. ft. restaurant building, with a 847 sq. ft. detached patio to accommodate outdoor dining.	Under Construction
9	Swallows Creek	30700 Rancho Viejo Road	A request to demolish an existing 123,000 square foot industrial building, and related improvements, and construct three warehouse buildings totaling 136,310 square feet.	Entitlements Approved
10	Camino Capistrano Mixed-Use Project	31841, 31843, 31861, and 31871 Camino Capistrano	The mixed-use project consists of a 25-unit hotel within three buildings, including rehabilitation of the historic Manuel Garcia Adobe, a 3,137 sq.ft. restaurant building, and a 13,986 sq.ft. working distillery on a 1.79-acre site that is currently occupied by two structures listed on the City's Inventory of Historic and Cultural Landmarks and National Register of Historic Places.	Entitlements Under Review
11	Compass Energy Storage Project	29343 Camino Capistrano	The project proposes to construct an energy storage system, and related infrastructure, on approximately 15 acres of land. Note, this is the proposed Project. The application filed with the City of San Juan Capistrano will be rescinded upon submittal of this CEC application.	Project Under Review
12	Oso Ranch Planned Community	Western Terminus of Oso Road	A proposed General Plan Amendment to increase the allowable number of residential units within the Oso Ranch	General Plan Amendment Under Review

Table 4-1. Cumulative Projects

Map No.	Project Name	Project Location	Project Description	Project Status
	Residential Rezone		Planned Community from 470 units to 700 units.	
13	San Juan Plaza Specific Plan	32211, 32221, 32231, 32241, 32261, 32281 Camino Capistrano	A proposed General Plan Amendment, Rezone and Specific Plan to allow a mixed use development project of up to 60 du/ac.	General Plan Amendment Under Review
14	Industrial Housing Overlay	Various Properties off Via De Anza, Avenida Aeropuerto, Calle Perfecto, and Calle Aviador, and various properties off Camino Capistrano south of the I-5 interchange and Avenida Aeropuerto, and all the properties off Paseo Cerveza	A proposed General Plan Amendment and Rezone to create a Residential Overlay Zone to allow future development of residential under Very High Density zoning.	General Plan Amendment Under Review.
15	Price Club Specific Plan	33955, 33959, 33963, Doheny Park Road	A proposed Specific Plan amendment to allow mixed use development on three of the six parcels, including residential up to 60 du/ac.	Specific Plan/Precise Plan
City of Laguna Niguel				
16	Laguna Niguel City Center Mixed Use Project	Approximately 25 acres in area, generally bounded by Pacific Island Drive to the north, Alicia Parkway to the east, Crown Valley Parkway to the south, and multifamily residential communities to the west (APN 656-242-18).	Develop a new mixed-use project consisting of approximately 158,600 square feet of commercial space (e.g., retail shops, restaurants, office space), a new 16,300 square foot community library, 275 residential apartment homes, parking structure, and extensive walkable open spaces, paseos, and plaza	Approved 7/19/2022
17	South Forbes Multi-Family Residential	27942 Forbes Rd	A six-story multi-family development consisting of 309 units and a parking structure.	Approved 6/14/2022
18	Vineyard Church	27632 El Lazo, 27671 La Paz, 27631 La Paz, 27651 La Paz	Site Development Permit for the site and use modifications for existing church and Mercy Warehouse.	Approved 8/9/2022
19	CUSD Site (Paseo De Colinas) Townhomes	29001 Paseo De Colinas	Site Development Permit for a 38-unit townhome development at a Capistrano Unified School District surplus land site.	Under Review

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Map No.	Project Name	Project Location	Project Description	Project Status
20	Grace Church	24600 La Plata Drive	Site Development Permit for the remodel of the existing church and a 108-unit Senior Living Center.	Under Review
21	Cove @ El Niguel	30667 Crown Valley Pkwy	Site Development Permit, Minor Adjustment, and Tentative Tract Map to redevelop a 4.2-acre property with a proposed 22-unit townhome-style residential development.	City Council denied the appeal and upheld the 9/13/2022 Planning Commission approval on 12/5/2022
22	Aliso Village Pad Remodel and Subdivision	23870 Aliso Creek	Site Development Permit to remodel a vacant building pad (formerly Souplantation) and replace with it three tenant suites.	Approved 3/1/2022
23	Starbucks Pad 10 Remodel	27360 Alicia Pkwy	Site Development Permit and Use Permit to remodel a vacant building pad (formerly Cocos) and replace with it a drive-thru Starbucks and two additional tenant suites.	Approved 6/28/2022
24	Chevron Remodel	30072 Crown Valley Pkwy	Site Development Permit and Conditional Use Permit to enlarge the C-store and remodel the existing repair shops. The existing canopy will be demolished and remodeled.	Under Review
25	Seasurf Fish Co.	32341 Golden Lantern, St. H	Site Development Permit and Use Permit to establish and operate a new restaurant (Seasurf Fish Co.) with an outdoor dining area.	Approved 9/27/2022
26	The Village	30001 Crown Valley Pkwy	Site Development Permit to remodel an existing shopping center and add new square footage to accommodate new restaurant uses as well as outdoor seating.	Under review
27	Joann's and Grocery Outlet	27871 La Paz Rd	Changed Plan Permit to remodel a vacant pad building (formerly Ralph's) and replace it with a Joann's and Grocery Outlet.	Approved 7/13/2022
28	California Pizza Kitchen	27430 La Paz Rd	Minor Use Permit to establish and operate a new restaurant (California Pizza Kitchen) with the sale of alcohol within a vacant 6,393 square-foot restaurant pad building (formerly Stonefire Grill).	Approved 5/9/2022

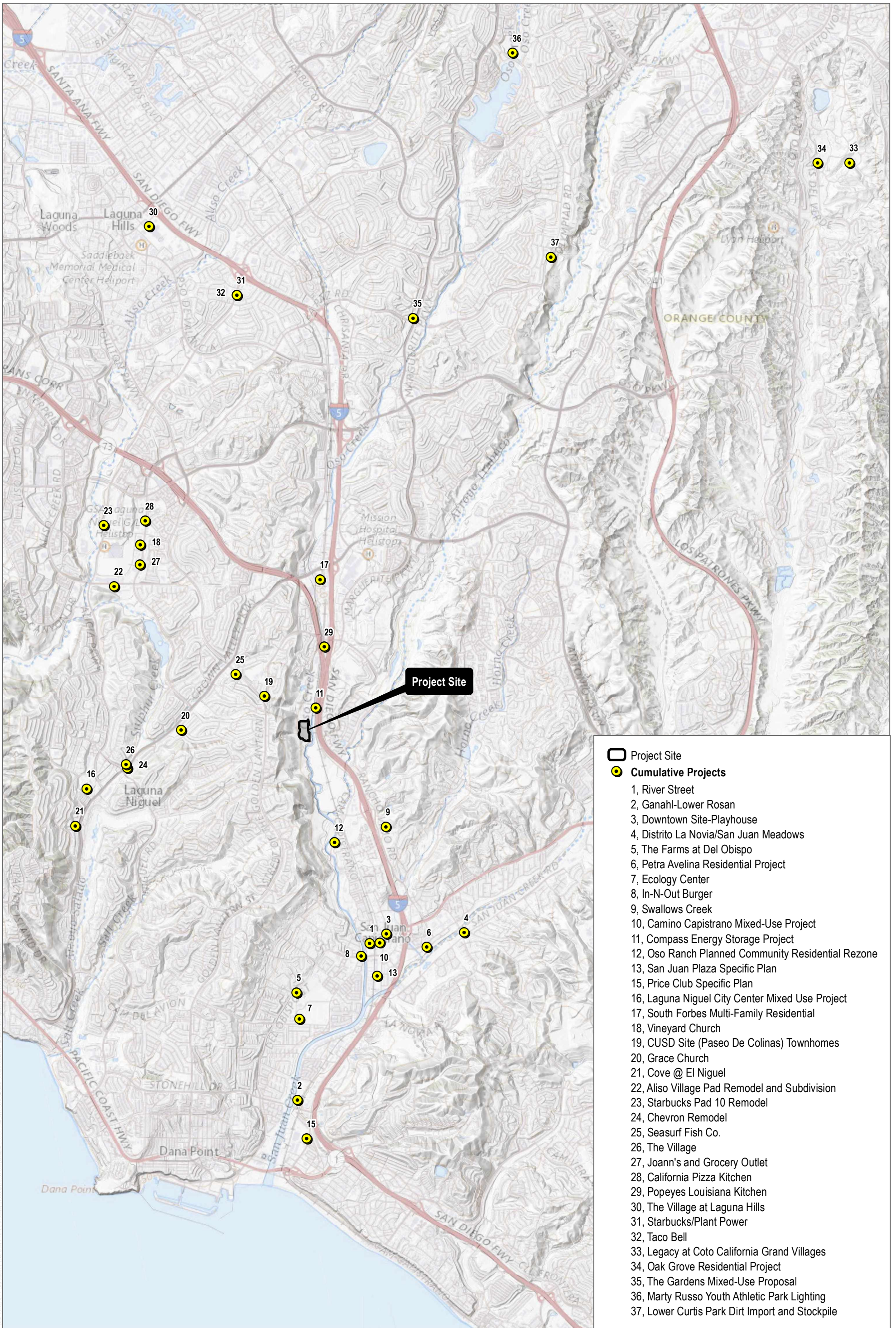
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Map No.	Project Name	Project Location	Project Description	Project Status
29	Popeyes Louisiana Kitchen	28722 Camino Capistrano	Site Development Permit to remodel a vacant drive-thru restaurant (formerly Carl's Jr.) and replace it with a Popeyes Louisiana Kitchen.	Approved 2/25/2022
City of Laguna Hills				
30	The Village at Laguna Hills	24155 Laguna Hills Mall	Modify the Previously Approved Five Lagunas Project to Continue to Redevelop the Former Laguna Hills Mall Site Located at 24155 Laguna Hills Mall, Including Adoption of the Fifth Addendum to the City of Laguna Hills General Plan Program Environmental Impact Report as Previously Addended (State Clearinghouse No. 20080811100) and Approval of Site Development Permit, Master Sign Program, Conditional Use Permits, Parking Use Permit, Vesting Tentative Tract Map, Precise Plan, and Development Agreement No. USE-0010-2019	Approved March 8, 2022
31	Starbucks/Plant Power	24888 Alicia Parkway	Restaurant Development	Approved March 9, 2021; Under Construction
32	Taco Bell	24888 Alicia Parkway	Restaurant Development	Approved December 8, 2020; Under Construction
City of Mission Viejo				
33	The Gardens Mixed-Use Proposal	27001 La Paz Road	General Plan Amendment, Zone Change to new zoning designation of Residential Mixed Use, and Conditional Use Permit to redevelop a 6.5-acre site with a mixed-use development featuring ground-level market and retail shops, and five-levels of residential uses.	Preparation of EIR
34	Marty Russo Youth Athletic Park Lighting	22556 Olympiad Road	Planned Development Permit to install of ten galvanized steel poles ranging in height from 60' to 90' at fields 2, 3, and 7, eliminating twelve portable light generators at Marty Russo Youth Athletic Park.	Approved

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Map No.	Project Name	Project Location	Project Description	Project Status
35	Lower Curtis Park Dirt Import and Stockpile	24460 Olympiad Road	Import approximately 760,000 cubic yards of dirt from freeway improvements that are currently underway to Interstate 5 by the California Department of Transportation.	Approved
Unincorporated Orange County				
36	Legacy at Coto California Grand Villages	23333 and 23335 Avenida La Caza	Construction and operation of a 95-unit active senior living residential project with a secure subterranean parking garage and related amenities on the former Vic Braden Tennis College site within the Coto de Caza Specific Plan community	Preparation of EIR
37	Oak Grove Residential Project	23432 Vista del Verde, Coto de Caza, CA 92679	The Project proposes the future development of 13 single-family detached dwelling units on numbered lots on a 5.1-acre site. Related infrastructure and site improvements are also included.	MND is being circulated for public review.

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SOURCE: Esri 2023; USGS National Map 2023

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