

**DOCKETED**

<b>Docket Number:</b>	24-OPT-04
<b>Project Title:</b>	Potentia-Viridi Battery Energy Storage System
<b>TN #:</b>	258015
<b>Document Title:</b>	Environmental Analysis
<b>Description:</b>	This section provides an introduction and structure of the environmental analysis for each of the 17 resource areas identified in the CEC Appendix B checklist.
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# 3 Environmental Analysis

## 3.1 Document Organization

This chapter 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 (Title 20, California Code of Regulations, Section 1704, Appendix B) require information in an Application for Certification. 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. Terms used to describe the Project throughout the document are defined below:
  - **Project Site:** Land where components of the Project are located, including the BESS Facility, gen-tie corridor, and PG&E Tesla Substation.
  - **Project Area:** The Project site and immediately surrounding areas.
  - **BESS Facility Site:** The portion of the Project site containing components and activities described in Section 2.1.
  - **BESS Facility Lease Area:** The portion of the Project site in which land control is secured through a leasehold interest.
  - **Gen-tie Corridor:** The portion of the Project containing components and activities described in Section 2.2.
  - **Study Area:** The Project site plus additional area as required by regulation, protocol or standard practice. The study area is specific to resource topics and is described in more detail within the *Affected Environment* section of each discipline.
- **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.

## 3.2 Cumulative Projects

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.

Requests for information pertaining to past, present, and reasonably foreseeable future projects were submitted to the appropriate agencies and interested parties in January 2024 and are summarized in Table 3-1. Appendix 3.0A includes the agency requests and responses.

**Table 3-1. Cumulative Projects Request Response Summary**

Agency/ Interested Party	Date of Response	Response
Alameda County Planning Department	1/5/2024	Alameda County Planning Department provided a link to their website with cumulative development projects.
Alameda County Public Works Agency (ACPWA)	No response received.	No response received.
Bay Area Air Quality Management District (BAAQMD)	No response received.	No response received.
California Department of Transportation District 4 (Caltrans)	2/14/2024	Caltrans provided a link to the Public Record Center that includes a list of projects located within a 5-mile radius. A total of 11 projects are located within a 5-mile radius; however, the specific locations of the projects could not be provided.
California Independent System Operator (CAISO)	1/8/2024	CAISO provided a link to a Generation Queue Report that includes a list of projects by county/utility. A total of 13 projects are within Alameda County and 15 projects are within San Joaquin County; however, the specific locations of the projects could not be provided.
City of Tracy Development Services Department	1/5/2024	A Public Records Request was submitted at the request of the City of Tracy. In response, the City of Tracy provided a pipeline report for industrial, commercial, and residential projects.
San Joaquin County Air Pollution Control District (SJCAPCD)	2/1/2024	A Public Records Request was submitted at the request of SJCAPCD. The SJCAPCD responded via phone that the agency does not grant discretionary approvals for land use projects and

**Table 3-1. Cumulative Projects Request Response Summary**

Agency/ Interested Party	Date of Response	Response
		that all projects where the SJCAPCD is involved would be provided by the local land use agency.
San Joaquin County Community Development Department	1/8/2024	San Joaquin County Community Development Department provided a link to their website with cumulative development projects.

Source: Appendix 3.0A

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 3-2, Cumulative Projects, have been determined to be reasonably foreseeable. These projects are considered in the cumulative impact analysis as appropriate. Refer to Figure 3-1, Cumulative Projects, for the location of each project considered.

**Table 3-2. Cumulative Projects**

Map No.	Project Name	Project Location	Project Type	Project Status
<b>Alameda County Planning</b>				
AC1	PLN 2015-00208	10 Grant Line Road, Livermore, California	Commercial	Approved
AC2	Jess Ranch Compost Project	15850 Jess Ranch Road, Tracy, California	Industrial	Approved
<b>Alameda County Planning/CAISO</b>				
AC/CI 1	Sand Hill Wind Repowering Project	Along both the north and south sides of Altamont Pass Road, west of Grant Line Road, along both the	Energy – Wind Turbine	Approved

**Table 3-2. Cumulative Projects**

Map No.	Project Name	Project Location	Project Type	Project Status
		east and west sides of Mountain House Road north of Grant Line Road, and on both sides of Bethany Reservoir, west of the Delta-Mendota Canal northwest of Mountain House Road, and southeast of the intersection of Christensen and Bruns Roads.		
AC/CI 2	Mulqueeney Ranch Wind Repowering Project	Both north and south of Patterson Pass Road between 1 to 2 miles north of Tesla Road, and approximately 1 mile south of Interstate 580	Energy - Wind Turbine	Unknown
<b>CAISO - Alameda County</b>				
Not on Map	Altamont Midway LTD	Location Unknown	Energy - Wind Turbine	Unknown
Not on Map	Jaguar Energy Storage	Location Unknown	Energy - Storage	Unknown
Not on Map	Overlake Storage	Location Unknown	Energy - Storage	Unknown
Not on Map	Palmetto Energy Storage	Location Unknown	Energy - Storage	Unknown
Not on Map	Spectrum Energy Storage	Location Unknown	Energy - Storage	Unknown
Not on Map	Zorin Storage	Location Unknown	Energy - Storage	Unknown
<b>CAISO</b>				
CI 1	KOLA Energy Battery Storage	17950 Midway Road, Tracy, California	Energy - Storage	Unknown
CI 2	KOLA 2 Energy Battery Storage	17950 Midway Road, Tracy, California	Energy - Storage	Unknown
CI 3	Reclaimed Wind	North of Altamont Pass Road approximately 1 mile east of Dyer Road	Energy Wind Turbine	Unknown
<b>CAISO - SJ County</b>				
Not on Map	Noosa Energy Storage	Unknown Location	Energy - Storage	Unknown
Not on Map	Denali Energy Storage	Unknown Location	Energy - Storage	Unknown

**Table 3-2. Cumulative Projects**

Map No.	Project Name	Project Location	Project Type	Project Status
Not on Map	Velas	Unknown Location	Energy - Storage	Unknown
Not on Map	Presidio	Unknown Location	Energy - Storage	Unknown
Not on Map	Pathfinder Storage	Unknown Location	Energy - Storage	Unknown
Not on Map	Stirling Bridge	Unknown Location	Energy - Photovoltaic	Unknown
Not on Map	Stirling Bridge 2 ES	Unknown Location	Energy - Storage	Unknown
Not on Map	Zeus BESS	Unknown Location	Energy - Storage	Unknown
Not on Map	Alta Casa Storage	Unknown Location	Energy - Storage	Unknown
Not on Map	Cazadores Storage	Unknown Location	Energy - Storage	Unknown
<b>City of Tracy Planning</b>				
T1	Tracy Hills Phase 1B	Tracy Hills Drive (West of Phase 1A)	Residential	Under Construction
T2	Tracy Hills Phase 2	Tracy Hills Drive (South of I-580)	Residential	Approved
T3	Tracy Hills Phase 5	Lammers Road (Between the Delta Mendota Canal and California Aqueduct)	Residential	Under Review
T4	Westside Specific Plan	Southwest of Lammers Road and 11th Street	Residential	Anticipated
T5	Westside Specific Plan	Southwest of Lammers Road and 11th Street	Commercial	Under Construction
T6	Marriott Courtyard (101 Rooms)	Cordes Ranch - West Parkway Village (International Parkway and I-205)	Hotel	Approved
T7	West Parkway Village Multi-Tenant Building	Cordes Ranch - West Parkway Village (International Parkway and I-205)	Commercial	Approved
T8	Chevron Gas Station, Convenience Store, and Car Wash	Cordes Ranch - West Parkway Village (1124 International Parkway)	Commercial	Under Construction

**Table 3-2. Cumulative Projects**

Map No.	Project Name	Project Location	Project Type	Project Status
T9	Taco Bell	Cordes Ranch - West Parkway Village (1102 North International Parkway)	Commercial	Under Review
T10	Central Green	Cordes Ranch (West of 5731 Promontory Parkway)	Private Park	Under Construction
T11	Promontory Station	Cordes Ranch (815 International Parkway)	Commercial	Approved
T12	Cordes Ranch Building 13	Cordes Ranch (6050 Promontory Parkway)	Commercial	Under Review
T13	Cordes Ranch Building 18	Cordes Ranch (5070 Promontory Parkway)	Industrial	Under Review
T14	Cordes Ranch Building 28	Cordes Ranch (5390 Promontory Parkway)	Industrial	Under Review
T15	IPC 16 Guard Shack Addition	Cordes Ranch (5051 Promontory Parkway)	Industrial	Under Review
T16	2 Industrial Buildings (Costco Annexation)	16000 West Schulte Road	Industrial	Under Review
T17	Schulte Warehouse/Annexation	16286 West Schulte Road	Industrial	Under Review
<b>San Joaquin County CDD</b>				
SJ1	College Park at Mountain House Specific Plan III	Southwest portion of unincorporated San Joaquin County, approximately 3 miles west of the City of Tracy and northeast of the intersection of I-205 and I-580.	Residential	Approved
SJ2	Mountain House - Tract 3618	22495 S Mountain House Pkwy. Mountain House	Residential	Under Review
SJ3	Mountain House - Tract 4098	125 E Nasergholi Ave, Mountain House	Residential	Under Review
SJ4	Mountain House - Tract 4099	19300 W Grant Line Rd, Tracy	Residential	Under Review
SJ5	Griffith Energy Storage Project	APN 209-10-19 in San Joaquin County and APN 99B-7885-002 and 99B-7590-1-3 in Alameda County	Energy – Storage	Under Review
<b>Caltrans</b>				
CT1	Construct Eastbound Truck Climbing Lane and Retaining walls	County: Alameda Route: 580 Post: R4.7/8.2	Construct truck climbing lane and Retaining walls	Approved

**Table 3-2. Cumulative Projects**

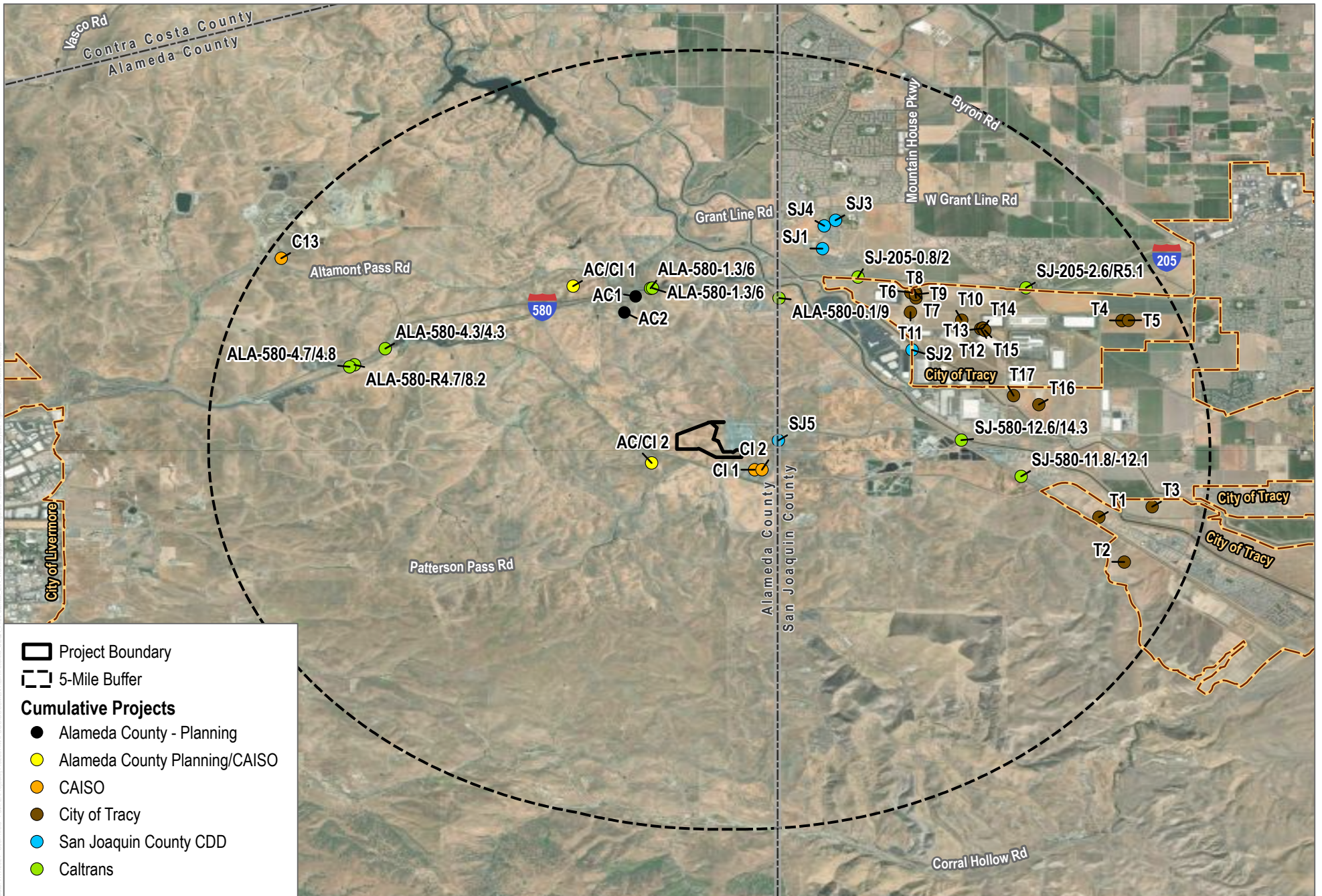
Map No.	Project Name	Project Location	Project Type	Project Status
CT2	Pave Gore & Narrow Areas	County: Alameda Route: 580 Post: 0.1/9	Highway worker safety improvements	Approved
CT3	DO	County: Alameda Route: 580 Post: 4.7/4.8	Remove roadway concrete. Install a temporary sheet pile system. Excavate and remove damaged retaining wall. Construct a new retaining wall system. Pave the damaged roadway. Erosion control.	Approved
CT4	Storm Damage - Permanent restoration	County: Alameda Route: 580 Post: 4.3	Backfill with imported material at eroded slope	Approved
CT5	Altamont Rehab Mitigation	County: Alameda Route: 580 Post: 0/7.8	Environmental mitigation for EA 3G590.	Approved
CT6	Install Power Supply	County: Alameda Route: 580 Post: 1.3/6	Establish electric service connection and install lighting along a 4-mile stretch of eastbound I-580	Approved
CT7	Ala -580 Mitigation Project	County: Alameda Route:580 Post: 1.3/6	Mitigation for I-580 safety lighting project	Approved
CT8	10-1E210: I-205/Mountain House Pkwy/International Pkwy Interchange	County: San Joaquin Route: 205 Post: 0.8/2	Interchange improvements	Approved
CT9	LAMMERS RD/ELEVENTH ST I/C	County: San Joaquin Route: 205 Post: 2.6/R5.1	Oversight to construct new interchange	Approved
CT10	10-1E220: I-580/International Pkwy/Patterson Pass Rd Interchange	County: San Joaquin Route: 580 Post: 12.6/14.3	Interchange upgrades	Approved
CT11	10-1M570: I-580/Iron Horse Pkwy (Hansen Rd) interchange	County: Sam Joaquin Route: 580 Post: 11.8/12.1	Construct a new interchange at I-580/Iron Horse Parkway.	Approved

Source: Appendix 3.0A



## 3.3 References

California Energy Commission. July 2021. California Code of Regulations, Title 20. Public Utilities and Energy, Division 2. State Energy Resources Conservation and Development Commission. Available: <https://www.energy.ca.gov/sites/default/files/2021-07/Title%2020%20Updated%20July%2023%202021.pdf>.



SOURCE: Esri 2023; Open Street Map 2023

**FIGURE 3-1**  
**Cumulative Projects**  
 Potencia-Viridi BESS Project

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