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CALIFORNIA ENERGY COMMISSION

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CEC-57 (Revised 1/19)



INLAND EMPIRE ENERGY CENTER CLOSURE PLAN

STAFF ANALYSIS AND RECOMMENDATION

Pursuant to General Compliance Condition COM-12 (COM-12) in the Final Commission Decision (Decision) for the Inland Empire Energy Center (01-AFC-17C), staff recommends that the California Energy Commission (CEC) approve the Decommissioning and Demolition Plan, “Closure Plan” (revised November 14, 2019) for the facility. Staff has reviewed the revised Closure Plan and concludes that implementation of the plan would ensure the facility closure process would not cause significant effects on the environment and would comply with all applicable laws, ordinances, regulations, and standards (LORS), as required by COM-12. The analysis below identifies the conditions of certification from the Decision that are applicable to the closure activities and necessary to ensure no significant effects and compliance with LORS. Additional conditions proposed by the project owner in the revised Closure Plan to mitigate potential impacts from closure activities are appended to this analysis for adoption by the CEC.

BACKGROUND

On June 20, 2019, Inland Empire Energy Center, LLC (IEEC or project owner) submitted a Decommissioning and Demolition Plan (TN 228806) to the California Energy Commission (CEC) for the Inland Empire Energy Center, as required by General Compliance Condition COM-12, Planned Closure. On June 26, 2019, CEC staff mailed a notice of receipt of the Closure Plan to a list of property owners and interested agencies, and distributed the notice electronically via the Inland Empire list serve. Staff did not receive any public comments on IEEC’s Closure Plan. Based on staff’s review of the plan, IEEC filed a revised Decommissioning and Demolition Plan (TN 230711) on November 14, 2019 that included additional measures that staff determined would be necessary to ensure facility closure activities would not cause significant adverse effects on the environment and would comply with current, applicable LORS, as required by COM-12 in the Decision.

The Inland Empire Energy Center (facility) is an approximately 800-megawatt combined-cycle, base load, natural gas fired power plant. The CEC certified the facility on December 17, 2003 and commercial operation began in June of 2009. The facility is located in the City of Menifee, in southern Riverside County, California on approximately 45.8 acres.

For additional information, the Energy Commission's webpage for this facility, <https://ww2.energy.ca.gov/sitingcases/inlandempire/index.html>, has a link to the Inland Empire Energy Center Decommissioning and Demolition Plan (TN 230711) accessible through the webpage in the box labeled "Compliance Proceeding." Click on the "Documents for this Proceeding (Docket Log)" option.

GENERAL CONDITIONS FOR FACILITY CLOSURE

IIEEC filed the Closure Plan with the CEC for approval pursuant to General Compliance Condition COM-12, Planned Closure (COM-12) in the Compliance and Closure section of the Commission Decision. COM-12 states, "[i]n order to ensure that a planned facility closure does not create adverse impacts, a closure process that provides for careful consideration of available options and applicable laws, ordinances, regulations, standards, and local/regional plans in existence at the time of closure, will be undertaken."

Under COM-12, the plan shall:

1. identify and discuss any impacts and mitigation to address significant adverse impacts associated with proposed closure activities and to address facilities, equipment, or other project related remnants that will remain at the site; identify a schedule of activities for closure of the power plant site, transmission line corridor, and all other appurtenant facilities constructed as part of the project;
2. identify any facilities or equipment intended to remain on site after closure, the reason, and any future use; and
3. address conformance of the plan with all applicable laws, ordinances, regulations, standards, local/regional plans in existence at the time of facility closure, and applicable conditions of certification.

COM-12 also specifies that, until obtaining CEC approval of the Closure Plan, the project owner shall not commence any closure activities other than those necessary to eliminate any immediate threats to public health and safety and the environment.

NECESSITY FOR FACILITY CLOSURE

The planned closure of the IIEEC is a result of economic considerations, maintenance costs and the evolving energy markets of California. The facility was designed as a combined-cycle power plant for base-load operations. The facility is highly efficient but has proven to be uneconomic in the evolving California market, which more often requires fast start and rapid morning and afternoon ramping capabilities. Operations and maintenance (O&M) costs for the GE Model 7H turbine are 2-2.5 times the O&M costs of the more prevalent GE Model 7FA turbine. GE Power will no longer support the 7H units, including the manufacture of replacement parts. The facility owner considered

a retrofit of the facility to enhance flexibility and concluded it would not be economically feasible.

IEEC has decided to cease operation of the facility as of December 31, 2019. Any reuse of the site would not occur until after demolition is complete and the CEC approves termination of the license and relinquishes jurisdiction over the site. The closure plan describes the potential construction of a battery energy storage system, which would be subject to review by the City of Menifee and any other agencies with permitting jurisdiction.

FACILITY CLOSURE ACTIVITIES

IEEC proposes to implement the closure plan in two phases: decommissioning and demolition. Decommissioning includes the termination of power generation activities and returning the facility to a safe state: facility fluids would be drained, collected, and transported offsite for recycling and disposal; and, temporary facilities would be mobilized onsite to support demolition activities including temporary trailers, power, and potable and sanitary water services.

Demolition would include the removal of equipment, facilities, and subsurface utilities determined not to be needed for the reuse of the site. Typical items removed would include the removal of power block foundations, cooling tower basins, and gas service lines.

As described in the closure plan, repurposing of the site would include reuse of certain facilities and equipment. Structures such as the control room, warehouse, and water treatment facility would remain to support a potential battery energy storage project. Power equipment such as the switchyard, transmission interconnection, and step up transformers would also remain in place.

Decommissioning and demolition activities are scheduled to be complete within 12 months. A full description of decommissioning and demolition activities including a proposed schedule for closure is included in Section 4.0 of the Decommissioning and Demolition Plan.

STAFF ANALYSIS

CEC technical staff has reviewed the facility closure activities and assessed the potential effects on the environment and consistency with current, applicable LORS. Staff has determined that the proposed closure activities would not affect the technical or environmental areas of Facility Design, Geological and Paleontological Resources, Land Use, Public Health, Transmission Line Safety and Nuisance, and Transmission System Engineering.

For the areas of Air Quality, Biological Resources, Cultural Resources, Hazardous Materials Management, Noise and Vibration, Socioeconomics, Soil and Water

Resources, Traffic and Transportation, Visual Resources, Waste Management, and Worker Safety and Fire Protection, staff has determined that facility closure in accordance with the revised Closure Plan would not result in significant environmental impacts and would comply with the applicable conditions of certification in the Decision and current, applicable LORS.

The Closure Plan includes various proposed conditions that the project owner and its contractors will be required to follow during decommissioning and demolition activities. Staff recommends that the CEC approval of the Closure Plan also adopt the new proposed conditions to make them binding and enforceable by CEC staff during the closure process. Staff has appended the proposed conditions to this analysis. Two measures proposed by the project owner are identical to conditions of certification in the Decision, which remain in effect, and therefore are not included.

The table below summarizes staff's conclusions for each technical or environmental area. For the areas affected by closure activities, please see the discussions following the table.

SUMMARY OF STAFF RESPONSES TO FACILITY CLOSURE PLAN

TECHNICAL/ENVIRONMENTAL AREAS REVIEWED	STAFF RESPONSE		
	Technical Area Not Affected	No Significant Environmental Impact or LORS Inconsistency	Significant Environmental Impact
Air Quality		X	
Biological Resources		X	
Cultural Resources		X	
Facility Design	X		
Geological and Paleontological Resources	X		
Hazardous Materials Management		X	
Land Use	X		
Noise and Vibration		X	
Public Health	X		
Socioeconomics		X	
Soil and Water Resources		X	
Traffic and Transportation		X	
Transmission Line Safety and Nuisance	X		
Transmission System Engineering	X		
Visual Resources		X	
Waste Management		X	
Worker Safety and Fire Protection		X	

AIR QUALITY

The proposed decommissioning and demolition of the facility would generate emissions of criteria pollutants, including oxides of nitrogen (NO_x), carbon monoxide (CO), volatile organic compounds (VOC), particulate matter less than 10 microns (PM₁₀), fine particulate matter less than 2.5 microns (PM_{2.5}), and oxides of sulfur (SO_x), as well as greenhouse gases. These emissions are temporary and less than those during facility construction and operation. Staff concludes that implementation of Conditions of Certification AQ-SC1 to AQ-SC6 (Staff Conditions – Construction) in the Decision during the proposed decommissioning and demolition activities would ensure facility closure would not result in significant air quality impacts.

BIOLOGICAL RESOURCES

Conditions of Certification BIO-7, 8, 9, 11, 12, and 13 were fully implemented prior to or during project construction. Condition of Certification BIO-6, which requires a plan to restore the site to pre-construction conditions, would not be applicable because the current project owner proposes transferring the site to a new owner who plans to develop the site for a battery energy storage system. At the time of licensing, it was determined that the site was within the historical range of one special-status wildlife species: the federally endangered and state threatened Stephens' kangaroo rat, *Dipodomys stephensi*. The site no longer provides suitable habitat for Stephens' kangaroo rat and impacts for habitat loss were fully mitigated by the project owner's participation in the Habitat Conservation Plan for the Stephens' kangaroo rat in Western Riverside County, as required by BIO-11. The revised Closure Plan conforms to the remaining biological resources conditions of certification applicable to the demolition and decommission activities (BIO-2, BIO-3, BIO-4, BIO-5 and BIO-10) in that:

- A Designated Biologist, as required by BIO-2, would be retained to advise the site construction manager and monitor earth-disturbing demolition activities, as required by BIO-3 (Designated Biologist/Biological Monitor duties);
- In accord with BIO-4, the Designated Biologist would also continue implementation of the Worker Environmental Awareness Program developed to train site personnel on sensitive biological resources that could be impacted by closure activities;
- The proposed demolition and decommission activities have been integrated in an updated Biological Resources Mitigation Implementation and Monitoring Plan (BRMIMP), submitted as part of the Closure Plan (Appendix C) as required by BIO-5; and
- Site-specific avoidance measures required by BIO-10 would be implemented during demolition and decommissioning to avoid adverse impacts to wildlife.

Implementation of these existing conditions of certification and the updated BRMIMP in the revised Closure Plan would ensure that closure activities comply with applicable

LORS and would not result in significant impacts to biological resources. Staff also understands that in-perpetuity maintenance of the facility's off-site transmission line (required by BIO-13) is guaranteed through a 2005 Interconnection Facilities and Generation Tie-Line Agreement between Southern California Edison and IEEC. The subsequent owner of the IEEC property will assume the maintenance obligations in the agreement.

CULTURAL RESOURCES

CEC staff received a list of California Native American tribes culturally affiliated with the facility area from the Native American Heritage Commission. On July 26, 2019, staff sent 18 tribes a letter inviting them to consult with staff on the facility closure. Eight tribes responded with one tribe expressing an interest in consulting further on the project. The tribe was concerned that closure activities could impact as-yet-unknown cultural resources; however, after detailed explanation of the decommissioning and demolition activities, the tribe's interest in the activities waned. Based on a review of LORS and consultation with California Native American tribes, staff determined that decommissioning and demolition of the facility would have no impact to cultural or tribal cultural resources with implementation of the Condition of Certification CUL-5, Worker Environmental Awareness Program training, in the Decision.

Facility closure would not cause any ground-disturbance in areas that were not already disturbed during construction and that could potentially contain any buried, as-yet-unknown cultural or tribal cultural resources, nor would closure cause any impacts to the nearby buildings eligible to the California Register of Historical Resources.

HAZARDOUS MATERIALS MANAGEMENT

Staff reviewed the revised Closure Plan and found that IEEC would remove all operational hazardous materials once the facility ceases operation with the exception of the mineral oil, which would remain in the de-energized transformers for the new site owner. IEEC has proposed three additional conditions, D-HM-1 through D-HM-3. D-HM-1 would require the project owner to update the Hazardous Materials Business Plan as needed to reflect new hazardous materials used during decommissioning. However, D-HM-2 and D-HM-3 are the existing Conditions of Certification HAZ-10 and HAZ-11 in the Decision. HAZ-10 would require the project owner to direct and require all vendors delivering any hazardous materials to the site to use only the route approved by the Compliance Project Manager (Interstate 215 to Ethanac Road to Antelope Road and then into the project site). HAZ-11 would require the project owner to direct all vendors carrying any liquid hazardous materials greater than 500 gallons not to deliver during the time in the mornings or afternoons when children are going to and from school.

Staff recommends adoption of the closure plan and concludes that with the implementation of the existing conditions of certification in the Decision and D-HM-1, the

hazardous material impacts to the environment would be less than significant and the project would comply with all applicable LORS.

NOISE AND VIBRATION

The demolition activities would temporarily elevate the ambient noise levels in the surrounding areas, including the nearest sensitive receptor, located approximately 1,000 feet away. Demolition would occur during the daytime hours in compliance with the Menifee Municipal Code Section 8.01.010. Any noise generated during these activities would be controlled with implementation of Condition of Certification NOISE-2 (noise complaint resolution) in the Decision and the Closure Plan. As described in the Noise section of the Closure Plan, Section 6.12, the project owner has proposed D-Noise-1 requiring temporary noise attenuation fences, preferential location of equipment, and noise suppression technology as necessary to minimize the impacts of demolition noise on surrounding noise receptors. Also, as described in the Worker Safety section of the Closure Plan, Section 6.6, health and safety plans would be in place during decommissioning and demolition, including the requirement for worker hearing protection when needed. Thus, with implementation of D-Noise-1 in the revised Closure Plan and Condition of Certification NOISE-2 in the Decision, decommissioning and demolition would comply with current LORS applicable to noise and would not create a significant noise impact.

SOCIOECONOMICS

The activities associated with the proposed decommissioning and demolition would require 30 workers daily for 12 months, scheduled to begin in December 2019. The large workforce in the Riverside-San Bernardino-Ontario Metropolitan Statistical Area is more than sufficient for the activities associated with the decommissioning and closure. From a socioeconomics standpoint, the activities associated with the Closure Plan would have insignificant workforce-related impacts on housing and community services.

SOIL AND WATER RESOURCES

Staff reviewed the closure plan to ensure that there would be no adverse impacts to the environment, construction workers or to the general public related to soil and water resources during decommissioning and demolition of the facilities.

- ***Disturbed Areas:*** Since the disturbed areas will exceed 1.0 acre in size, the project owner will be required to obtain coverage under the Construction General Permit (CGP), State Water Resources Control Board Order No. 2012-0006-DWQ, for storm water discharges associated with construction and land disturbance under the National Pollution Discharge Elimination System (NPDES). The project owner stated that a Notice of Intent (NOI) will be submitted to the State Water Resources Control Board (SWRCB) to obtain coverage under the CGP. The application for coverage requires a Storm Water Pollution Prevention Plan (SWPPP) to be submitted. The SWPPP will include best management

practices (BMPs) to minimize impacts of the demolition activities on water quality of receiving waters.

- **Water Quality:** As mentioned above, wastewater associated with the proposed closure activities would be discharged in compliance with the CGP.
- **Drainage:** Demolition of the facilities is likely to result in a reduction in impervious areas, which would result in a decrease in the volume of storm water. Therefore, impacts on the volume and quality of the storm water discharged by the closure activities would be less than significant.
- **Sanitary Wastewater:** There will be no changes to the volumes or quality of sanitary wastewater from the proposed closure activities. Sanitary wastewater will continue to be discharged to the wastewater pipeline that was constructed for the project within pre-existing utility rights-of-way along McLaughlin Road and Murrieta Road, and connected with Eastern Municipal Water District (EMWD) facilities located in the community of Sun City.
- **Water Supply:** Where its use is suitable, recycled water supplied by EMWD would continue to be used throughout decommissioning and demolition. Recycled water available to the project is supplemented with raw water supplied by EMWD.

Staff concludes that with implementation of the best management practices of the Storm Water Pollution Prevention Plan that will be prepared for the Construction General Permit to be issued by the State Water Resources Control Board, the proposed decommissioning and demolition activities would have no significant impacts on soil and water resources and would comply with LORS.

TRAFFIC AND TRANSPORTATION

Decommissioning and demolition would generate 14 daily truck trips during the approximately 12-month period. Conditions of Certification TRANS-1 through TRANS-7 in the Decision are applicable to decommissioning and demolition. TRANS-8 is not applicable to the decommissioning and demolition. IEEC has proposed D-T&T-1, requiring the preparation of a traffic management plan to ensure compliance with the Riverside County Congestion Management Program. The traffic management plan would include information regarding truck access routes, confirm the adequacy of existing streets to be used, and assess safety issues related to truck traffic. The decommissioning and demolition activities would generate a negligible amount of temporary traffic trips, and with the implementation of TRANS-1 through TRANS-7 in the Decision and D-T&T-1 in the revised Closure Plan, facility closure would result in less than significant impacts to transportation.

VISUAL RESOURCES

The proposed decommissioning and demolition activities would include the elimination of structures, which would not substantially degrade the visual character or quality of the

site and its surroundings. Decommissioning and demolition activities would occur during daylight hours. Existing landscaping and fencing would screen decommissioning and demolition activities. Existing facility lighting and temporary lighting would be used to maintain site security at night. With the implementation of the lighting and shielding requirements of Conditions of Certification VIS-4 (Construction Lighting) and VIS-5 (Permanent Lighting) in the Decision, staff concludes decommissioning and demolition activities would have less than significant impacts on visual resources.

WASTE MANAGEMENT

Staff reviewed the Closure Plan and found that all remaining non-hazardous wastes would be collected and disposed of in appropriate recycling centers, landfills, or waste collection facilities once the project ceases operation. The only exception would be hazardous wastes that would be disposed of according to all applicable LORS. IEEC has proposed four additional conditions (D-WM-1 through 4) in the Closure Plan, which would require the demolition contractor to adhere to the waste handling and reporting elements of the existing conditions of certification in the Decision that are the responsibility of the project owner. The existing hazardous waste generator identification number for the facility (WASTE-3) shall be used for any hazardous waste generated during demolition.

Conditions of Certification WASTE-2, WASTE-3, and WASTE-4 in the Decision shall remain in effect. Three additional owner-proposed conditions concerning the discovery and disposal of hazardous wastes and contaminated soil, D-WM-1, 2, and 4, supplement the existing WASTE-2. Additionally, the owner-proposed condition D-WM-3 is essentially the same as Condition of Certification HAZ-10, which requires all vendors delivering any hazardous materials to the site to use only routes previously approved by the Compliance Project Manager.

Staff concludes that with the implementation of the existing conditions of certification in the Decision, and D-WM-1, D-WM-2, D-WM-3, and D-WM-4 proposed in the Closure Plan, the waste management impacts to the environment are expected to be less than significant and facility closure would comply with all applicable LORS.

WORKER SAFETY AND FIRE PROTECTION

Staff reviewed the IEEC closure plan, and after collaboration with the Menifee Fire Department (MFD), staff and MFD recommended that IEEC maintain some existing fire protection systems in facility structures that would remain on site, post-demolition. IEEC revised the Closure Plan to include three proposed conditions, D-WS-1 through D-WS-3. D-WS-1 would require the project owner to require its demolition contractor to prepare the necessary health and safety plans to reflect activities expected during decommissioning and demolition. D-WS-2 would require the project owner to prepare a decommissioning Fire Protection and Prevention Program. D-WS-3 would require that

all IEEC employees, contractors, and visitors receive safety-training specific to the decommissioning and demolition activities.

Staff recommends the adoption of the revised Closure Plan and concludes that with implementation of the existing conditions of certification in the Commission Decision and D-WS-1 through D-WS-3 in the Closure Plan, the impacts to worker safety or local fire protection services would be less than significant and facility closure would comply with all applicable LORS.

ENVIRONMENTAL JUSTICE

Environmental Justice–Figure 1 shows 2010 census blocks in the six-mile radius of the facility with a minority population greater than or equal to 50 percent. The population in these census blocks represents an environmental justice (EJ) population based on race and ethnicity as defined in the United States Environmental Protection Agency’s *Guidance on Considering Environmental Justice During the Development of Regulatory Actions*.

Based on California Department of Education data in **Environmental Justice–Table 1** and presented in **Environmental Justice–Figure 2**, staff concluded that the percentage of those living in the school districts of Hemet Unified, Nuvview Union, Perris Elementary, and Romoland Elementary (in a six-mile radius of the project site) and enrolled in the free or reduced price meal program is larger than those in the reference geography, and thus are considered an EJ population based on low income as defined in *Guidance on Considering Environmental Justice During the Development of Regulatory Actions*.

Environmental Justice–Table 1
Low Income Data within the Facility Area

SCHOOL DISTRICTS IN SIX-MILE RADIUS	Enrollment Used for Meals	Number of Free or Reduced Price Meals	Percentage of Free or Reduced Price Meals
Hemet Unified	21,797	17,657	81.0%
Menifee Union	11,676	5,387	46.1%
Nuvview Union	2,881	2,023	70.2%
Perris Elementary	5,921	5,054	85.4%
Romoland Elementary	3,912	2,855	73.7%
REFERENCE GEOGRAPHY			
Riverside County	428,995	280,021	65.3%

Source: CDE 2018. California Department of Education, DataQuest, Free or Reduced Price Meals, District level data for the year 2017-2018, <http://dq.cde.ca.gov/dataquest/>

Staff’s environmental justice analysis evaluates the impacts of decommissioning and demolition on the EJ population living within a six-mile radius of the facility. Staff uses a six-mile radius around the facility, conservatively based on the parameters for dispersion modeling used in staff’s air quality analysis, to obtain data to gain a better understanding of the demographic makeup of the communities potentially impacted. Air

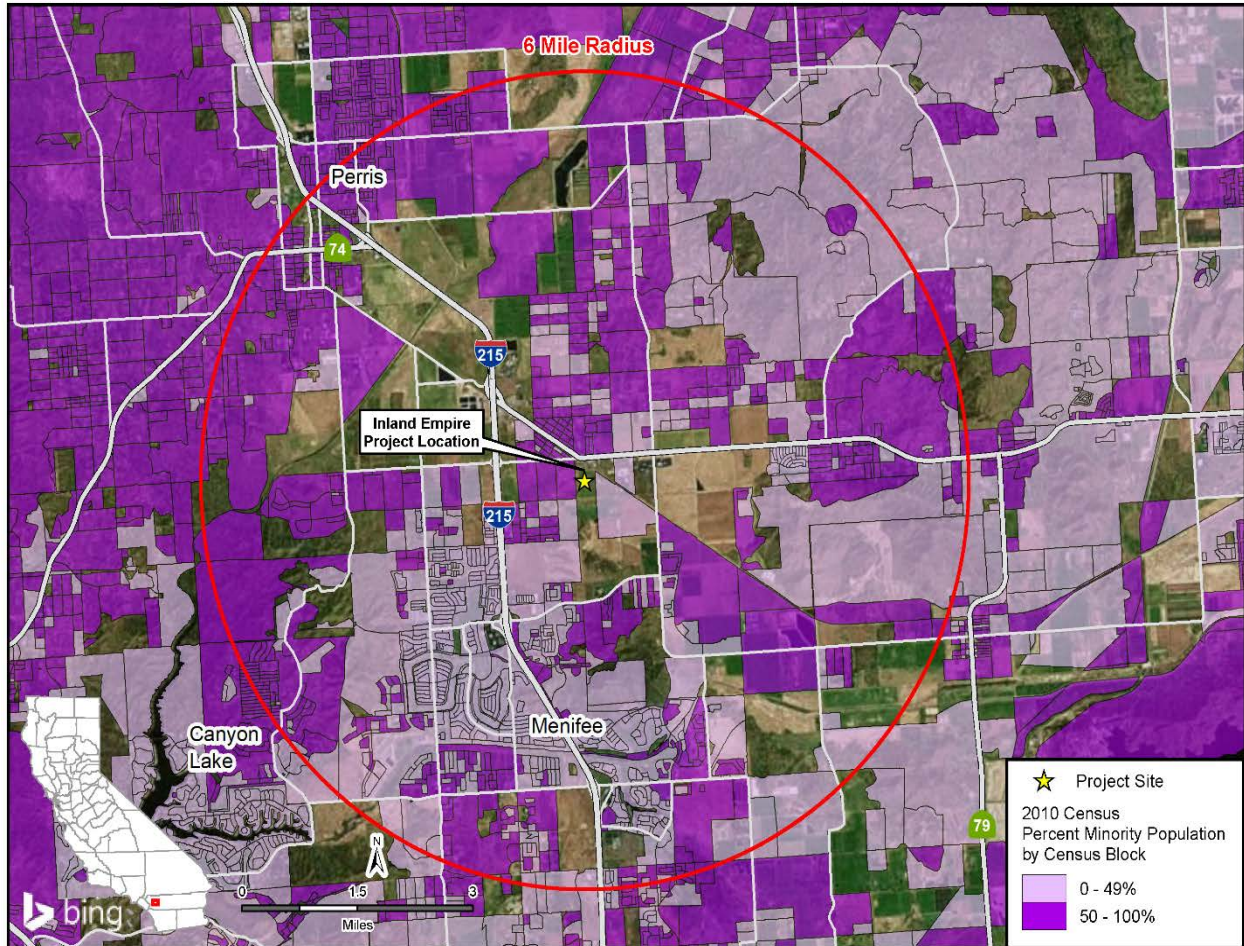
quality impacts are generally the type of project impacts that extend the furthest from a facility. Beyond a six-mile radius air emissions have either settled out of the air column or mixed with surrounding air to the extent the potential impacts are less than significant.

The following technical areas (if affected) consider impacts to EJ populations: Air Quality, Cultural Resources (indigenous people), Hazardous Materials Management, Land Use, Noise and Vibration, Public Health, Socioeconomics, Soil and Water Resources, Traffic and Transportation, Transmission Line Safety and Nuisance, Visual Resources, and Waste Management.

Environmental Justice Conclusions

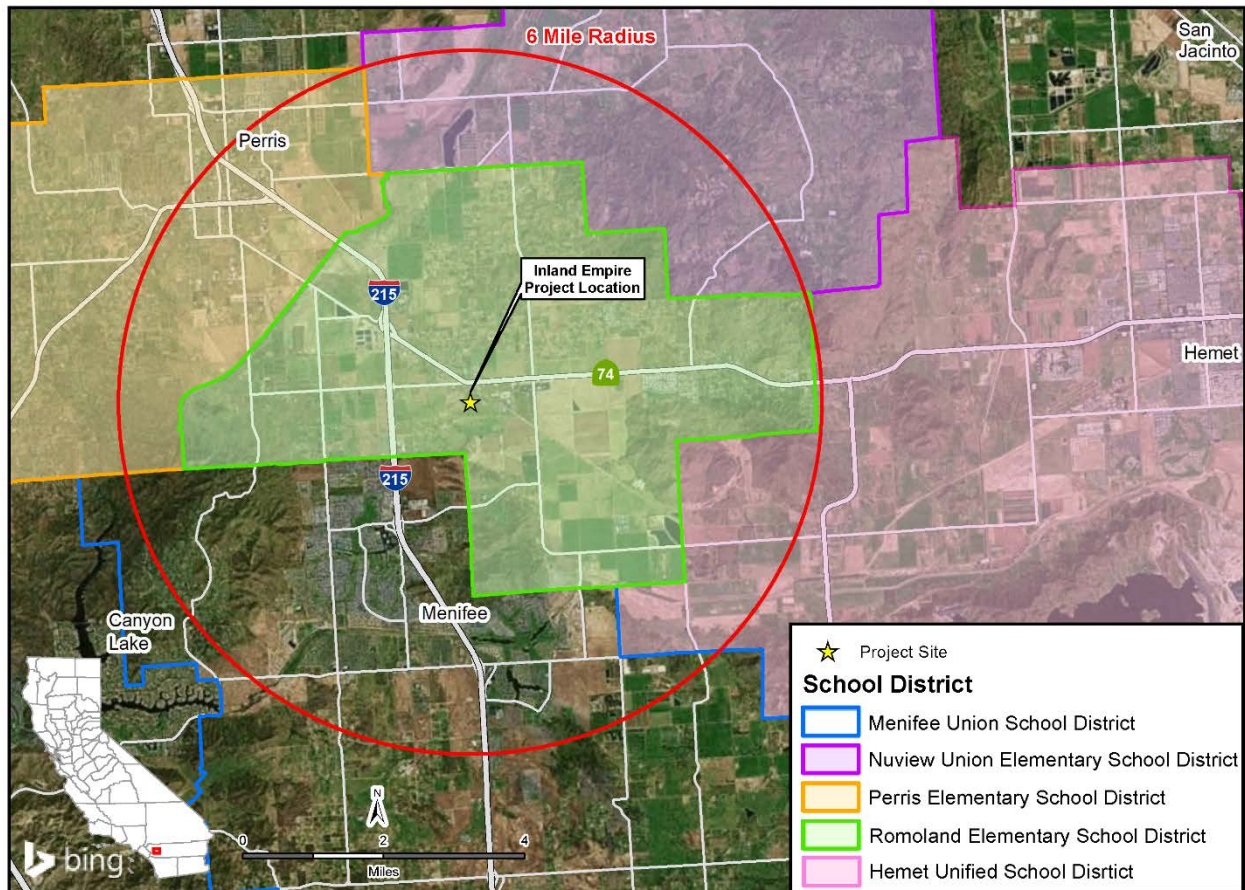
For the technical areas affected by the decommissioning and demolition—Air Quality, Cultural Resources, Hazardous Materials Management, Noise and Vibration, Socioeconomics, Soil and Water Resources, Traffic and Transportation, Visual Resources, and Waste Management—staff concludes that impacts would be less than significant, and thus would be less than significant on the EJ population represented in **Environmental Justice—Figure 1, Figure 2, and Table 1.**

ENVIRONMENTAL JUSTICE - FIGURE 1
Inland Empire - Minority Population by US Census Block



CALIFORNIA ENERGY COMMISSION - SITING, TRANSMISSION AND ENVIRONMENTAL PROTECTION DIVISION
SOURCE: US Census 2010 PL 94-171 Data

ENVIRONMENTAL JUSTICE - FIGURE 2
Inland Empire - Environmental Justice Population Based on Low Income



CALIFORNIA ENERGY COMMISSION - SITING, TRANSMISSION AND ENVIRONMENTAL PROTECTION DIVISION
SOURCE: CDE Data Center, 2018

STAFF CONCLUSIONS

Based upon the above analysis, staff concludes that the activities proposed in the revised Closure Plan would not have a significant effect on the environment or the EJ population and would be consistent with applicable laws, ordinances, regulations and standards, as required by General Compliance Condition COM-12, Planned Closure.

CLOSURE PLAN APPROVAL PROCESS

Staff intends to recommend approval of the IEEC Decommissioning and Demolition Plan (Closure Plan) at the December 11, 2019, Energy Commission Business Meeting. At this Business Meeting, any person may present oral or written statements relevant to the proposed Closure Plan. Any interested person may also file comments on the Closure Plan prior to the Business Meeting by submitting written comments through Energy Commission's electronic commenting feature. To use this electronic feature to object to staff's determination, go to the Energy Commission's webpage for this facility,

cited above, click on the "Submit e-Comment" link, and follow the instructions in the on-line form. Be sure to include the facility name in your comments. You will receive an e-mail with a link to your comments once accepted by the Energy Commission Docket Unit.

Written comments may also be mailed or hand-delivered to:

California Energy Commission
Docket Unit, MS-4
Docket No. 01-AFC-17C
1516 Ninth Street
Sacramento, CA 95814-5512

All comments and materials filed with and accepted by the Docket Unit will be added to the facility Docket Log and be publicly accessible on the Energy Commission's webpage for the facility.

If you have questions about this Staff Analysis, please contact Jonathan Fong, Compliance Program Supervisor, at (916) 653-0900, or by fax to (916) 654-3882, or via e-mail at jonathan.fong@energy.ca.gov.

For information on participating in the Energy Commission's review of the Closure Plan, please call the Public Advisor at (800) 822-6228 (toll-free in California) or send your e-mail to publicadvisor@energy.ca.gov.

News media inquiries should be directed to the Energy Commission Media Office at (916) 654-4989, or by e-mail to mediaoffice@energy.ca.gov.

Cc: Inland Empire Project listserv

APPENDIX: ADDITIONAL PROJECT OWNER PROPOSED CONDITIONS

Hazardous Materials Management

D-HM-1 — Identical to Condition of Certification HAZ-10

D-HM-2 — Identical to Condition of Certification HAZ-11

D-HM-3 The project owner shall direct all vendors carrying any liquid hazardous materials greater than 500 gallons not to deliver during the time in the mornings and afternoons when children are going to and from school, as required by Condition of Certification HAZ-11.

Verification: Not required, as this is an extension of an existing condition of certification.

Noise and Vibration

D-Noise-1 Temporary noise attenuation fences, preferential location of equipment, and use of noise suppression technology will be utilized as necessary to bring average noise levels below thresholds as advised in the County of Riverside General Plan N13.3.

Traffic and Transportation

D-T&T-1 A traffic management plan shall be developed to ensure compliance with the Riverside County CMP. This plan must include information regarding truck access routes, confirm the adequacy of existing streets to be used, and assess safety issues related to truck traffic.

Waste Management

D-WM-1 The project owner shall ensure its contractor ships all hazardous waste, as defined under the applicable regulations, resulting from decommissioning and demolition, to a Class I or II disposal facility or to a permitted TSD facility authorized to treat specified waste streams.

Verification: The project owner or its contractor will submit records of the types, quantities, and disposition of hazardous waste generated during decommissioning and demolition to the CPM upon completion of decommissioning and demolition.

D-WM-2 The project owner shall require its contractor to prepare a Construction Waste Management Plan that identifies the non-hazardous demolition waste materials to be diverted from disposal by salvage, sale, recycling, or other form of disposal diversion.

Verification: The project owner or its contractor will prepare and submit the Construction Waste Management Plan to the CPM prior to commencing demolition. Subsequent updates or modifications to the Construction Waste Management Plan will be maintained onsite. Following completion of demolition, records and documentation of the types, quantities, and disposition of nonhazardous demolition wastes diverted will be submitted to the CPM.

D-WM-3 The project owner shall direct and require all hazardous waste transporters removing hazardous waste from the Project Site to use only the reverse of the route previously approved by the CPM as a Condition of Certification HAZ-10 (Project Site to Antelope Road, to Ethanac Road, to I-215). The project owner shall obtain approval of the CPM if an alternate route is desired.

Verification: Not required, as this is an extension of an existing condition of certification.

D-WM-4 If potentially contaminated soil is discovered during excavation, as evidenced by discoloration, odor, detection by handheld instruments, or other signs, a Registered Professional Engineer or Geologist shall inspect the site, determine the need for sampling to confirm the nature and extent of contamination, and submit a written report to the project owner and CPM stating the recommended course of action. Depending on the nature and extent of contamination, the Registered Professional Engineer or Geologist shall have the authority to temporarily suspend demolition activity at that location for the protection of workers or the public. If, in the opinion of the Registered Professional Engineer or Geologist, significant remediation may be required, the project owner shall contact representatives of the Santa Ana Regional Water Quality Control Board, the Riverside County Department of Environmental Health, and/or the Cypress Regional Office of the California Department of Toxic Substances Control for guidance and possible oversight.

Verification: The project owner or its contractor shall submit any reports filed by the Registered Professional Engineer or Geologist to the CPM with 5 days of their receipt. The project owner or its contractor shall notify the CPM within 24 hours of any orders issued to halt demolition.

Worker Safety and Fire Protection

D-WS-1 The project owner shall require its demolition contractor to prepare necessary Health and Safety Plans (IIPP, PPE, EMP, HSPP, EAP) to reflect the activities expected during decommissioning and demolition.

Verification: The project owner or its contractor shall maintain the decommissioning Health and Safety Plans on-site and furnish to the CPM upon request.

D-WS-2 The project owner shall require its demolition contractor to prepare a decommissioning Fire Protection and Prevention Program (FPPP) to reflect the activities expected during decommissioning and demolition.

Verification: The project owner or its contractor shall maintain on-site the decommissioning Fire Protection and Prevention Program, and furnish it to the CPM upon request.

D-WS-3 The project owner shall ensure that all IEEC employees, contractor workers, and visitors that will be on-site during decommissioning and demolition receive safety training specific to the decommissioning and demolition activities.

Verification: The project owner or its demolition contractor shall maintain on-site records showing that all on-site employees, workers and visitors present during decommissioning and demolition activities have received and understand the Safety Training Program. The project owner or its contractor shall furnish the records to the CPM upon request.