

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Commerce Energy StorageLead Agency: City of CommerceContact Name: Knarik VizcarraEmail: KVizcarra@ci.commerce.ca.us Phone Number: 323.722.4805Project Location: Commerce, CA, USA
City *County*

Project Description (Proposed actions, location, and/or consequences).

A Conditional Use Permit request by Commerce Energy Storage, LLC to allow for the construction of a new approximately 40,000 square foot battery energy storage system on a vacant approximate 2.6-acre site at 6904 East Slauson Avenue. The proposal would also require a license or similar agreement for a 230 kV underground electric tie-line and other utilities; and a variance from parking standards. The Project is designed to receive, store, and discharge electricity conveyed from and to Southern California Edison's high voltage electric grid. The project would connect to the existing Southern California Edison ("SCE") Laguna Bell Substation located at 6319-6337 Garfield Ave via a new approximately 0.4-mile long underground electric tie-line to be installed along Garfield Avenue. As proposed, the facility would be unoccupied and remotely operated and available to receive, store or deliver energy as needed. The Project may include purchase of an approximately 0.08-acre vacant parcel (APN 6356-017-900) from the City subject to agreeable terms, and a Certificate of Compliance would be needed to merge the purchased parcel with APN 6356-017-028.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project has the potential for construction excavations to encounter unknown potentially significant cultural resources including Tribal resources. To limit the potential for impacts to a less than significant level, workers will be trained to be observant for potential occurrence of archaeological/paleontological resources and will halt excavation and notify the city if such resources are discovered. If discovered resources are significant, excavation will only continue as directed by a qualified cultural resource specialist/paleontologist.

The Site is listed on the EnviroStor database with Department of Toxic Substances Control (DTSC) identified as the Lead Agency for the Site cleanup program. DTSC has remediated the site to the extent practical. Some chromium impacted soil remains onsite at depths of 20 feet and deeper that is not practical to remove, and sporadic cadmium detections at concentrations high enough to pose a potential direct exposure health threat to construction workers are present in the upper 10 feet of soils. The project is consistent with DTSC's site remedy. To mitigate risk of exposure to hazardous constituents in soils long-term prior to issuance of a building permit, the Applicant will be required to provide evidence of recording a land use covenant for the Site to record the presence of residual hazardous constituents in soil, site use restrictions, and need for a long-term maintenance plan. Furthermore, to limit the potential for unsafe exposure to construction workers to a less than significant level, the Applicant will be required to submit a DTSC-approved Construction Soil Management Plan prior to issuance of a grading permit for the site.

The Project will require excavations offsite that have the potential to encounter unknown hazardous materials. To limit the potential for unsafe exposure to construction workers to a less than significant level, the Applicant will be required to implement an approved offsite Construction Soil Management Plan prior to issuance of a grading permit for offsite work.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

This project has no identified areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

- Regional Water Quality Control Board
- L.A. County Flood Control District
- Department of Toxic Substances Control