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Exempt per Gov't Code 6103

RETURN TO: Jo Ann Corey
Irvine Ranch Water District
P.O. Box 57000
15600 Sand Canyon Avenue
Irvine, CA 92619-7000

NOTICE OF EXEMPTION
(State Guidelines 15062)

County Clerk's Filing Stamp

TO: Orange County Clerk-Recorder
12 Civic Center Plaza, Room 101
Santa Ana, CA 92701

FROM: Irvine Ranch Water District (Applicant/Lead Agency)
P.O. Box 57000
15600 Sand Canyon Avenue
Irvine, CA 92619-7000
949-453-5300

POSTED

AUG 09 2016

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

Project Name: Energy Storage Systems – Wells 21 & 22 Treatment Facility

Project Location: The project is located at 1221 Edinger Avenue, Tustin, California (see Figure 1)

FILED

County: Orange

AUG 09 2016

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

Description of Nature, Purpose and Beneficiaries of Project:

Irvine Ranch Water District (IRWD) is proposing to install stationary Energy Storage Systems at the Wells 21 & 22 Treatment Facility located at 1221 Edinger Avenue, Tustin, California. The proposed system will be a Demand Response Energy Storage (DRES) system, which will involve charging batteries from the grid during off-peak hours and then discharging them during on-peak times, reducing stress on the grid and reducing the overall cost of power. During peak demand periods, the Wells 21 & 22 Treatment Facility would draw power from the DRES system to offset its demand from the regional electrical grid. The DRES system can provide up to six hours of continuous discharge power. IRWD will contract with a third party to install and operate the proposed DRES system.

The DRES system would be installed outside and within the existing Treatment Facility. The approximate preliminary location is shown in Figure 1. The DRES system would

include lithium ion battery units and ancillary equipment, occupying a footprint of approximately 700 square feet (e.g., 39 feet by 18 feet). The proposed 1,500-kWh DRES system would include a cluster of ion lithium battery blocks mounted on a concrete pad. Each battery block would have a height of approximately 86 inches. The system would resemble typical utility scale infrastructure, such as electrical and cable boxes. The proposed DRES system would be compatible with the existing land use and surrounding commercial and industrial buildings. In addition to the battery system, a connective buried conduit would be installed in an area currently characterized by low-lying ornamental vegetation and paved surfaces.

Construction of the DRES system and conduit would require minor grading activities to allow for installation of the concrete pad and shallow excavation for installation of the buried conduit. Installation of both components is expected to take no more than three weeks.

Environmental Commitments:

The following mitigation measures that were adopted by the IRWD Board of Directors as part of the Final Initial Study/Mitigated Negative Declaration (IS/MND) for the Tustin Wells 21 & 22 Treatment Facility apply to the proposed Energy Storage Systems Project and will be implemented during construction and operation to ensure that no impacts to biological resources, visual resources, or ambient noise levels will occur:

AES-1: Following construction activities, IRWD shall restore disturbed areas by reestablishing pre-existing conditions including topography and repaving roadways.

BIO-1: Conduct brush removal, tree trimming, building demolition, or grading activities outside of the nesting season when feasible. The California Department of Fish and Game has defined the nesting season as February 1st through August 15th. If construction or site preparation activities occur during the nesting season, then the following measures shall be implemented:

- The applicant and/or its contractors shall retain a qualified biologist to conduct nest surveys in potential nesting habitat within and adjacent to the Project Site prior to commencement of construction or site preparation activities.
- At least one survey shall be conducted within 30 days of ground disturbance activities associated with construction or grading. A survey shall also be conducted no more than five days prior to initiation of clearance or construction work. If ground disturbance activities are delayed, additional pre-construction surveys shall be conducted such that no more than five days shall have elapsed between the last survey and the commencement of ground disturbance activities.

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- Surveys shall include examination of trees, shrubs, and the ground within grassland for nesting birds, as several bird species known to occur in the area are shrub or ground nesters.
- If active nests are found, construction activity within 300 feet, or a distance otherwise determined by a qualified biologist, of an active nest should be delayed until the nest is no longer active and there is no evidence of a second attempt at nesting during the same year, as determined by the biologist.
- Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel shall be instructed on the sensitivity of nest areas.
- The biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts to these nests occur.
- The results of the survey and monitoring, and any avoidance measures taken, shall be submitted to the Irvine Ranch Water District within 30 days of completion of the pre-construction surveys and construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native and migratory birds.

NOISE-2: In order to avoid noise-sensitive hours of the day and night, construction contractors shall comply with the following:

- Construction shall be limited to between the hours of 7:00 am and 6:00 pm Monday through Friday and the hours of 9:00 am and 5:00 pm on Saturdays, and exclude city observed federal holidays.

NOISE-3: To reduce noise impacts due to construction, the applicant shall require construction contractors to implement the following measures:

- During construction, the contractor shall outfit all equipment, fixed or mobile, with properly operating and maintained exhaust and intake mufflers, consistent with manufacturers' standards.
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. External jackets on the tools themselves shall be used where feasible. Quieter procedures, such as use of drills rather than impact tools, shall be used whenever feasible.
- Stationary noise sources that could affect adjacent receptors shall be located as far from adjacent receptors as possible.

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DEPUTY

Name of Public Agency Approving and Carrying out this Project:

Irvine Ranch Water District (IRWD)
15600 Sand Canyon Avenue, Irvine, CA 92618

Contact Person: Jo Ann Corey, Engineering Technician III

Area Code 949

Phone 453-5326

Exempt Status: (check one)

- Ministerial (Sec 21080(b)(1); (State Guidelines Sec. §15268)
- Declared Emergency (Sec 21080(b)(3); State Guidelines Sec. §15269(a))
- Emergency Project (Sec 21080(b)(4); (State Guidelines Sec. §15269(b)(c))
- Categorical Exemption (State Guidelines Sec. §15301)
- Categorical Exemption (State Guidelines Sec. §15302)
- Categorical Exemption (State Guidelines Sec. §15303)
- Categorical Exemption (State Guidelines Sec. §15306)
- Statutory Exemption State code number (State Guidelines §15282)

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Reasons why project is exempt:

IRWD has made the determination that the proposed Energy Storage Systems Project at the Wells 21 & 22 Treatment Facility is exempt from the California Environmental Quality Act (CEQA) by statute (California Code of Regulations, Title 14, Chapter 3, Article 19). Categorical exemptions include minor alteration of existing facilities (CEQA Guidelines, Section 15301) and new construction or conversion of small structures under CEQA Guideline Section 15303. Under Class 1, activities are exempt for the operation, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination (CEQA Guidelines, Section 15301). Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure (CEQA Guidelines, Section 15303). Additionally, under Class 3, installation of small new equipment and facilities for water, sewage, electrical, gas and other utility extensions are exempt.

The proposed Energy Storage Systems Project is new construction of a small structure at an existing facility. The proposed Energy Storage Systems Project will serve to provide the existing Treatment Facility with an additional electrical power source during peak demand periods by installing a DRES system on the property. The DRES system will occupy a footprint of approximately 700 square feet and would be within the existing facility building. All applicable environmental commitments adopted as part of the Final IS/MND for the Tustin Wells 21 & 22 Treatment Facility will be applied to the proposed Energy Storage Systems Project, including those listed above. As such, construction and operation of the Energy Storage Systems Project will have no impacts to biological resources, visual resources, or ambient noise levels.

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BY: [Signature] DEPUTY

Submission of this form is optional. Local agencies may file this form with the county clerk pursuant to Public Resources Code Section 21152(b). The filing of the notice starts a 35-day statute of limitations on court challenges to the approval of the project under Public Resources Code Section 21167(d). Failure to file the notice results in the statute of limitations being extended to 180 days.

Jo Ann Corey, Engineering Technician III
Staff Member Responsible for Preparation

Debbie Gankensh
District Secretary

8/9/16
Date

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AUG 09 2016
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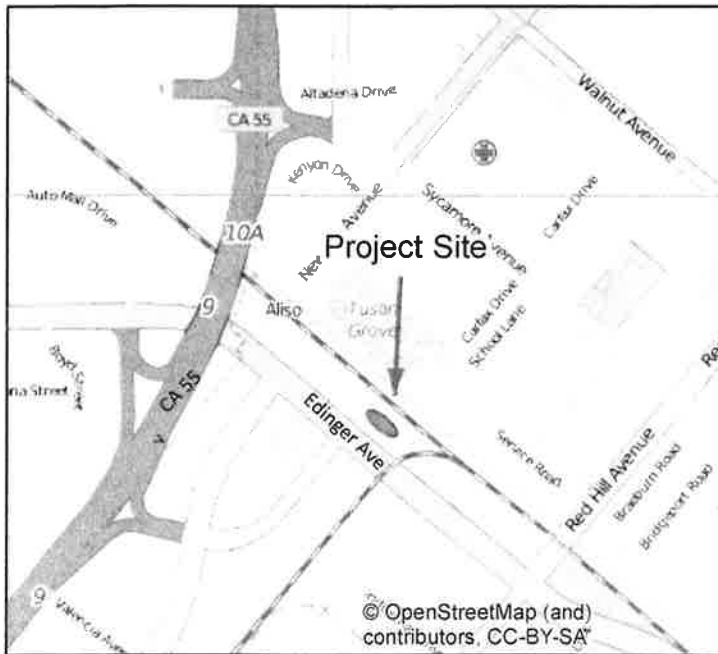


Figure 1: Wells 21-22 Treatment Facility

MAP FEATURES

 Project Location



0 135 270 540 810 Feet

Date Prepared: 08/03/2016