

DATE: December 22, 2025

TO: See Attached Mailing List

FROM: Kern County Planning and Natural Resources Department
Attn: Keith Alvidrez, Planner III
2700 "M" Street, Suite 100
Bakersfield, CA 93301
(661) 862-5015; AlvidrezK@kerncounty.com

SUBJECT: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Euismod Energy Storage Project by Euismod Project LLC and Euismod Project I, LLC. (PP26401)

The Kern County Planning and Natural Resources Department as Lead Agency (per CEQA Guidelines Section 15062) has determined that preparation of an EIR (per CEQA Guidelines 15161) is necessary for the proposed project identified below. Agencies on the attached mailing list may need to use the EIR prepared by the Department when considering their permit or other approvals for the proposed project.

PROJECT TITLE: Euismod Energy Storage Project by Euismod Project LLC and Euismod Project I, LLC. (PLN25-00046); ZCC No. 22, Map 233; CUP No. 18, Map 233; CUP No. 19, Map 233; CUP No. 20, Map 233; CUP No. 21, Map 233; ZV No. 10, Map 233.

DOCUMENT AVAILABILITY: The NOP for the above referenced project is available for public review at the Planning and Natural Resources Department, which is located at the address listed above or it can be accessed on the Kern County Planning and Natural Resources Department website at: <https://kernplanning.com/planning/notices-of-preparation>

AGENCY/PUBLIC COMMENT: The Planning and Natural Resources Department solicits the comments of agencies, interested parties, and surrounding property owners as to the scope and content of the environmental information for the proposed project and the upcoming EIR. Any comments should be submitted to the project planner whose contact information is identified above prior to the close of the NOP public review period. As mandated by State law, the NOP public review period for the proposed project is 30 days.

December 22, 2025 – January 21, 2026

SCOPING MEETING: A scoping meeting is scheduled for **Wednesday, January 14, 2026 at 1:30 p.m.** at the Kern County Planning and Natural Resources Department, which is located at the address listed above for an overview of the CEQA process as well as the proposed project, and to receive comments for the preparation of the EIR.

PROJECT LOCATION: The proposed project site is at the northern edge of the Antelope Valley, approximately 8 miles west of the unincorporated area of Rosamond, approximately 15 miles west of State Route 14, and 6 miles north of State Route 138. It is located on the northwest side of 170th Street West and Rosamond Boulevard intersection.

PROJECT DESCRIPTION: The proposed Euismod Energy Storage Project is a battery energy storage system (BESS) facility with associated infrastructure, which will use lithium-ion batteries and ancillary equipment to store approximately 1,150 megawatts (MW) or 9,200 megawatt-hours (MWh) of electricity from the regional grid, to be supplied back as needed, on an approximate 120-acre proposed project site in the unincorporated area of southeastern Kern County, California.

The proposed project includes the following land-use entitlements:

- (a) Zone Change Case (ZCC No. 20, Map 233) to change zoning from E (2 ½) RS (Estate, 2.5 acres, Residential Suburban Combining), E (5) RS (Estate 5 acres, Residential Suburban Combining), E (10) RS (Estate 10 acres, Residential Suburban Combining), and E (20) RS (Estate 20 acres, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 115.29 acres.
- (b) Conditional Use Permit (CUP No. 18, Map 233) to allow for the construction and operation of a BESS facility with the associated infrastructure on approximately 40. acres in the A (Exclusive Agriculture) Zone District pursuant to Section 19.12.030.G of the Kern County Zoning Ordinance.
- (c) Conditional Use Permit (CUP No. 19, Map 233) to allow for the construction and operation of a BESS facility with the associated infrastructure on approximately 80 acres in the A (Exclusive Agriculture) Zone District pursuant to Section 19.12.030.G of the Kern County Zoning Ordinance.
- (d) Conditional Use Permit (CUP No. 20, Map 233) to allow for a microwave communications tower on approximately 0.23 acre in the A (Exclusive Agriculture) Zone District pursuant to Section 19.12.030.F of the Kern County Zoning Ordinance.
- (e) Conditional Use Permit (CUP No. 21, Map 233) to allow for a microwave communications tower on approximately 0.21 acres in the A (Exclusive Agriculture) Zone District pursuant to Section 19.12.030.F of the Kern County Zoning Ordinance.
- (f) Zone Variance (ZV) (ZV No. 10, Map 233) to authorize multiple parcels of substandard size where a minimum of 20 acres is required for a change in base zoning from E (2 1/2) RS (Estate 2.5 acres, Residential Suburban Combining), E (5) RS (Estate 5 acres, Residential Suburban Combining), E (10) RS (Estate 10 acres, Residential Suburban Combining), and E (20) RS (Estate 20 acres, Residential Suburban Combining) to the A (Exclusive Agriculture) Zone District on approximately 75.10 acres.
- (g) Nonsummary Vacations to eliminate public access easements within Section 14, Township 9 North, Range 15 West of the San Bernardino Base & Meridian (SBBM) in Zone Map 233.

Signature: Keith Alvirez
Printed Name: Keith Alvirez

Date: 12/22/25
Title: Planner III

Euismod Energy Storage Project

Figure 1 Vicinity

Euismod Project LLC and
Euismod Project I LLC

-  Site
-  Arterials
-  Township/Range
-  Sections

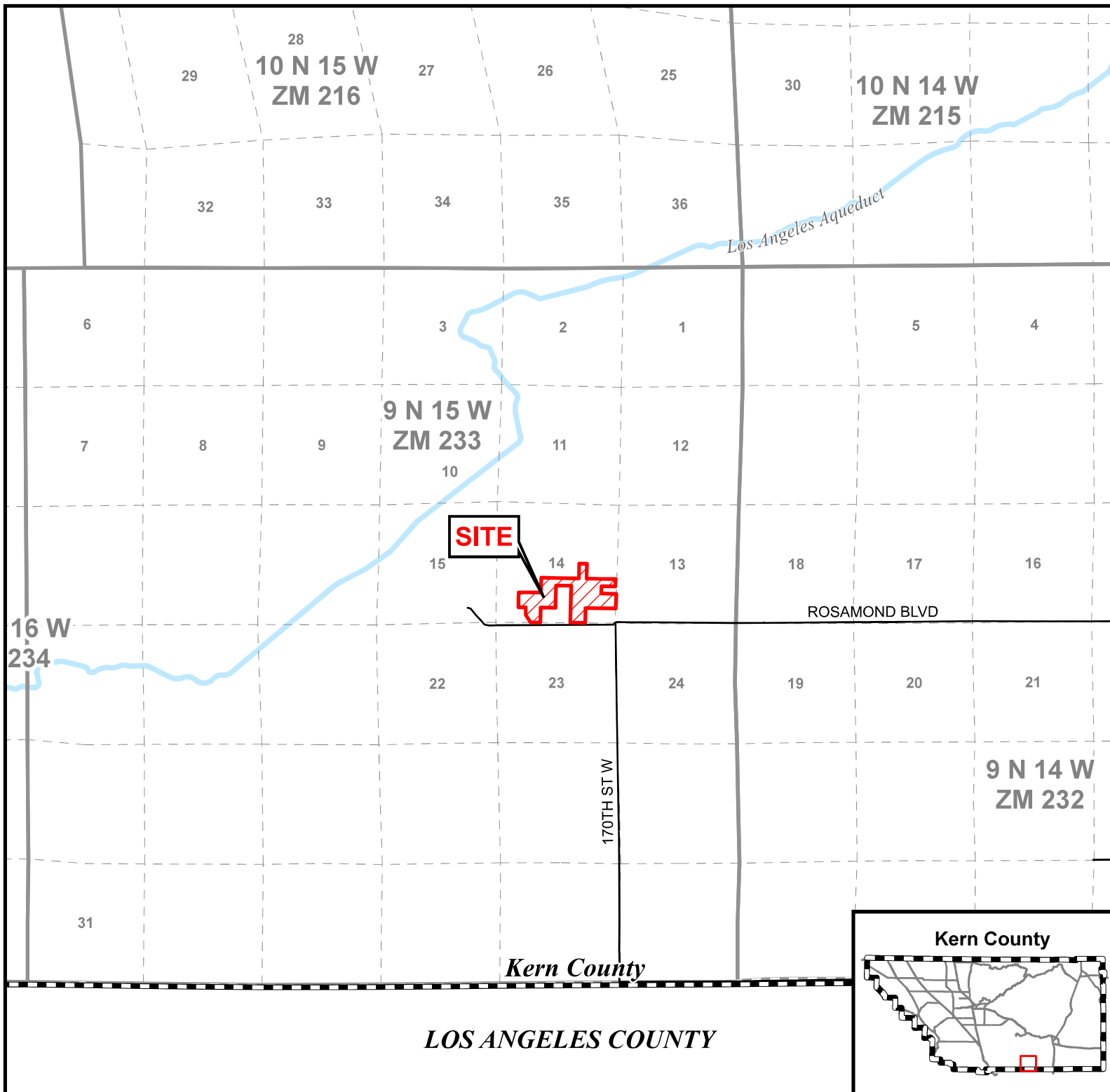
Sec. 14 - T9N/R15W

Created on: 12/10/2025

0 5,600 11,200 ft



Kern County
Planning & Natural
Resources Department



**Euismod Energy Storage Project
Surrounding Property Owners**

	261 131 13 00 6 BACANI JAN & SOFIA FAMILY TRUST 6759 VINALHAVEN CT CYPRESS CA 90630	261 104 19 00 6 BENNINGER BERNARD & ELDINA TR 1350 SUEY RD APT 265 SANTA MARIA CA 93454
261 103 13 00 1 BLAUSTEIN MARK REV TRUST 6282 S SONIC DR ST GEORGE UT 84790	261 104 14 00 1 BLUE PACIFIC HOLDING INC P O BOX 803022 SANTA CLARITA CA 91380	261 103 28 00 5 BOONE RICHARD E & ELEANOR H 528 IVEY VINE DR MARYVILLE TN 37801
261 103 21 00 4 BORNILLA JOSE C M & ROXANNE F PO BOX 56867 SHERMAN OAKS CA 91413-1867	261 103 27 02 0 BOYLE BRITNEY N 1400 E THOMPSON BL VENTURA CA 93001	261 103 16 00 0 BROWN DEREK 580 18TH ST HERMOSA BEACH CA 90254
261 103 15 00 7 BROWN FAMILY TR 1910 KAPALUA DR OXNARD CA 93036-7746	261 103 25 00 6 BURNETTE FRANKLIN W III 41380 WHITTIER AV HEMET CA 92544	261 104 17 00 0 BURNHAM DAVID J & JOHN P 5572 ANNANDALE PL EASTVALE CA 92880
261 113 13 00 4 CARDENAS NANCY 509 S LINCOLN PL MONROVIA CA 91016-2551	261 111 49 00 5 CASKEY ADAM R & PAMELA JO PO BOX 56867 SHERMAN OAKS CA 91413	261 113 20 00 4 CLIPPARD JOSEPH SCOTT 505 CAROLINA AV MAIDEN NC 28650
261 104 08 00 4 COPE TRUST 21 MOLLISON DR SIMI VALLEY CA 93065-5382	261 103 26 00 9 DAUGHERTY FAMILY 2003 TRUST 26372 PACATO DR MISSION VIEJO CA 92691	261 104 07 00 1 DOBENS R SP TR 5622 ANDRUS AV TORRANCE CA 90503-1813
261 103 11 00 5 DORADO HOLDINGS LLC 2021 LAS POSITAS CT STE 155 LIVERMORE CA 94551-7305	261 103 20 00 1 DREW CAROLYN WINIFRED 75 SUMMER ST VINEYARD HAVEN MA 02568-6365	261 104 12 00 5 EDF POWER SOLUTIONS DEVELOPMENT INC 15445 INNOVATION DR SAN DIEGO CA 92128
261 340 03 00 1 ENXCO DEV CORP 15445 INNOVATION DR SAN DIEGO CA 92128-3432	261 104 06 00 8 EQUITY TRUST CO CSTDIAN FBO MAYNARD NICHOLAS P O BOX 56867 SHERMAN OAKS CA 91413-6867	261 131 12 00 3 EYHERABIDE LAND CO LLC 5284 KENT DR BAKERSFIELD CA 93306-3908
261 113 15 00 0 FERREL GERARDO & MENDOZA G 1998 BUENA VISTA ST DUARTE CA 91010	261 103 34 00 2 FONTELAR FERNANDO G & WILLA B 468 LAUSANNE AV DALY CITY CA 94014	261 103 30 00 0 ALLISON NANCY C 2750 W ACACIA AV SP J02 HEMET CA 92545
261 113 19 00 2 GEM A CAES LLC 1125 17TH ST STE 700 DENVER CO 80202	261 102 14 00 7 GLORIA LAND HOLDINGS LLC 3227 PARK HILLS DR AUSTIN TX 78746	261 103 37 00 1 GREENDALE CORP 1506 WHEATLEY PL SAN JOSE CA 95121

261 113 21 00 7
HERNANDEZ JUAN C & CONTRERAS
MARIA M L
8512 WILLOW AV
CALIFORNIA CITY CA 93505

261 104 03 00 9
IKARD EDDIE & PATSY IKARD TR
41862 ROAD 128
OROSI CA 93647

261 101 09 00 6
JENNINGS MARY ELLEN
2536 FRENCH ST
SANTA ANA CA 92706

261 103 22 00 7
KASRAVI MEHRSHID ZAHRA L
5920 S PACIFIC COAST HW APT 29
REDONDO BEACH CA 90277-6170

261 103 01 00 6
KIM HYUN HEE LIV TR
301 STREAMWOOD
IRVINE CA 92620-1967

261 103 09 00 0
KOPPAKA PRASAD
7633 BUCKEYE CT
DUBLIN CA 94568

261 113 03 00 5
LAGO GIOVANNY
7741 SW 122ND AV
MIAMI FL 33183

261 101 13 00 7
LIAO CHENG J & MEI F
127 CHANTILLY
IRVINE CA 92620

261 104 13 00 8
MAC VEAN DEAN A & SUZANNE E
652 COUNTY HWY # 102
GLOVERSVILLE NY 12078

261 111 40 00 8
MARSHALL JOHN D
PO BOX 1606
ROSAMOND CA 93560

261 111 42 00 4
MARSHALL JOHN D
3410 W 170TH ST
ROSAMOND CA 93560-0100

261 104 20 00 8
METHOT PAUL DAVID
1136 W ORANGETHORPE
FULLERTON CA 92833

261 113 02 00 2
MILIRAS FAMILY TRUST
155 N HAMILTON DR # 202
BEVERLY HILLS CA 90211-2290

261 103 39 00 7
MOJAVE GREEN PARTNERSHIP
41862 ROAD 128
OROSI CA 93647

261 113 25 00 9
MUNOZ ERWIN S
2418 MONICA LN
SANTA ANA CA 92706-1224

261 113 14 00 7
ORTIZ ANTHONY JOSE
4623 FRAJIO AV
IRWINDALE CA 91706

261 131 02 00 4
OZGA JOSEPH T & BRONIA
27955 GALLINA
MISSION VIEJO CA 92692-2618

261 113 17 00 6
PAONESSA PAMELA REVOCABLE
TRUST
167 ELM CT
BURBANK CA 91502

261 104 15 00 4
PEREZ ADRIAN & BLANCA L
43812 W 58TH ST
LANCASTER CA 93536

261 103 19 00 9
PHAN HUAN
113 NE 137TH ST
BRADENTON FL 34212

261 113 01 00 9
PW REAL EST VENTURES LLC
450 ANTHONY TL
NORTHBROOK IL 60062

261 104 05 00 5
RAMIREZ MANN TR
1160 WINDWARD WY
OXNARD CA 93035

261 103 08 00 7
REECE MILLARD & MARGUERITE TR
417 COUNTY ROAD 261
BLACKWELL TX 79506-1405

261 340 05 00 7
RUSTAM FAMILY LLC
P O BOX 4198
WESTLAKE VILLGE CA 91359

261 104 10 00 9
SELAKE STEVEN J TR
1200 LIDA ST
PASADENA CA 91103-2335

261 103 17 00 3
SIVAGNANAM RISHE
2052 JANET DR
LANCASTER CA 93536

261 103 29 00 8
SMITH FAMILY TRUST
3607 BALBOA BL
NEWPORT BEACH CA 92663

261 131 04 00 0
SOU CAL EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683-5240

261 131 08 00 2
SOU CAL EDISON CO
2131 WALNUT GROVE AV FLR 2
ROSEMEAD CA 91770

261 132 14 00 6
SOU CAL EDISON CO
2244 WALNUT GROVE AV
ROSEMEAD CA 91770

261 132 18 00 8
SOU CAL EDISON CO
2131 WALNUT GROVE AV
ROSEMEAD CA 91770

261 103 18 00 6
SOUTHERN CALIF EDISON CO
2244 WALNUT GROVE AV
ROSEMEAD CA 91770-3714

261 113 09 00 3
STEPHENSON KEITH
222 ROYAL CREST CT
ESCONDIDO CA 92025-7051

261 113 10 00 5
STEPHENSON KEITH
13334 MAHOGANY CV
SAN DIEGO CA 92131

261 104 16 00 7
STILES FRANCES K
47 RED BARN CI
PITTSFORD NY 14534-3720

261 131 01 00 1
STRANGE CAROLYN A
2433 CERES AV
CHICO CA 95926

261 102 04 00 8
THOMPSON FORD W JR LIVING
TRUST
27162 TOSSAMAR
MISSION VIEJO CA 92692

261 103 12 00 8
TORRES RAYMOND & LYNN LIV TR
1818 SAINT CHARLES ST
ALAMEDA CA 94501-1119

261 113 05 00 1
TREJO WILLIAM G
10960 MARKLEIN AV
MISSION HILLS CA 91345

261 104 21 00 1
TRUC MAI N
13149 SAN ANTONIO AV
CHINO CA 91710

261 113 18 00 9
URENA VIRGINIA FEDELIN R
1420 E 75TH ST
LOS ANGELES CA 90001-3046

261 260 20 00 7
WILLOW SPRINGS INVESTMENTS
701 N PARKCENTER DR
SANTA ANA CA 92705

**Euismod Energy Storage Project
Agency & Interested Parties**

City of Arvin
P.O. Box 548
Arvin, CA 93203

Bakersfield City Planning Dept
1715 Chester Avenue
Bakersfield, CA 93301

Bakersfield City Public Works Dept
1501 Truxtun Avenue
Bakersfield, CA 93301

California City Planning Dept
21000 Hacienda Blvd.
California City, CA 93515

Delano City Planning Dept
P.O. Box 3010
Delano, CA 93216

City of Maricopa
P.O. Box 548
Maricopa, CA 93252

City of McFarland
401 West Kern Avenue
McFarland, CA 93250

City of Ridgecrest
100 West California Avenue
Ridgecrest, CA 93555

City of Shafter
336 Pacific Avenue
Shafter, CA 93263

City of Taft
Planning & Building
209 East Kern Street
Taft, CA 93268

City of Tehachapi
Attn: John Schlosser
115 South Robinson Street
Tehachapi, CA 93561-1722

City of Wasco
764 E Street
Wasco, CA 93280

Inyo County Planning Dept
P.O. Drawer "L"
Independence, CA 93526

Kings County Planning Agency
1400 West Lacey Blvd, Bldg. 6
Hanford, CA 93230

Los Angeles Co Reg Planning Dept
320 West Temple Street
Los Angeles, CA 90012

San Bernardino Co Planning Dept
385 North Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

San Luis Obispo Co Planning Dept
Planning and Building
976 Osos Street
San Luis Obispo, CA 93408

Santa Barbara Co Resource Mgt Dept
123 East Anapamu Street
Santa Barbara, CA 93101

Tulare County Planning & Dev Dept
5961 South Mooney Boulevard
Visalia, CA 93291

Ventura County RMA Planning Div
800 South Victoria Avenue, L1740
Ventura, CA 93009-1740

U.S. Bureau of Land Management
Ridgecrest Field Office
300 South Richmond Road
Ridgecrest, CA 93555

China Lake Naval Weapons Center
Tim Fox, RLA - Comm Plans & Liaison
429 E Bowen, Building 981
Mail Stop 4001
China Lake, CA 93555

Edwards Air Force Base
Mission Sustainability Liaison
412 TW, Bldg. 2750, Ste 117-14
195 East Popson Avenue
Edwards AFB, CA 93524

U.S. Fish & Wildlife Service
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, CA 92262

Antelope Valley Resource Cons Dist.
10148 West Avenue I
Lancaster, CA 93536

Environmental Protection Agency
Region IX Office
75 Hawthorn Street
San Francisco, CA 94105

U.S. Dept of Agriculture/NRCS
5080 California Avenue, Ste 150
Bakersfield, CA 93309-0711

State Air Resources Board
Stationary Resource Division
P.O. Box 2815
Sacramento, CA 95812

So. San Joaquin Valley Arch Info Ctr
California State University of Bkfd
9001 Stockdale Highway
Bakersfield, CA 93311

Caltrans District 6
Planning/Land Bank Bldg.
P.O. Box 12616
Fresno, CA 93778

Caltrans District 9
Planning Department
500 South Main Street
Bishop, CA 93514

State Dept of Conservation
Director's Office
715 "P" Street, MS 1900
Sacramento, CA 95814

State Dept of Conservation
Geologic Energy Management Division
11000 River Run Boulevard
Bakersfield, CA 93311

California Energy Commission
James W. Reed, Jr.
1516 Ninth Street
Mail Stop 17
Sacramento, CA 95814

California Fish & Wildlife
1234 East Shaw Avenue
Fresno, CA 93710

California Highway Patrol
Planning & Analysis Division
P.O. Box 942898
Sacramento, CA 94298-0001

Integrated Waste Management
P.O. Box 4025, MS #15
Sacramento, CA 95812-4025

State Water Resources Control Board
Division of Drinking Water
Attn: Jesse Dhaliwal, Sr. Sanitary Eng
4925 Commerce Drive, Suite 120
Bakersfield, CA 93309

Public Utilities Comm Energy Div
505 Van Ness Avenue
San Francisco, CA 94102

California Regional Water Quality
Control Board/Lahontan Region
15095 Amargosa Road – Bld. 2, Suite 210
Victorville, CA 92392

State Dept of Toxic Substance Control
Environmental Protection Agency
1515 Tollhouse Road
Clovis, CA 93612

Cal Environmental Protection Agency/
Dept of Toxic Substances Control, Reg 1
Attn: Dave Kerezais, Permit Div - CEQA
8800 Cal Center Drive, 2nd Floor
Sacramento, CA 95826

State Dept of Water Resources
San Joaquin Dist.
4201 S Sabodan St
Bakersfield, CA 93313

State Dept of Water Resources
Div. Land & Right-of-Way
P.O. Box 942836
Sacramento, CA 94236

Kern County Administrative Officer

Kern County Public Works Department
Building & Development
Floodplain

Kern County Public Works Department
Building & Development/Survey

Kern County
Env Health Services Department

Kern County Fire Dept
Aaron Duncan

Kern County Library/Beale
Local History Room

Kern County Library/Beale
Andie Sullivan

Kern County Library
Wanda Kirk/Rosamond Branch
3611 Rosamond Boulevard
Rosamond, CA 93560

Kern County Museum
3801 Chester Avenue
Bakersfield, CA 93301

Kern County Parks & Recreation

Kern County Sheriff's Dept
Administration

Kern County Public Works Department
Building & Development
Development Review

Kern County Public Works Department
Operations & Maintenance
Regulatory Monitoring & Reporting

Rosamond Municipal Advisory Council
414 W. Tehachapi Blvd. Suite H
Tehachapi, CA 93561

Mojave Town Council
Bill Deaver, President
P.O. Box 1113
Mojave, CA 93502-1113

Southern Kern Unified School Dist.
P.O. Box CC
Rosamond, CA 93560

Kern County Superintendent of Schools
Attention School District Facility Services
1300 - 17th Street
Bakersfield, CA 93301

KernCOG
1401 19th Street - Suite 300
Bakersfield, CA 93301

Kern County Water Agency
3200 Rio Mirada Drive
Bakersfield, CA 93308

East Kern Air Pollution Control District

Antelope Valley-East Kern Water Agency
6500 West Avenue N
Palmdale, CA 93551

Adams, Broadwell, Joseph & Cardozo
Attention: Rachel Levine
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080

U.S. Air Force
Attn: David Bell/AFCEC CZPW
Western Regional/Leg Branch
510 Hickam Avenue, Bld. 250-A
Travis AFD, CA 94535-2729

U.S. Army
Attn: Daniel J. Saelens
G3 Force Integration
P.O. Box 105100
Fort Irwin, CA 92310

U.S. Army
Attn: Tim Kilgannon, Reg 9 Coord
Office of Strategic Integration
721 - 19th Street, Room 427
Denver, CO 80202

U.S. Navy
Attn: Steve Chung
1220 Pacific Highway
San Diego, CA 92132-5190

U.S. Marine Corps Command Gen.
MCIWEST-MCB CamPen
Attn: A/CS, G7
Box 555010, Bldg 1160, Rm 280
Camp Pendleton, CA 92055-5246

Kern Audubon Society
Attn: Frank Bedard, Chairman
7612 Angela Ave
Bakersfield CA 93308

Los Angeles Audubon
926 Citrus Avenue
Los Angeles, CA 90036-4929

Center on Race, Poverty, & Environment
5901 Christie Avenue, Suit 208
Emeryville, CA 94608

Center on Race, Poverty, & Environment
CA Rural Legal Assistance Foundation
1012 Jefferson Street
Delano, CA 93215

Defenders of Wildlife
Attn: Sophia Markowska
P.O. Box 401
Folsom, CA 95763

Native American Heritage Council
Attn: Gene Albitre
18169 Highway 155
Woody, CA 93287

Beth Boyst
Pacific Crest Trail Program Manager
1323 Club Drive
Vallejo, CA 94592

Anitra Kass
Pacific Crest Trail Association
41860 Saint Annes Bay Drive
Bermuda Dunes, CA 92203

Sierra Club/Kern Kaweah Chapter
P.O. Box 3357
Bakersfield, CA 93385

Southern California Edison
Planning Dept.
25625 West Rye Canyon
Valencia, CA 91355

Chumash Council of Bakersfield
2421 "O" Street
Bakersfield, CA 93301-2441

David Laughing Horse Robinson
P.O. Box 20849
Bakersfield, CA 93390

Kern Valley Indian Council
Attn: Robert Robinson, Chairperson
P.O. Box 401
Weldon, CA 93283

Kern Valley Indian Council
Historic Preservation Office
P.O. Box 401
Weldon, CA 93283

Santa Rosa Rancheria
Ruben Barrios, Chairperson
P.O. Box 8
Lemoore, CA 93245

Tejon Indian Tribe
Attn: Curtis Alcantar
4941 David Road
Bakersfield CA 93307

Kitanemuk & Yowlumne Tejon Indians
Chairperson
115 Radio Street
Bakersfield, CA 93305

Tubatulabals of Kern County
Attn: Robert Gomez, Chairperson
P.O. Box 833
Weldon, CA 93283

Tule River Indian Tribe
Neal Peyron, Chairperson
P.O. Box 589
Porterville, CA 93258

Terra-Gen Power, LLC
Randy Hoyle
11512 El Camino Real, Suite 370
San Diego, CA 92130-3025

Renewal Resources Group
Holding Company
Rupal Patel
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Los Angeles, CA 90036

Antelope Valley-East Kern
Water Agency
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Palmdale, CA 93551

David Walsh
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Tehachapi, CA 93561

Congentrix Sunshine, LLC
Rick Neff
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Charlotte, NC 28273

Fotowatio Renewable Ventures
Sean Kiernan
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San Francisco, CA 94104

EDP Renewables Company
North America, LLC
53 SW Yamhill Street
Portland, OR 97204

Terra-Gen Power LLC
11455 El Camino Real #160
San Diego, CA 92130

Structure Cast
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Sierra Club
2815 La Cresta Drive
Bakersfield, CA 93305

Wind Stream, LLC
Albert Davies
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Darren Kelly
Sr. Business Manager
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1095 Ave of the Americas – FL 25, Ste A
New York, NY 10036-6797

Bill Barnes
Director of Asset Mgmt.
AES Midwest Wind Gen
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Palm Springs, CA 92263-2190

Sarah K. Friedman
Beyond Coal Campaign/Sierra Club
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Los Angeles, CA 90026

Robert Burgett
9261 - 60th Street, West
Mojave, CA 93501

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EGI Department
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Portland, OR 97209

Michael Strickler
Iberdrola Renewables, Sr Proj Mgr
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Portland, OR 97209

Recurrent Energy
Seth Israel
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San Francisco, CA 94101-1407

Kate Kelly
Kelly Group
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Winters, CA 95694

Carol Lawhon
Association Executive, IOM
Tehachapi Area Assoc of Realtors
803 Tucker Road
Tehachapi, CA 93561

Matthew Gorman
The Gorman Law Firm
1346 E. Walnut Street, Suite 220
Pasadena, CA 91106

Eight Bar Ranch
Jon and Helen Lantz
11300 Cameron Canyon Road
Mojave, CA 93501

Fairmont Town Council
Attn: Barbara Rogers
P.O. Box 2320
Rosamond, CA 93560

Kevin Johnston
2476 Buena Vista Avenue
Livermore, CA 94550

Leadership Counsel for Justice &
Accountability
Attn: Emma De La Rosa
1522 18th Street
Bakersfield, CA 93301

LIUNA
6800 District Boulevard
Bakersfield CA 93313

Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Beth Boyst
Pacific Crest Trail Program Manager
1323 Club Drive
Vallejo, CA 94592

Anitra Kass
Pacific Crest Trail Association
41860 Saint Annes Bay Drive
Bermuda Dunes, CA 92203

**Euismod Energy Storage Project
AB 52 Tribal**

Tejon Indian Tribe **(DUP)**
Attn: Curtis Alcantar
4941 David Road
Bakersfield, CA 93307

Twenty-Nine Palms Band of Mission
Indians
Attn: Anthony Madrigal Jr.
46-200 Harrison Place
Coachella, CA 92236

Twenty-Nine Palms Band of Mission
Indians
Attn: Darrell Mike
46-200 Harrison Place
Coachella, CA 92236

Yuhaaviatam of San Manuel Nation
Attn: Alexandra McCleary
26569 Community Center Drive
Highland, CA 92346

Torres Martinez Desert Cahuilla Indians
Attn: Michael Mirelez
P.O. Box 1160
Thermal, CA 92274

Morongo Band of Mission Indians
Attn: Aurelia R. Torres
12700 Pumarra Road
Banning, CA 92220

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Euismod Energy Storage Project by Euismod Project LLC and Euismod Project I, LLC.

Lead Agency: Kern County Planning and Natural Resources Department

Contact Person: Keith Alvidrez, Planner III

Mailing Address: 2700 M Street, Suite 100

Phone: 661-862-5015

City: Bakersfield

Zip: 93301

County: Kern County

Project Location: County: Kern

City/Nearest Community: Rosamond

Cross Streets: 170th Street West and Rosamond Boulevard

Zip Code: 93560

Longitude/Latitude (degrees, minutes and seconds): 35 ° 52 ' 3.46720 " N / 118 ° 26 ' 20.28729 " W Total Acres: 120

Assessor's Parcel No.: Multi

Section: 14

Twp.: 9N

Range: 15W

Base: SBBM

Within 2 Miles: State Hwy #: N/A

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: N/A

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Zone Variance**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW☐ Waste Treatment: Type _____ MGD☐ Hazardous Waste: Type _____☒ Other: Battery Energy Storage Systems (BESS) - 9,200 MWh / 1,150 MW**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Fiscal☐ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☐ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: Tribal Cultural, Green House Gas**Present Land Use/Zoning/General Plan Designation:**

Undeveloped Vacant Land / Various Zoning / Various General Plan Designations

Project Description: (please use a separate page if necessary)

The proposed Euismod Energy Storage Project is a battery energy storage system (BESS) facility with associated infrastructure, which will use lithium-ion batteries and ancillary equipment to store approximately 1,150 megawatts (MW) or 9,200 megawatt-hours (MWh) of electricity from the regional grid, to be supplied back as needed, on an approximate 120-acre proposed project site in the unincorporated area of southeastern Kern County, California. The proposed project includes land-use entitlement request for a Zone Change Case (ZCC), Conditional Use Permits (CUPs), Zone Variance (ZV), and Nonsummary Street Vacations (NSVs) from the Kern County Planning & Natural Resources Department.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>9</u>	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>Central</u>
☒ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☒ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>Fresno</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 22, 2025 Ending Date January 21, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ Date: 12/22/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

NOTICE OF PREPARATION

Eusmod Energy Storage Project by Eusmod Project LLC and Eusmod Project I LLC

ZCC No. 22, Map 233
CUP No. 18, Map 233
CUP No. 19, Map 233
CUP No. 20, Map 233
CUP No. 21, Map 233
ZV No. 10, Map 233

PLN25-00046

LEAD AGENCY:



Kern County Planning and Natural Resources Department
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December 2025



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INTRODUCTION

Pursuant to the California Environmental Quality Act (CEQA), the Kern County Planning and Natural Resources Department (County) will initiate the preparation of an Environmental Impact Report (EIR) for the Euismod Energy Storage Project (project) proposed by Euismod Project LLC and Euismod Project I LLC (project proponents) in the unincorporated area of southeastern Kern County, California.

1. Project Description

1.1 Project Proposal

The project proponents propose to develop and operate a 1,150 megawatts (MW) or 9,200 megawatt-hours (MWh) battery energy storage system (BESS) facility with associated infrastructure on an approximate 120-acre proposed project site in the unincorporated area of southeastern Kern County, California, as shown in **Figure 1 - Vicinity**. The BESS facility will use lithium-ion batteries and ancillary equipment to store electricity from the regional grid, to be supplied back as needed. The BESS facility and infrastructure for the proposed project would be arranged in the following three designated areas: North BESS area, South BESS area, and West BESS area, as shown in **Figure 2 – Aerial**. The associated infrastructure would include battery energy storage arrays, collector substations, Supervisory Control and Data Acquisition (SCADA) Systems, microwave communications towers, operations & maintenance support buildings, climate-controlled permanent storage containers, onsite power infrastructure, roads and improved surfaces, two 230-kV overhead transmission lines to the Southern California Edison (SCE) Whirlwind Substation located on the adjacent parcels to the south of the proposed project site, and a temporary laydown yard. The SCE will be responsible for upgrading both the Whirlwind Substation (within SCE's property) as well as the necessary improvements to the gen-tie transmission line connecting the substation to the proposed project site in order to accommodate the interconnection. The above-mentioned infrastructure are considered project components and are described in further detail below in **Section 1.4 – Proposed Project Facilities**.

At the end of the proposed project's anticipated operational life of up to 35 years, the project proponents would determine at that time whether the proposed project should be decommissioned and deconstructed or if it would seek an extension of its operation and the appropriate permitting pathways. If any portion of the proposed project site is decommissioned, all BESS structures would be removed to facilitate conversion of the proposed project site to other uses in accordance with the applicable land use regulations in effect at that time.

The proposed project includes the following land-use entitlements from the County:

- (a) Zone Change Case (ZCC No. 20, Map 233) to change zoning from E (2 ½) RS (Estate, 2.5 acres, Residential Suburban Combining), E (5) RS (Estate 5 acres, Residential Suburban Combining), E (10) RS (Estate 10 acres, Residential Suburban Combining), and E (20) RS (Estate 20 acres, Residential Suburban Combining) to A (Exclusive Agriculture) on approximately 115.29 acres.
- (b) Conditional Use Permit (CUP No. 18, Map 233) to allow for the construction and operation of a BESS facility with the associated infrastructure on approximately 40. acres in the A (Exclusive Agriculture) Zone District pursuant to Section 19.12.030.G of the Kern County Zoning Ordinance.



- (c) Conditional Use Permit (CUP No. 19, Map 233) to allow for the construction and operation of a BESS facility with the associated infrastructure on approximately 80 acres in the A (Exclusive Agriculture) Zone District pursuant to Section 19.12.030.G of the Kern County Zoning Ordinance.
- (d) Conditional Use Permit (CUP No. 20, Map 233) to allow for a microwave communications tower on approximately 0.23 acre in the A (Exclusive Agriculture) Zone District pursuant to Section 19.12.030.F of the Kern County Zoning Ordinance.
- (e) Conditional Use Permit (CUP No. 21, Map 233) to allow for a microwave communications tower on approximately 0.21 acres in the A (Exclusive Agriculture) Zone District pursuant to Section 19.12.030.F of the Kern County Zoning Ordinance.
- (f) Zone Variance (ZV) (ZV No. 10, Map 233) to authorize multiple parcels of substandard size where a minimum of 20 acres is required for a change in base zoning from E (2 1/2) RS (Estate 2.5 acres, Residential Suburban Combining), E (5) RS (Estate 5 acres, Residential Suburban Combining), E (10) RS (Estate 10 acres, Residential Suburban Combining), and E (20) RS (Estate 20 acres, Residential Suburban Combining) to the A (Exclusive Agriculture) Zone District on approximately 75.10 acres.
- (g) Nonsummary Vacations to eliminate public access easements within Section 14, Township 9 North, Range 15 West of the San Bernardino Base & Meridian (SBBM) in Zone Map 233.

As listed above, the County is processing two separate Conditional Use Permits (CUPs) for the construction and operation of the BESS facility due to the proposed project having two project proponents. The Euismod Project LLC will be the project proponent under CUP No. 18, Map 233, which is also depicted as the designated South BESS area. The Euismod Project I LLC is the project proponent under CUP No. 19, Map 233, which is also depicted as both the designated North and West BESS areas.

1.2 Project Location

The proposed project site is at the northern edge of the Antelope Valley, approximately 8 miles west of the unincorporated area of Rosamond, approximately 15 miles west of State Route 14, and 6 miles north of State Route 138. It consist of a total of 10 parcels equaling approximately 120 acres, with 1 parcel in the designated South BESS area, 4 parcels in the designated North BESS area, and 5 parcels in the designated West BESS area, as shown in **Figure 3 – Assessor’s Parcelization**. The proposed project site is within the U.S. Geological Survey Fairmont Butte quadrangle, and in Section 14 of Township 9 North; Range 15 West of the SBBM. The boundary of the proposed project site is defined by the CUP boundaries, as shown in **Figure 4 – Proposed Project CUP Boundaries**.

The proposed project site is located on the northwest side of 170th Street West and Rosamond Boulevard intersection. Primary access to the proposed project site would be granted from 170th Street West, as shown in **Figure 2 – Aerial**.

1.3 Environmental Setting

The proposed project site is mostly undeveloped except for high voltage transmission infrastructure, communications infrastructure, and unpaved roads and trails within the desert region of southeastern Kern County, California. The adjacent parcels are also undeveloped except for electrical and communications



infrastructure, including the Whirlwind Substation located directly to the south. The undeveloped areas on the proposed project site and surrounding lands consist primarily of creosote bush scrub. The proposed site is in an area of sparse rural residences. Developments in the vicinity are primarily solar and wind energy facilities, other utility infrastructure, and agriculture. The closest sensitive receptors are residences located approximately 0.1 mile or more northwest of the proposed project site, which is east of 170th Street West.

The proposed project site has relatively flat and featureless terrain with elevations ranging from 2,764 to 2,827 feet above mean sea level. Soils at the proposed project site are mapped as alluvium, and a geotechnical investigation encountered loose to medium dense sand and silt with minor fine gravel extending to the maximum depth explored (41.5'). The nearest active fault is the Garlock Fault at approximately 9.1 miles to the northwest at its closest; the San Andreas Fault Zone is located approximately 11.3 miles to the southwest of the proposed project site.

As shown in **Figure 5 – Floodplain**, the easternmost part of the proposed project site is designated as Flood Zone “A”, which is a Federal Emergency Management Agency (FEMA) designated flood zone indicating that the area could flood during a 100-year flood event. The proposed project is designed for the BESS facility to be exclusively outside of this flood zone to the west, and in Flood Zone “X”, which indicates areas of minimal flood hazard. There are no jurisdictional wetlands on the proposed project site but there are ephemeral stream channels that are subject to the jurisdiction of the RWQCB and California Department of Fish and Wildlife (CDFW).

The proposed project site is not designated by California Department of Conservation as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. However, the proposed project site is within the boundaries of Agriculture Preserve Number 24, as shown in **Figure 6 – Agricultural Preserve**. The proposed project site is not subjected to a Williamson Act Land Use Contract.

Additionally, the proposed project site is not within a mineral recovery area or within a designated mineral and petroleum resource site designated by the Kern County General Plan, nor is it identified as a mineral resource zone by the Department of Conservation’s State Mining and Geology Board. The proposed project site is not located within the County’s NR (Natural Resources) or PE (Petroleum Extraction) Zone Districts. Based on a review of records maintained by the California Department of Conservation/California Department of Conservation Geologic Energy Management Division, there are no oil wells identified onsite.

The proposed project would be served by the Kern County Sheriff’s Office (KCSO) for law enforcement and public safety, Kern County Fire Department (KCFD) for fire protection, and Kern County Medical Emergency Service for emergency medical and rescue services. The nearest KCSO substation and KCFD fire station (Station No. 15) that would serve the proposed project are both located in the community of Rosamond. The nearest hospital is Adventist Health Tehachapi Valley at 1100 Magellan Drive in the City of Tehachapi, which is approximately 19.5 miles to north of the proposed project site. The schools near the proposed project site are located in the unincorporated community of Rosamond with the closest being Tropico Middle located approximately 12 miles east of the proposed project site.



KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT
Euismod Energy Storage Project

No portion of the proposed project is located within an area governed by the Kern County Airport Land Use Compatibility Plan (ALUCP). The closest airport is a private landing strip located more than 12 miles east of the proposed project site.

The proposed project site is subject to both the provisions of the Willow Springs Specific Plan and the Kern County Zoning Ordinance, as shown in *Table 1. Assessor Parcel Number, Existing Specific Plan Designations, Existing Zoning Classifications, Proposed Zoning Classifications, Zone Variance Required, and Acreages, Figure 7 – Existing Specific Plan Designations, Figure 8 – Existing Zoning Classifications, Figure 9 – Proposed Zoning Classifications.*

Table 1. Assessor Parcel Number, Existing Specific Plan Designations, Existing Zoning Classifications, Proposed Zoning Classifications, Zone Variance Required, and Acreages.

APN	Existing Specific Plan Designations	Existing Zoning Classifications	Proposed Zoning Classifications	Zone Variance Required	Acreages
CUP No. 18, Map 233 (South Area – Solar)					
261-104-10*	5.6	E (2 ½) RS E (2 ½) RS FPS	A A FPS	No	40.19
Total Acreages for CUP No. 18 Boundary:					40.19
CUP No. 19, Map 233 (North & West Area – Solar)					
261-103-17	5.7	E (5) RS	A	Yes	19.51
261-103-20*	5.7	E (5) RS	A	Yes	10.14
261-103-21	5.75	E (10) RS	A	Yes	10.14
261-103-29	5.7 & 3.3	E (5) RS	A	Yes	5.10
261-104-13	5.75	A WE	A WE	No	5.07
261-104-16	5.75	E (10) RS	A	Yes	15.14
261-104-19	5.8	E (20) RS FPS	A FPS	Yes	5.01
261-104-20	5.8	E (10) RS E (20) RS FPS	A A FPS	Yes	5.02
261-104-21	5.75	E (10) RS	A	Yes	5.03
Total Acreages for CUP No. 19 Boundary:					80.16
Total Acreages for Proposed Project:					120.35
<u>Key:</u> * A parcel that has an individual/separate CUP for a microwave tower <u>Willow Springs Specific Plan Designations</u> 3.3 (Other Facilities); 5.6 (Residential – Minimum 2.5 Gross Acres); 5.7 (Residential – Minimum 5 Gross Acres); 5.75 (Residential – Minimum 10 Gross Acres); 5.8 (Residential – Minimum 20 Gross Acres). <u>Kern County Zoning Classifications</u> A (Exclusive Agriculture); A WE (Exclusive Agriculture, Wind Energy Combining); E (2 ½) RS (Estate 2.5 acres, Residential Suburban Combining); E (2 ½) RS FPS (Estate 2.5 acres, Residential Suburban Combining, Floodplain Secondary Combining); E (5) RS (Estate 5 acres, Residential Suburban Combining); E (10) RS (Estate 10 acres, Residential Suburban Combining); and E (20) RS FPS (Estate 20 acres, Residential Suburban Combining, Floodplain Secondary Combining).					



Table 2. Proposed Project Site and Surrounding Land Uses, summarizes the existing land use of the proposed project site and surrounding areas.

Table 1. Proposed Project Site and Surrounding Land Uses

Location	Existing Land Use	Existing General Plan Map Code Designation	Existing Zoning Classification
Proposed Project Site	Undeveloped/Vacant Land; Transmission and Communications Infrastructure	3.3, 5.6, 5.7, 5.75, and 5.8	E (2 ½) RS, E (2 ½) RS FPS, E (5) RS, E (10) RS, E (20) RS FPS and A WE
North	Undeveloped/Vacant Land; Transmission and Communications Infrastructure; Wind Turbines	5.75 and 5.8	E (10) RS, E (20) RS FPS, A WE and A WE FPS
East	Undeveloped/Vacant Land; Sparce Rural Residences	5.5, 5.6 and 5.8	E (20) RS FPS and E (2 ½) RS FPS
South	Whirlwind Substation; Transmission and Communications Infrastructure; Undeveloped/Vacant Land; Solar Energy Developments; Agriculture	3.3, 5.6, 5.7 and 6.2	E (2 ½) RS and E (2 ½) RS FPS
West	Undeveloped/Vacant Land; Transmission Infrastructure; Proposed Keyhole Wind Project	3.3, 5.7 and 8.5	E (5) RS, E (10) RS, A and A GH

Kern County General Plan Map Code Designation:

3.3 (Other Facilities)
 5.5 (Maximum 1 Unit/Net Acre)
 5.6 (Minimum 2.5 Gross Acres/Unit)
 5.7 (Minimum 5 Gross Acres/Unit)
 5.75 (Minimum 10 Gross Acres/Unit)
 5.8 (Minimum 20 Gross Acres/Unit)
 6.2 (General Commercial)

Kern County Zoning District:

A WE (Exclusive Agriculture, Wind Combining District)
 A WE FPS (Exclusive Agriculture, Wind Combining District, Floodplain Secondary Combining District)
 A GE (Exclusive Agriculture, Geologic Hazard Combining District)
 E(2½) RS (Estate 2.5 Acres, Residential Combining District)
 E(2½) RS FPS (Estate 2.5 Acres, Residential Combining District, Floodplain Secondary Combining District)
 E(5) RS (Estate 5 Acres, Residential Combining District)
 E(10) RS (Estate 10 Acres, Residential Combining District)
 E(20) RS FPS (Estate 20 Acres, Residential Combining District, Floodplain Secondary Combining District)



1.4 Proposed Project Facilities

The proposed project facilities would include the following components, which are described in greater detail below and shown on *Figure 10 – Proposed Site Plan*:

- BESS Areas;
- Battery Energy Storage Arrays;
- Collector Substations;
- Supervisory Control and Data Acquisition Systems (SCADA);
- Microwave Communication Towers;
- O&M Buildings;
- Storage Containers;
- Site Power Infrastructure
- Water Infrastructure
- Site Control and Security Infrastructure;
- Roads and Improved Surfaces;
- SCE Tie-Line and Substation Improvements; and
- Temporary Laydown Yard.

1.4.1 BESS Areas

As previously identified, the project proponent for the South BESS area under CUP No. 18, Map 233 is Euismod Project LLC. The designated South BESS area would include battery energy storage arrays, a collector substation, SCADA systems, a microwave communication tower, an O&M building, storage containers, site power infrastructure, water infrastructure, site control and security infrastructure, roads and improved surfaces, and a temporary laydown yard on an approximate 40 acre parcel. The storage capacity for the designated South BESS area would be 400 MW for 8 hours (3,200 MWh).

Additionally, the project proponent for both the North and West BESS areas under CUP No. 19, Map 233 is Euismod Project I LLC. The designated North BESS area would include battery energy storage arrays, SCADA systems, an O&M building, storage containers, site power infrastructure, water infrastructure, site control and security infrastructure, and roads and improved surfaces spanning across 4 parcels equaling 300 approximately 30.3 acres. The storage capacity for the designated North BESS area would be 300 MW for 8 hours (2,400 MWh). The designated West BESS area would include battery energy storage arrays, a collector substation, SCADA systems, a microwave communication tower, an O&M building, storage containers, site power infrastructure, water infrastructure, site control and security infrastructure, and roads and improved surfaces spanning across 5 parcels equaling approximately 49.96 acres. The storage capacity for the designated West BESS area would be 450 MW for 8 hours (3,600 MWh).



All designated BESS areas would be designed in accordance with all applicable codes and regulatory standards.

1.4.2 Battery Energy Storage Arrays

As shown in **Figure 10 – Site Plan**, the proposed project site would be occupied mostly by areas (arrays) of outdoor enclosures housing batteries and other electrical equipment, with paved driveways/fire lanes throughout the arrays. Enclosures would be purpose-built and free-standing approximately twelve feet or less in height. In addition to battery enclosures, bi-directional medium voltage (MV) transformers, also in purpose-built enclosures, and voltage converters will be arranged throughout the battery arrays, and underground cables will connect the MV transformers to the collector substations. Battery enclosures spacing within the array areas would follow National Fire Protection Association (NFPA) Standard 855 requirements, Kern County Fire Department requirements, and manufacturer specifications. Battery enclosures would be set back a minimum of 50 feet from property lines. Example enclosures for batteries and transformers are provided in **Figure 11 – Electrical Details**.

Equipment manufacturing, construction, and operations would include comprehensive measures to ensure safe equipment installation and operation. Each battery module and battery enclosure are inspected and tested at the manufacturer's facility. Each enclosure would be inspected for damage at the proposed project site prior to installation and testing. Once installed, tested, and in operational mode, each battery module would be continuously monitored for electrical current, voltage, and temperature to optimize performance and mitigate potential failures. Batteries performing out of specification would be immediately taken offline by the automated monitoring system. The system would be designed and constructed to comply with all applicable codes in effect in the County including NFPA Standards, National Electrical Code, and California Fire Code. The proposed project would be constructed to meet all Kern County Fire Department requirements including gate access, onsite road design, fire hydrants, safety equipment, and other fire safety requirements. An 8-foot-high chain link fence with security wire would be provided around the proposed project's perimeter, and would be continuously monitored for security. The design includes an incident command post for staging, assessing, and monitoring in the event of a battery fire onsite. The final location would be subject to approval by the Kern County Fire Department.

NFPA 855 standards are designed specifically to mitigate risks for electric energy storage facilities including BESS. Enclosures would be equipped with fire prevention, detection, and isolation methods and materials. At a minimum, this would include smoke/fire detection sensors; ground fault detection, alarms, and systems for automatic shutdown of cooling fans and opening of electrical contacts in the battery system. Battery enclosures would be located a minimum of 50 feet from the proposed project's site boundaries and would be spaced in accordance with NFPA 855 requirements designed to minimize risk of a fire spreading to adjacent enclosures. NFPA 855 also would require comprehensive safety planning submittals to the local fire authority including results of bench-scale fire and explosion testing by the manufacturer and hazard mitigation analysis for the specific type of battery used, and an Emergency Response Plan designed to ensure well-planned, prompt, safe, and appropriate response in the event of an emergency. The Emergency Response Plan would also comply with California Senate Bill (SB) 38. These submittals would be made to the Fire Department after the specific equipment is selected and prior to issuance of building permits. NFPA 855 additionally mandates initial and annual refresher training for onsite employees, and the proponents would coordinate with the Fire Department to facilitate site-specific Fire Department training.



1.4.3 Collector Substations

The South BESS area and the West BESS area each will have an onsite collector substation with three bi-directional transformers to convert between MV and high voltage for connection to the electric grid. Each collector substation would include 220 and 34.5 kV bus work, circuit breakers, disconnect switches, instrument transformers, metering transformers, three 220/34.5 kV bi-directional transformers, two auxiliary transformers for station service, a control house with relay protection, a supervisory control and data acquisition (SCADA) system, and a telemetry system. Most of the onsite substation structures and equipment would be less than 40 feet high. Higher shield wires may be needed above the substation equipment, and the high voltage side of the substations would have conductors and a shield wire extending to a tubular steel pole structure up to 140 feet high where the point of change in ownership (POCO) is expected to occur. From the POCO pole structure, the tie-lines would pass overhead across the proposed project site boundary directly onto SCE-owned property between the proposed project site and the Whirlwind Substation. The collector substation frameworks and POCO poles would be galvanized or otherwise finished with a low-reflective surface. The POCO pole structure at each of the two collector substations would belong to the respective project proponent and SCE would construct, own, and operate the tie-line extending from the POCO across the proposed project site boundary to the interconnection point at the Whirlwind Substation 220 kV bus.

1.4.4 Supervisory Control and Data Acquisition System (SCADA)

Each of the collector substations would have a SCADA system. The SCADA systems would aggregate all information from the BESS, inverters, transformers, breakers, Fire Alarm Control Panel (FACP), and tie-lines. The SCADA systems would also communicate with the transmission service provider, grid operator and the proposed project's remote Operations Center. The SCADA systems can also control critical site functions, including charge/discharge, breaker status, and total project output.

1.4.5 Microwave Communication Towers

The proposed project would require two microwave communications towers, which would be located adjacent to each of the collector substations. As listed above, the County will be processing separate CUPs for the two microwave communications included in the proposed project. The microwave communications towers are necessary for remote communications with the CAISO, and other outside parties. They would provide the antennae an unobstructed line-of-sight from the proposed project site to microwave sites at other strategic geographic locations, allowing signals to be repeated from the sites for the reliable transmission of high-capacity data signals. It would be equipped with a cable ladder for routing and antenna transmission lines. There would also be a safety-climbing ladder with fall-arrest devices and cables in conformance with State and County requirements, as well as chain-link security fencing around the base of the microwave communication towers to prevent unauthorized pedestrian access. Both microwave communication towers are entirely within the proposed project's perimeter fence line and would be finished with gravel surfacing and a compacted gravel access route needed for potential maintenance needs.

1.4.6 O&M Buildings

The proposed project will include a total of three Operations and Maintenance (O&M) buildings, all being approximately 1,200 square feet in size, located at each of the designated BESS areas (South, North, and



West). The preliminary plan is for each building to include several offices, a conference room for employees, contractors, and vendors, a breakroom, and sanitary facilities.

Preliminary building details are provided in **Figure 12 – Building Floor Plan**, and **Figure 13 – Building Elevations**. Parking spaces would be provided adjacent to each of the buildings.

1.4.7 Storage Containers

Up to eight climate-controlled, permanent storage containers would be provided in each BESS Area for spare parts. These facilities are intended to support ongoing operations and maintenance by ensuring secure and accessible storage of critical components.

1.4.8 Site Power Infrastructure

Onsite power for operations would be provided via station service transformers located at the collector substations. The proposed project infrastructure would also include diesel-fired generators to provide backup power for critical functions. Preliminary planning is for two 150 kW diesel fired generators at each of the two collector substations, each equipped with a 500-gallon fuel tank.

1.4.9 Water Infrastructure

Onsite water infrastructure would include water tanks distributed through the proposed project site, including an aboveground 10,000 to 30,000-gallon tank located adjacent to the emergency responder's station near 170th Street West. Dedicated firewater storage will be provided to meet Kern County Fire Department requirements. A water tank with a co-located groundwater well would be located in each of the three BESS areas to supply fire protection water and water supply for the O&M building. Preliminary locations are shown in **Figure 10 – Site Plan**. Final locations and volumes would be determined based on consultation with the Kern County Fire Department.

1.4.10 Site Control and Security Infrastructure

The proposed project site would be closed to public access with secured gates. Paved driveways will provide access from 170th Street West and signs identifying the BESS facility will be provided at entrance gates. Onsite roads, access gates, and fire hydrants would be designed in accordance with the Kern County Fire Department requirements. Preliminary road, fencing, and gate details are provided in **Figure 14 – Civil Details**. The North and South BESS areas would be surrounded by a common perimeter fence, and the West BESS area would have its own perimeter fence. A Knox rapid access system would be provided at gates for fire department access. Roads would be designed for two-way circulation of onsite traffic, which would be minimal, consisting of visits by the proposed project's employees, contractors, and vendors providing periodic maintenance and monitoring. Shielded, downward-directed night-lighting would be provided for safety and security. All lighting would be required to conform to applicable County Dark Skies Ordinance requirements. A detailed lighting plan will be required prior to issuance of building permits. Motion-sensitive cameras and other monitoring equipment may also be installed. Cameras may be mounted on poles up to 20 feet in height.



1.4.11 Roads and Improved Surfaces

The final finished grade for roads throughout the developed portion of the proposed project site would be stable improved surfaces, including asphalt paved roads meeting fire department requirements, concrete footings and slabs, stabilized stormwater control systems, and gravel surfacing encompassing other areas.

Drainage onsite would be managed in shallow rip-rap ditches with culverts at road crossings and surface impoundments to control peak flows in accordance with County requirements. Approximately 17 acres of the proposed project site are not planned for development. Areas not planned for development would be left undisturbed, except for an approximately three acre area that would be used for temporary construction staging and then stabilized.

1.4.12 SCE Tie-Line and Substation Improvements

SCE would design, construct, own, and operate the tie-line extending from the POCO pole at the respective collector substation across the proposed project site boundary to the interconnection point at the Whirlwind Substation 220 kV bus. The following description of anticipated SCE facilities is preliminary and subject to change.

As shown in **Figure 10 – Site Plan**, the preliminary design includes the electric tie-lines extending overhead from the POCO across the proposed project boundary directly into SCE-owned property between the proposed project site and the Whirlwind Substation. SCE may construct the tie-lines as either single-circuit (three conductors) or double-circuit (six conductors) using poles or lattice towers to support the overhead lines.

The proposed project would require two tie-lines and each consist of the overhead 220 kV conductors and a ground wire. The preliminary design for the tie-line from the South BESS area collector substation includes three steel tower or pole structures approximately 140 feet high on SCE property between the proposed project site and the Whirlwind Substation interconnection. The preliminary design of the tie-line for the West BESS area collector substation includes up to five steel tower or pole structures on SCE property between the proposed project site and the point of interconnection with three approximately 140 feet high and two higher structures or poles that will be less than 200 feet high. The higher structures would be needed to achieve required vertical clearances over existing transmission lines. The preliminary routing for both tie-lines and an example pole profile are shown in **Figure 10 – Site Plan**. Fiberoptic cables between the collector substations and the existing communications room at the Whirlwind Substation would also be needed, it would either be overhead, underground, or both.

Within the existing Whirlwind Substation, each of the tie-lines would require installation of facilities for new 220 kV switchrack and line positions to terminate the tie-lines and telecommunications infrastructure. A preliminary scope description for the tie-line for the South BESS area is provided in the **Table 3. Preliminary SCE Interconnection Work Scope Summary South BESS Area** below. The scope would be generally similar for the tie-line for the West BESS Area although for a slightly longer tie-line length.



Table 3. Preliminary SCE Interconnection Work Scope Summary South BESS Area

Transmission Work
• Install a new 220kV generation tie-line from the Customer's point of change of ownership (POCO) to a new 220kV substation rack inside Whirlwind Substation. ○ Install approximately 2,000 linear circuit feet of conductors and shield wire from the POCO to the new 220kV substation rack inside the Substation. ○ Install three tubular steel poles or towers from Whirlwind Substation rack to POCO. Height will be compatible with height of POCO structure.
Whirlwind Substation Work
• Install new 220kV switchrack position to terminate new generation tie line. • Install one approximately 65' high steel dead-end structure at 220kV position 5N. ○ Install three 220kV coupling capacitor voltage transformers (CCTV) on new steel pedestal structures. Connect CCVTs using one 650 kCMIL ACSR conductor per phase. ○ Install new pull boxes with terminal blocks and MBB switches at the CCVT structures. ○ Install three 220kV surge arresters on new steel pedestal structures. Connect surge arresters using one 605kCMIL ACSR conductor per phase. ○ Install three 220kV line drops with tie down support structure. Connect the line drop to the disconnect switches using three 1590kCMIL ACSR conductors per phase. ○ Install new homerun cables to the new CCVTs. ○ Land ground wire and OPGW wire at top of approximately 65' high dead-end structure. • Install one 220kV line position. ○ Install two 220kV, 4000A, 50kA circuit breakers 4052 & 5052 with the circuit breaker mechanism facing away from the cable trench. ○ Install four 220kV, 4000A, horizontal group operated disconnect switches on new steel structures. Equip the north line switch with a ground switch. ○ Equip the position with three 1590kCMIL ACSR conductors per phase. Install all required bus support structures and all conductor spacers. ○ Install two operator interface cabinets for the new circuit breakers. The operator interface cabinets will be fabricated by the contractor. ○ Install new homerun cables for the new circuit breakers. ○ Install fourteen 220kV bus support post insulators.



- Install foundation, conduit, grounding, homerun, and power cables.
- Install four conductor supports with pedestals.

Telecommunications Work

- Install two new underground diverse fiber optic line routes from Whirlwind Substation to new meet-me manholes outside of Whirlwind Substation fence line.
 - Route 1:
 - Install approximately 1,600 linear feet of new 2-5” underground conduit and fiber.
 - Install one approximately 4-foot by 4-foot by 6-foot manhole “meet-me” structure outside the southwest fence line of Whirlwind Substation.
 - Route 2:
 - Install approximately 1,250 linear feet of new 2-5” underground conduit and fiber.
 - Install one approximately 4-foot by 4-foot by 6-foot manhole “meet-me” structure outside the north fence line of Whirlwind Substation.

The location of the tie-line infrastructure between the POCO and the Whirlwind Substation would be determined by SCE and would be subject to review by the California Public Utilities Commission. SCE would be responsible for constructing the interconnection position with appropriate physical structures to terminate the BESS interconnection as well as installing and relaying the telecommunications equipment associated with the new connection. Construction equipment and methods for SCE’s work would be similar to that of the proposed project’s, which is described in further detail below in **Section 1.5 – Construction Activities**. It is anticipated that SCE’s interconnection facilities construction would occur concurrently with the BESS construction, to be completed when the interconnecting BESS facilities are ready for testing. Ground disturbances associated with SCE construction would occur within the previously developed footprint of the Whirlwind Substation and along the tie-line routes where clearing will occur for access, tie-line structures, and underground conduit installation.

1.4.13 Temporary Laydown Yard

An approximately three acre temporary laydown area will be needed for project construction. The temporary laydown area will be located adjacent to the driveway near 170th Street West. The laydown area will be temporarily fenced and secured during construction and will be used for temporary storage of materials and equipment.

1.5 Construction Activities

Construction of the proposed project is expected to last for approximately 2 years and would initiate once the project proponents receives all of the necessary permits and agency approvals. The preliminary construction plan is for construction to begin in the North and South areas and commercial operations to



begin first in the South Area while construction continues in other areas. At peak construction, the proposed project is expected to require approximately 150 onsite construction workers. The proposed project would utilize union labor, with wages at or above Internal Revenue Service (IRS) standards for prevailing wages, and would comply with the Occupational Safety and Health Administration (OSHA) Standards during and after the construction phase. Additionally, the National Fire Protection Association (NFPA) 70E Standards for hot electrical work would be strictly adhered to and enforced.

Construction would proceed with clearing, grubbing, and grading managed to minimize the area of active disturbance at any given time. Surfaces would be stabilized promptly once grading in the area is complete. Extensive grading would not be required due to the existing grading levels at the proposed project site close to the desired finish grades needed for construction and control of stormwater drainage. The final grading plan for each area (North or South) would be designed to achieve a cut and fill balance. Grading would be completed using common construction equipment such as water trucks, bulldozers, loaders, haul trucks and graders. Rough grading would include conditioning foundation areas as needed to achieve proper and consistent compaction in the subgrade and over the rough graded surface and achieving a cut/fill balance. Finish grading would consist of bringing the ground surface elevation contours to final grade with a gentle slope for positive drainage. Grading in the flood zone would be minimized and designed for no net fill and to avoid impact to flood flows. The BESS equipment would not be located in the flood zone. Staging for construction would occur within the areas to be developed and within an approximately 3-acre temporary staging area near 170th Street West.

Following grading, the foundations (concrete or pile) for the BESS and associated infrastructure would be installed. In the BESS arrays, smaller equipment such as DC converters and SCADA systems would be supported on concrete foundations. Batteries and MV transformers would be supported by piles or concrete foundations. Piles would be vibrated or screwed into place. Concrete foundation installation would consist of excavation as needed, installing forms, installing reinforcing steel, structural inspection, and then concrete pouring and finishing. Forms would be removed in following days after the concrete has hardened. Concrete would be purchased from an offsite supplier and trucked to the site. No onsite batch plant is anticipated. Equipment placement and MV underground duct bank installation would begin after the equipment foundations have been placed and concrete adequately cured. Cranes would be used to lift equipment enclosures from delivery trucks onto foundations and then the enclosures would be secured in place. Trenchers or backhoes would be used to excavate and backfill ditches for installation of conduit and underground cabling to connect the equipment. Once underground conductors are installed, connections would be completed and then inspected. The onsite collector substation and SCE interconnection improvements would overlap with the BESS installation and would be scheduled to accommodate testing and commissioning prior to the scheduled commercial operations date. Installation of foundations, equipment, underground duct banks, construction of the collector substation, and interconnection improvements would use conventional earthmoving and building equipment such as cement trucks, water trucks, truck-mounted drills, dump trucks, loader/backhoes, bobcats, man-lifts, and cranes. SCE would be responsible for all construction within the Whirlwind Substation and the gen-tie lines between the Whirlwind Substation and the POCOs.

During project construction, water would be required for common construction-related purposes, including but not limited: dust suppression, soil compaction, and grading. The overall construction water usage is anticipated to be approximately 55 acre-feet during the 2 year construction period. Construction water



would be from onsite wells supplemented by water purchased from local water purveyors. Water trucks would be kept onsite and used to control fugitive dust in accordance with the Eastern Kern County Air Pollution Control District (APCD) requirements. The project proponents would require construction contractors to comply with all applicable APCD requirements during construction including, but not limited to, Rule 402 for control of fugitive dust. A Fugitive Dust Emission Control Plan would be submitted to APCD for approval prior to groundbreaking.

The designated temporary staging and parking area for construction would occur onsite near active work areas as development progresses. Temporary bulk fuel storage would be provided onsite for construction with secondary containment. Sanitary facilities for construction would be provided via portable self-contained units maintained by a licensed contractor. Staging and parking for SCE's construction is expected to occur within currently developed SCE property at the Whirlwind Substation.

Electric power for construction onsite would be provided by portable generators since there is no electric distribution line nearby and the voltage of nearby transmission is too high to be of practical use. Portable generators will conform with APCD requirements.

All constructed electrical equipment would be inspected and tested as appropriate prior to energizing. Construction would be required to follow all applicable local, state, and federal safety regulations and a full-time safety professional would be present onsite to monitor and implement a comprehensive project-specific safety program. Construction would be subject to requirements of the State General Permit for stormwater discharges from construction sites including implementation of a Storm Water Pollution Prevention Plan (SWPPP) with Best Management Practices (BMPs) developed by a California Qualified SWPPP Developer and implemented by a Qualified SWPPP Practitioner. The proponents would be responsible for compliance with the General Permit until it is demonstrated to the Regional Water Quality Control Board (RWQCB) that surface stabilization is complete, and a Notice of Termination is accepted.

1.6 Operational Activities

The anticipated operational life is 35 years. The proposed project is designed for remote operation and would be available to charge or discharge electric energy year-round, 24 hours per day, seven days per week. A comprehensive monitoring and security system would be included. Installed infrastructure at the Whirlwind Substation, the gen-tie lines between the Whirlwind Substation and the POCO, and SCE control and metering equipment within the collector substations would be operated and maintained by SCE. The project proponents would be responsible for operation and maintenance of all onsite facilities, except for SCE control and metering equipment within the collector substations.

It is anticipated that approximately 2 to 6 full-time employees would be needed for routine onsite operations at the proposed project facility. In addition, the proposed project may require approximately 4 to 6 part-time employees for periodic maintenance. The O&M facility described in Section 1.4.7 would provide offices, a conference room, a break room, and sanitary facilities for onsite employees, vendors, and contractors.

During operation, it is anticipated that water would be required for flushing and filling the firewater tanks as well as O&M building use. Water consumption during operations is expected to be less than 2 acre-feet



per year. During operations, the water used is anticipated to be from onsite wells or purchased from a local water purveyor.

Replacement, repair, or augmentation of systems would occur as needed within the proposed project site. Maintenance will occasionally generate spent batteries that would be returned to the battery manufacturer for recycling. Other equipment may also require replacement from time-to-time and would be removed from the proposed project site and recycled or disposed of in accordance with applicable State regulations for waste management.

1.7 Decommissioning

After the anticipated operational life of 35 years, if not repowered, then the proposed project would be decommissioned, and the project components, including the BESS facility would be removed from the proposed project site. Disturbed areas from the removal of the project components would be stabilized. The proposed project site could then be converted to other uses in accordance with applicable land use regulations in effect at that time. A decommissioning plan would be developed and would adhere to the requirements of the appropriate governing authorities as well as all applicable local, state, and federal requirements and BMPs.

The decommissioning would include removal of above-grade facilities, buried electrical conduit, and concrete and pile foundations. Equipment would be repurposed off-site, recycled, or disposed of in a landfill as appropriate under State regulations. Most material generated would be recyclable metals, concrete, and electrical equipment. Some or most battery components would be recycled, and other components may be disposed of as hazardous waste, depending on available technology. Li-ion and lithium-iron phosphate batteries and their constituent parts would likely be recycled. Some batteries may have the capacity to be reused at the end of the operating life of the proposed project.

Decommissioning activities would be primarily within the proposed project's security fence, which will be among the last components to be removed. Decommissioning would take up to approximately 12 months to complete and would occur in the following phases:

- Phase 1 – Shutting down the systems and removing hazardous materials and wiring;
- Phase 2 – Removing the battery storage enclosures, inverters, and substations; and
- Phase 3 – Removing foundations, site fencing and driveways, and surface stabilization. Disturbed areas would be stabilized as soon as practical as decommissioning progresses across the proposed project site.

Decommissioning would involve the use of heavy equipment similar to that used for construction, although likely with a generally smaller equipment fleet. Appropriate hazardous materials control and erosion control measures would be used throughout the decommissioning process. It is anticipated that such controls would be substantially similar to those implemented during construction.

1.8 Proponent Submitted Project Objectives

State CEQA Guidelines Section 15124(b) requires that a project description for an EIR include a clearly written statement of objectives. The statement of objectives should include the underlying purpose of the



proposed project and may discuss the project benefits. The following are the project proponent's submitted project objectives for the proposed project:

- **Objective 1** – Establish a reliable, economically feasible, and commercially financeable energy storage facility of sufficient size to substantially contribute to State goals for storage capacity.
- **Objective 2** – Provide Kern County, the State of California, and Southern California Edison, with storage capacity that would assist in meeting obligations under California's Renewable Portfolio Standard Program. To achieve California's 2045 clean energy targets, the Public Utilities Commission has identified a need for 52 gigawatts of energy storage capacity.
- **Objective 3** – Use proven and established energy storage technology that is efficient with low maintenance requirements.
- **Objective 4** – Minimize the need for new infrastructure to connect the storage capacity to the grid.
- **Objective 5** – Site and design the project in an environmentally responsible manner.
- **Objective 6** – Locate the storage capacity close to an abundant source of renewable energy to optimize transmission efficiency.
- **Objective 7** – Utilize land that is commercially viable to secure.
- **Objective 8** – Develop an energy storage facility in Kern County that would support the economy by investing in the local community, providing green jobs to the County and California, and increase tax and fee revenue to the County.

1.9 Proposed Actions/Required Approvals

The Kern County Planning and Natural Resources Department, as the CEQA Lead Agency (per CEQA Guidelines Section 15052), has primary responsibility for the Euismod Energy Storage Project. To implement this proposed project, various discretionary and ministerial permits/approvals may be required, including but not necessarily limited to the following:

- **Federal**
 - U.S. Fish and Wildlife Service Incidental Take Permit and Habitat Conservation Plan (if required)
 - U.S. Army Corps of Engineers (USACE) Jurisdictional Delineation and Section 404 Permit (if required)
 - Federal Communications Commission licenses
- **State**
 - California Public Utilities Commission
 - Approval under General Order 131E (if required)
 - Public Utilities Crossing/Encroachment Agreements (if required)



- California Department of Fish and Wildlife
 - Section 2081 Incidental Take Permit (for state-listed and Candidate species including burrowing owl and Western Joshua Tree)
 - Authorization for Joshua tree removal under the Western Joshua Tree Conservation Act
 - Section 1600 et seq. (Lake and Streambed Alteration Agreement) (if required)
- Lahontan Regional Water Quality Control Board
 - Waste Discharge Requirements (if required)
 - Regional Water Quality Certification (401 and 404 Permit) (if required)
 - National Pollutant Discharge Elimination System (NPDES) Construction General Permit
- **Local**
 - Kern County
 - Consideration and Certification of Final Environmental Impact Report
 - Adoption of 15091 Findings of Fact and 15093 Statement of Overriding Considerations
 - Adoption of Mitigation Monitoring and Reporting Program
 - Approval of Zone Change Case
 - Approval of Conditional Use Permits
 - Approval of Zone Variance
 - Approval of Non-summary Vacations of Public Access Easements
 - Approval of Kern County Grading and Building Permits
 - Approval of Kern County Encroachment Permits (if required)
 - Approval of Fire Safety Plan
 - Approval of Hazardous Materials Business Plan
 - Eastern Kern County Air Pollution Control District
 - Approval of Fugitive Dust Control Plan
 - Approval of Authority to Construct Permits

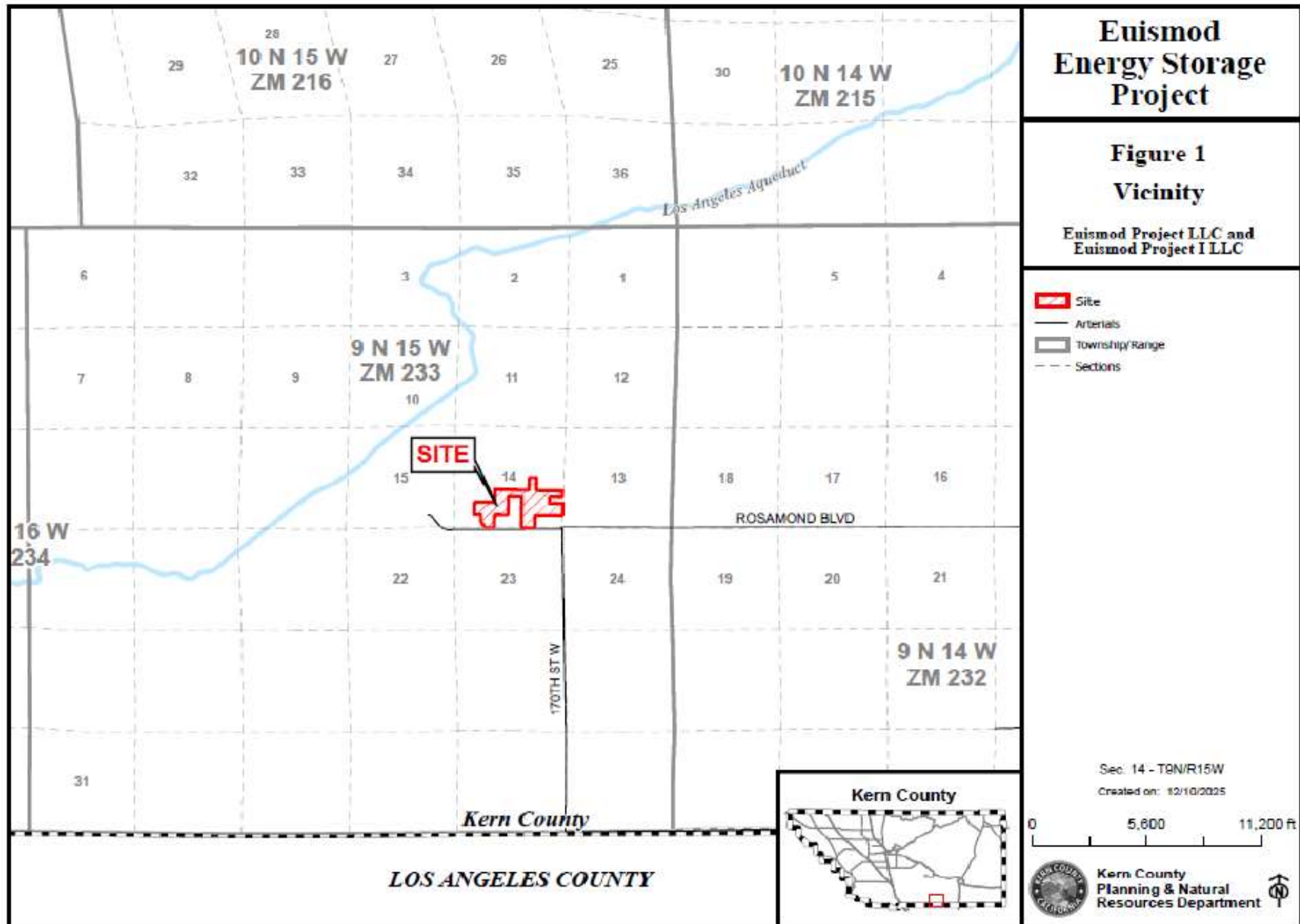


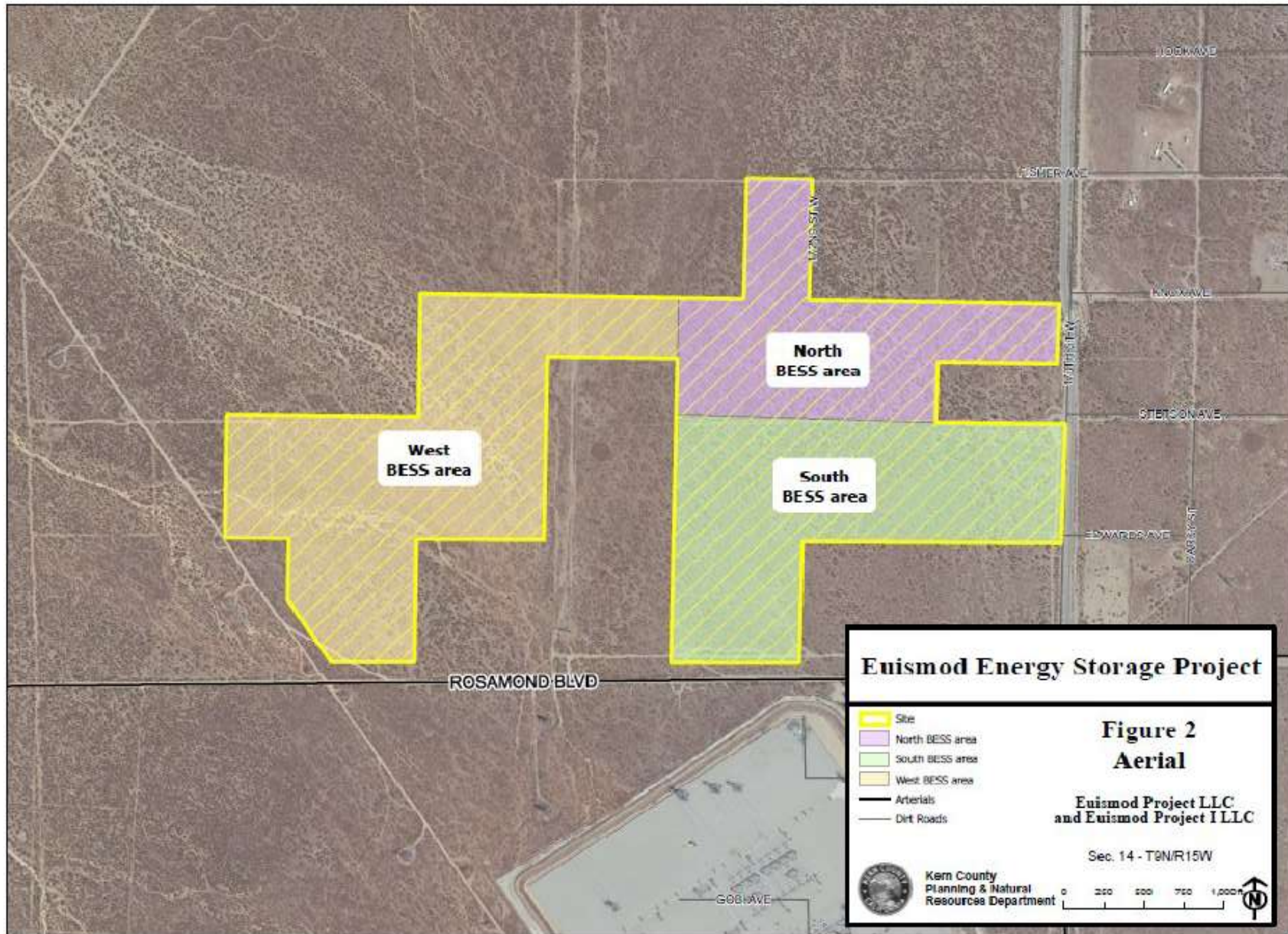
- Approval of Permits to Operate
- Antelope Valley Water Master
 - Groundwater Right Authorization for withdrawal from the Antelope Valley Groundwater Basin

The preceding actions/approvals are potentially required and do not necessarily represent a comprehensive list of all possible permits/approvals required. Other permits or approvals from responsible agencies may be required for the proposed project.



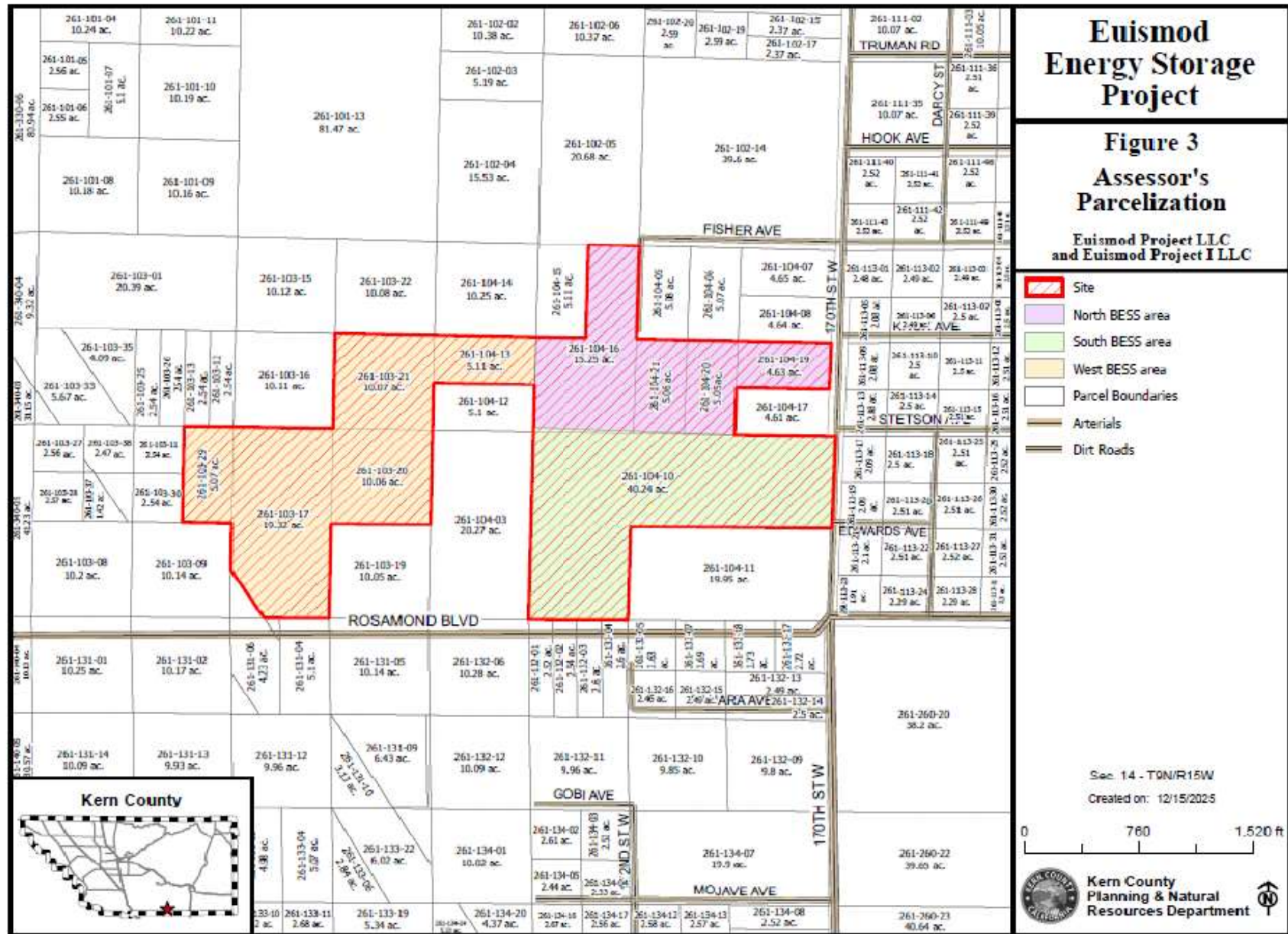
Figures

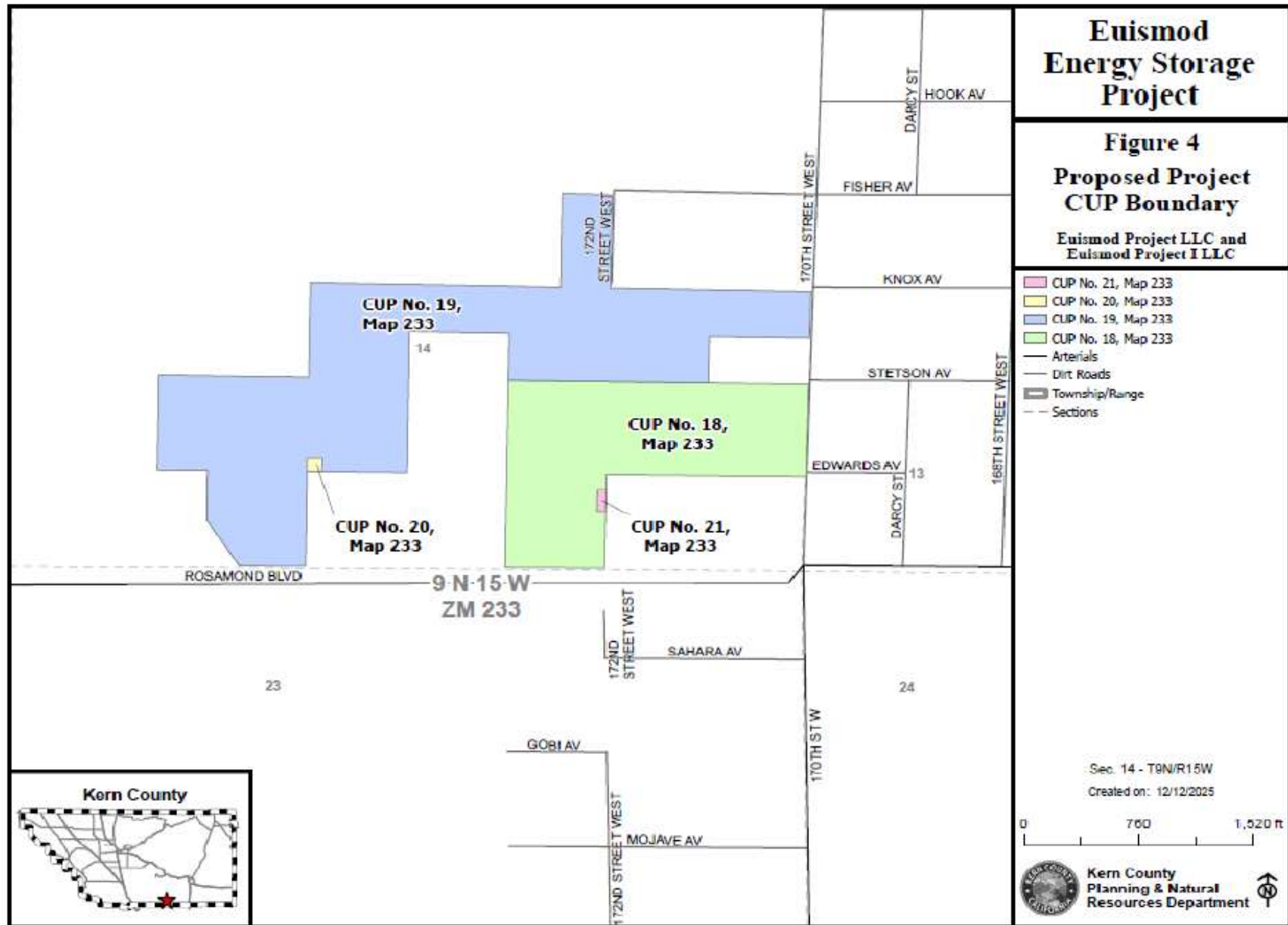


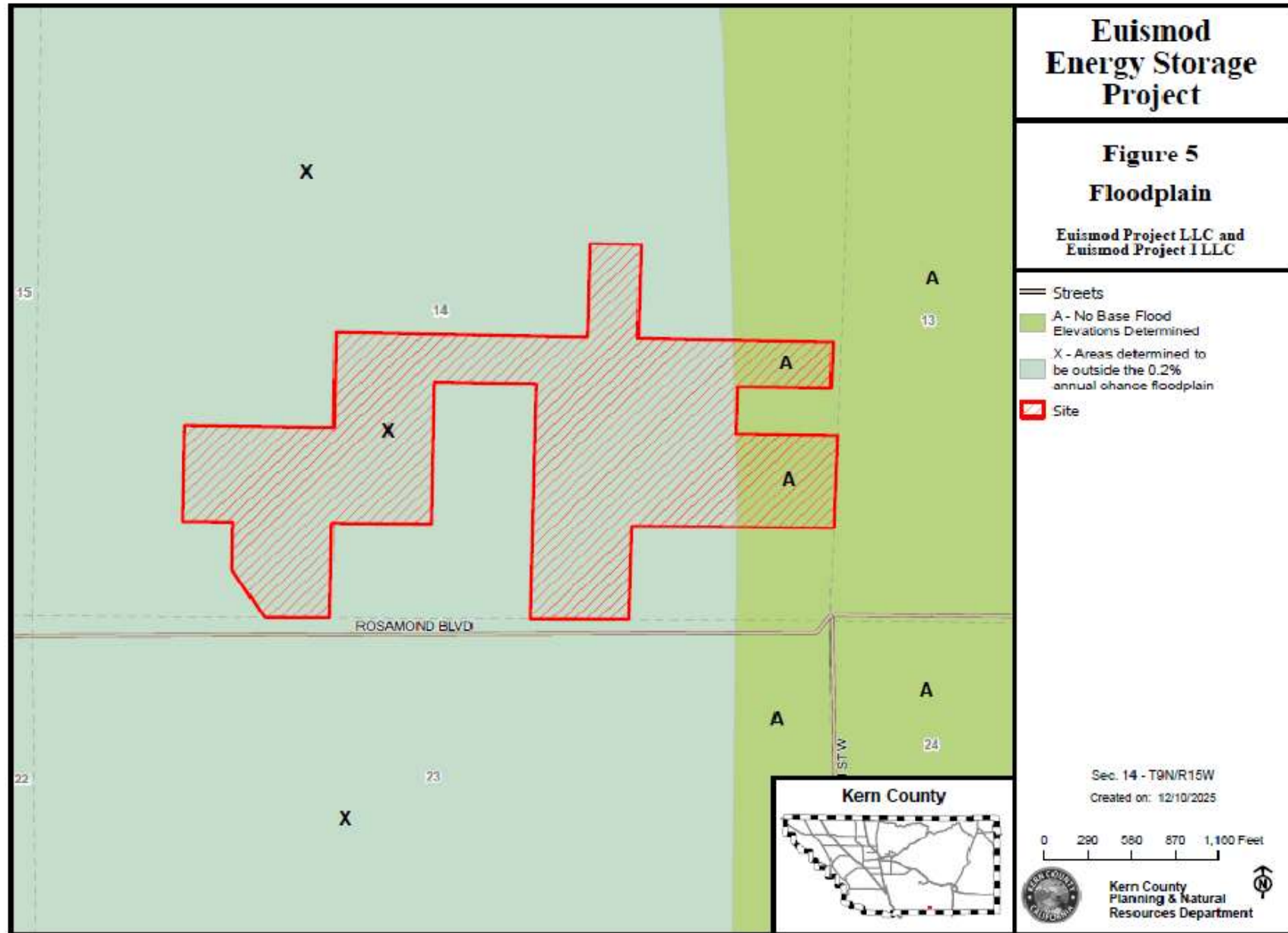


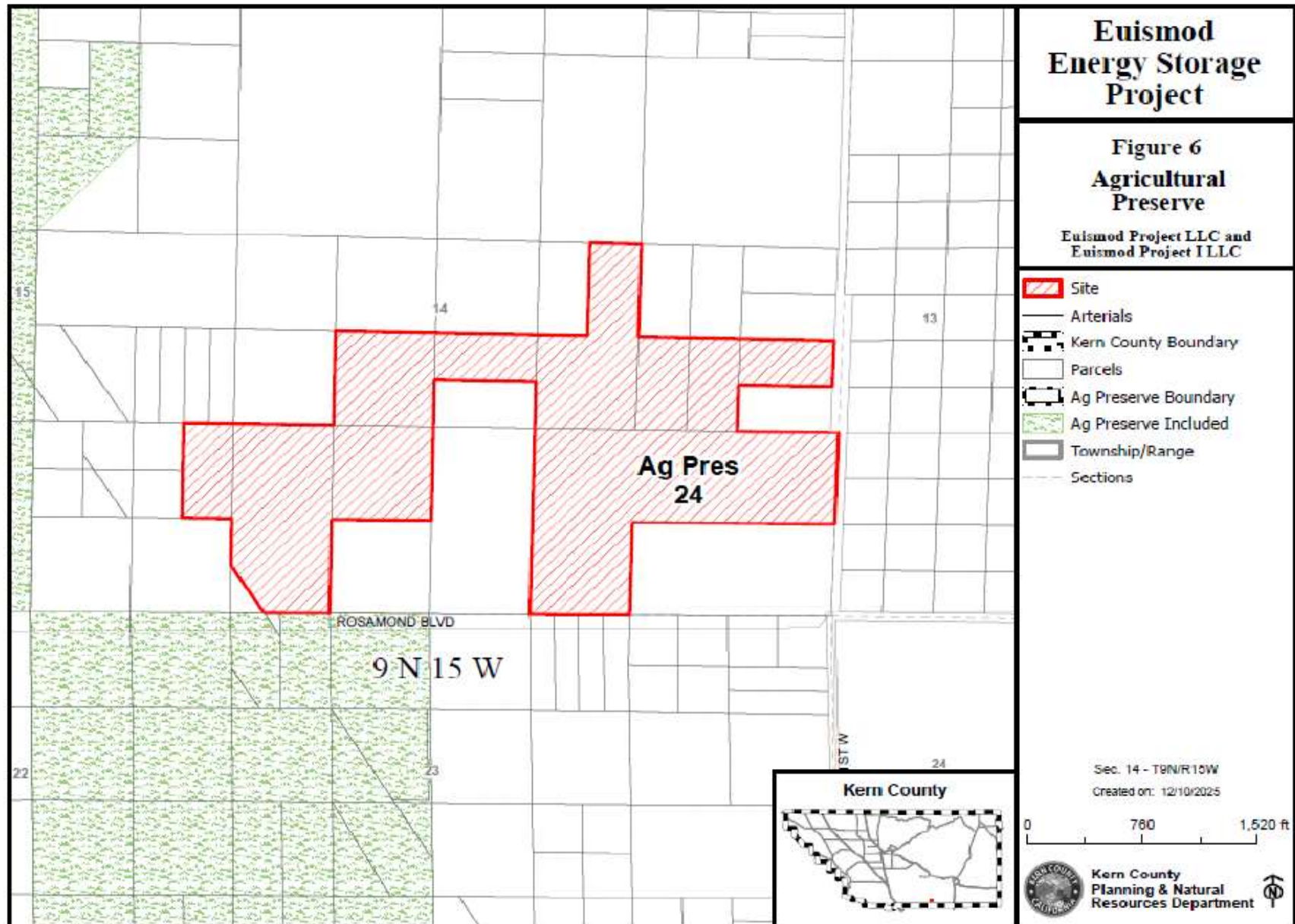


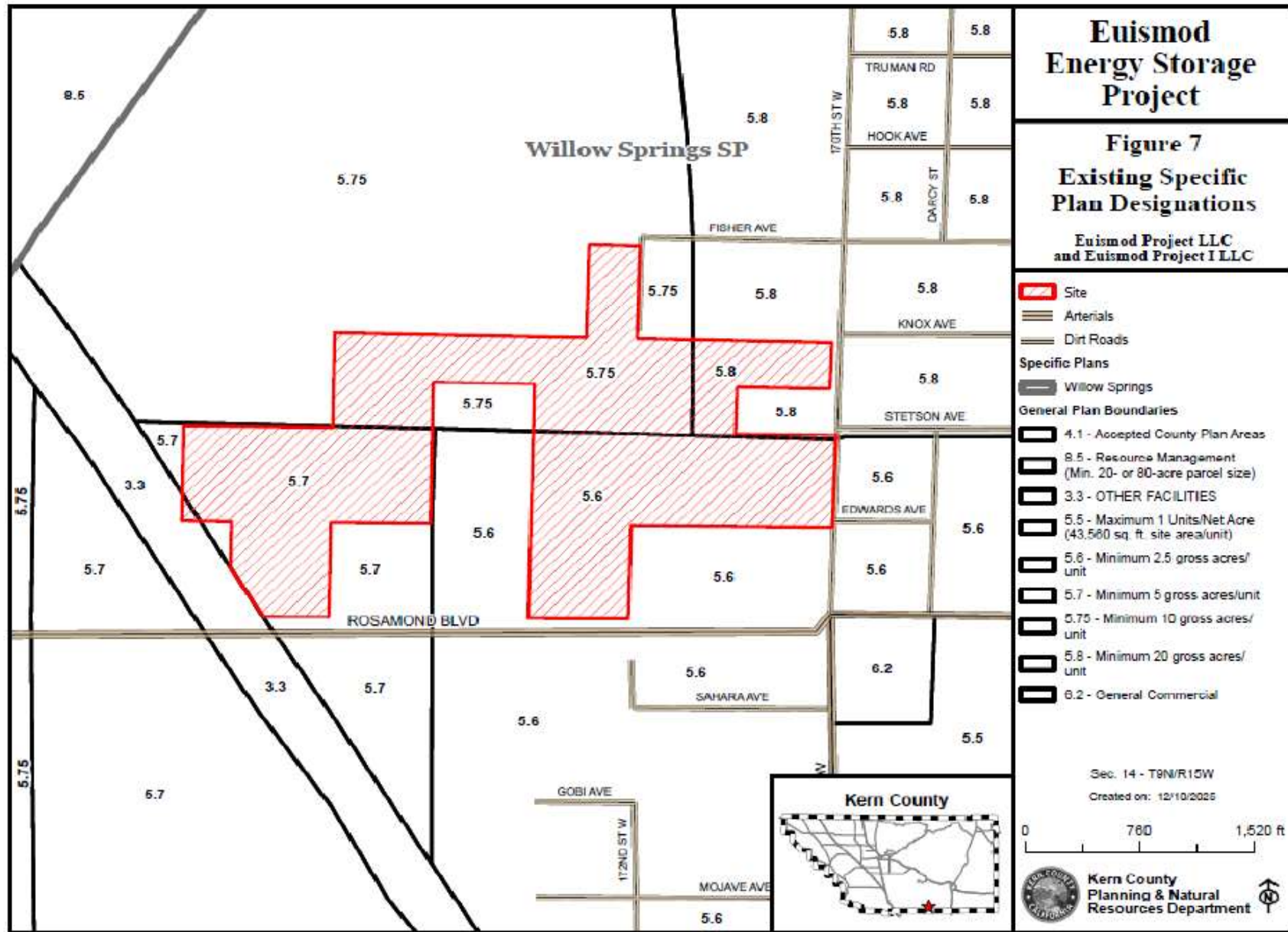
KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT
Euismod Energy Storage Project

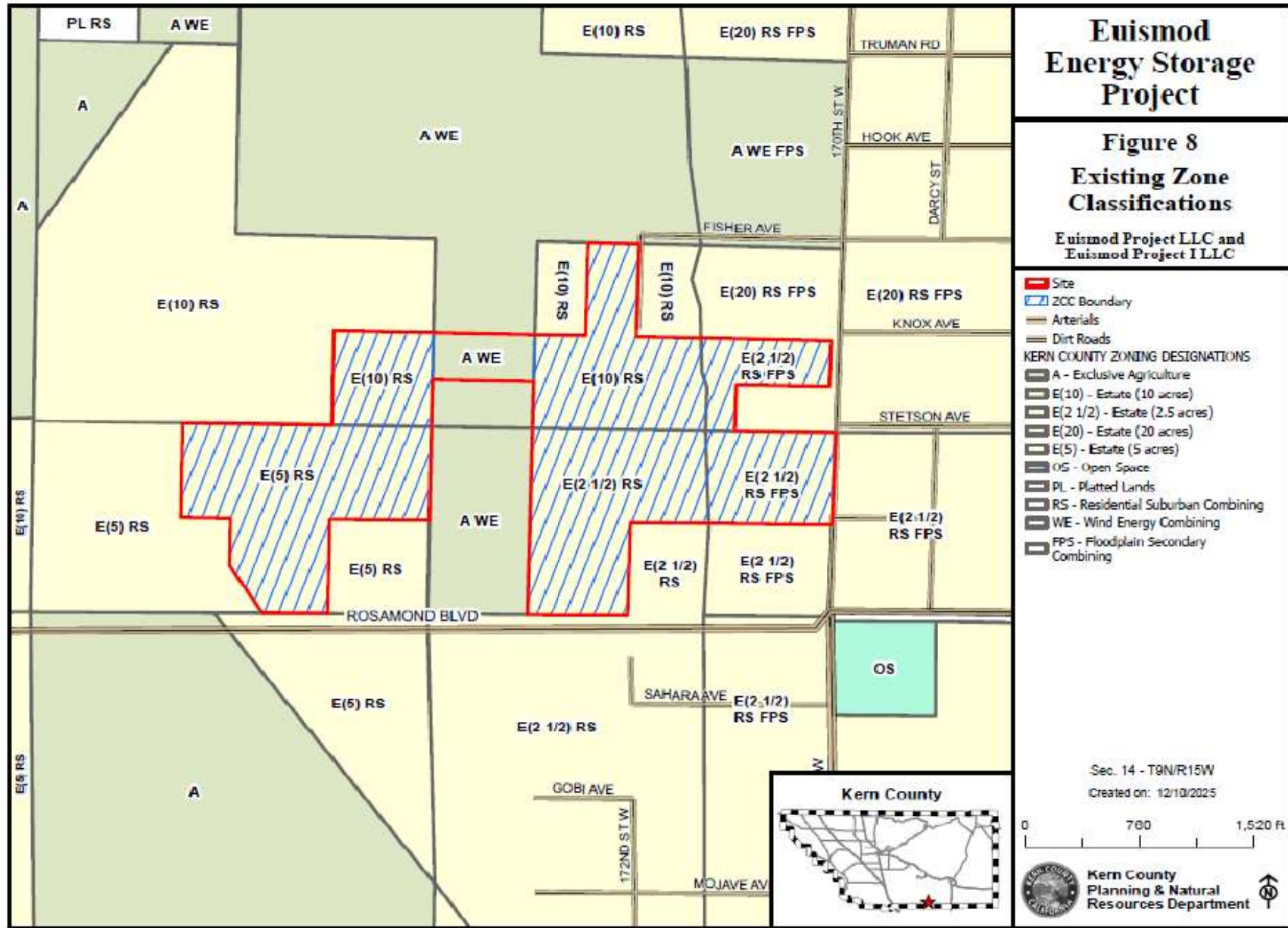


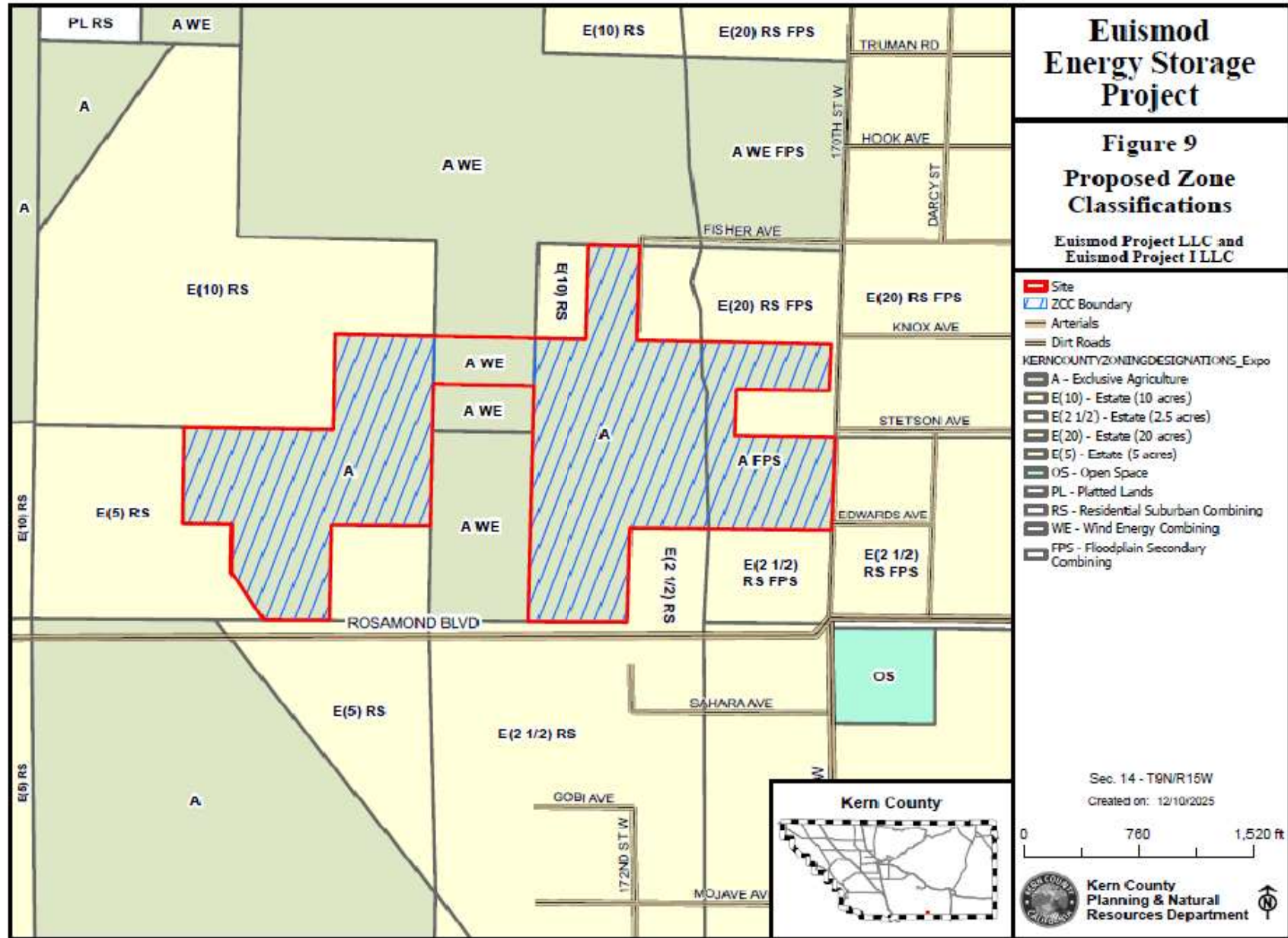








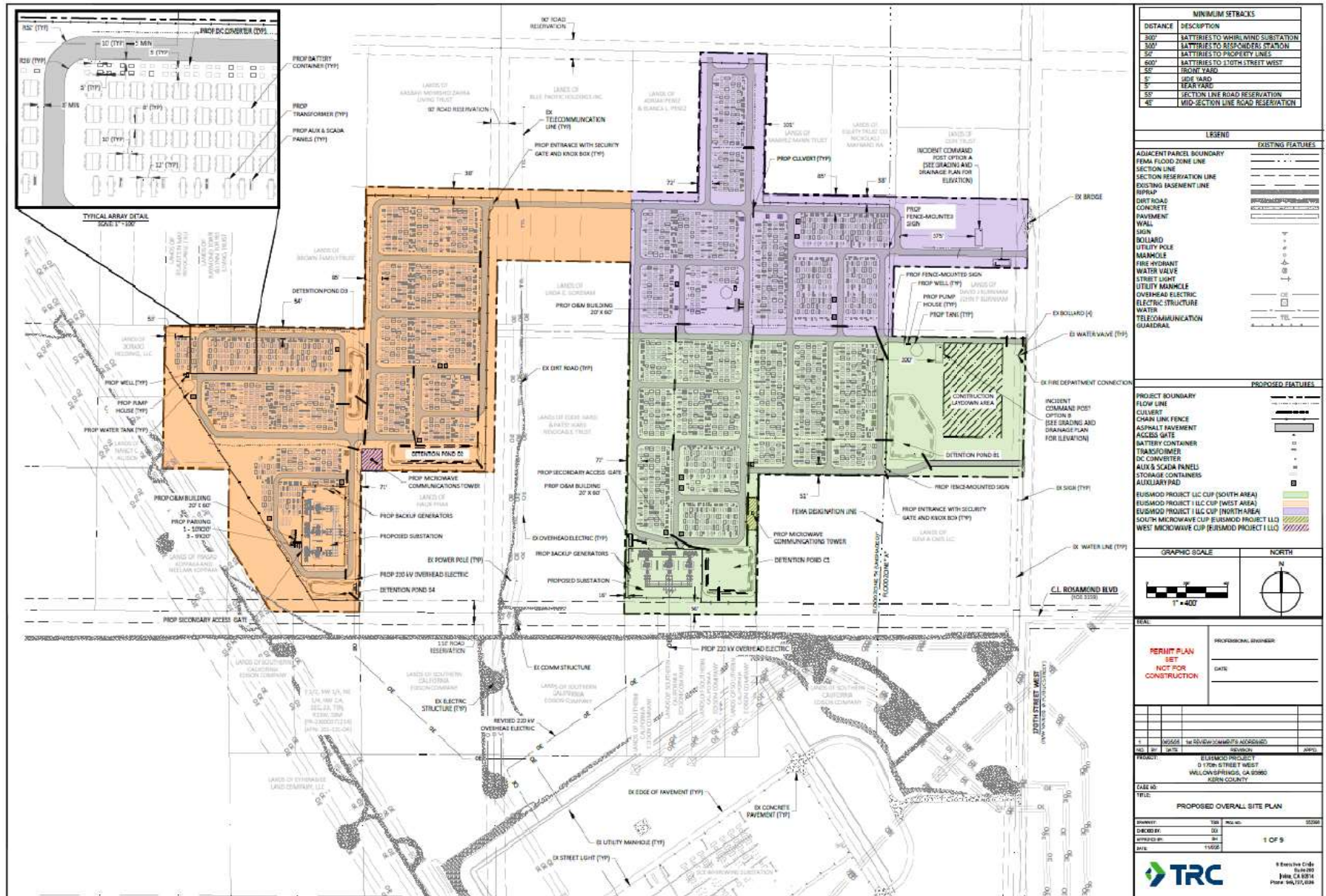






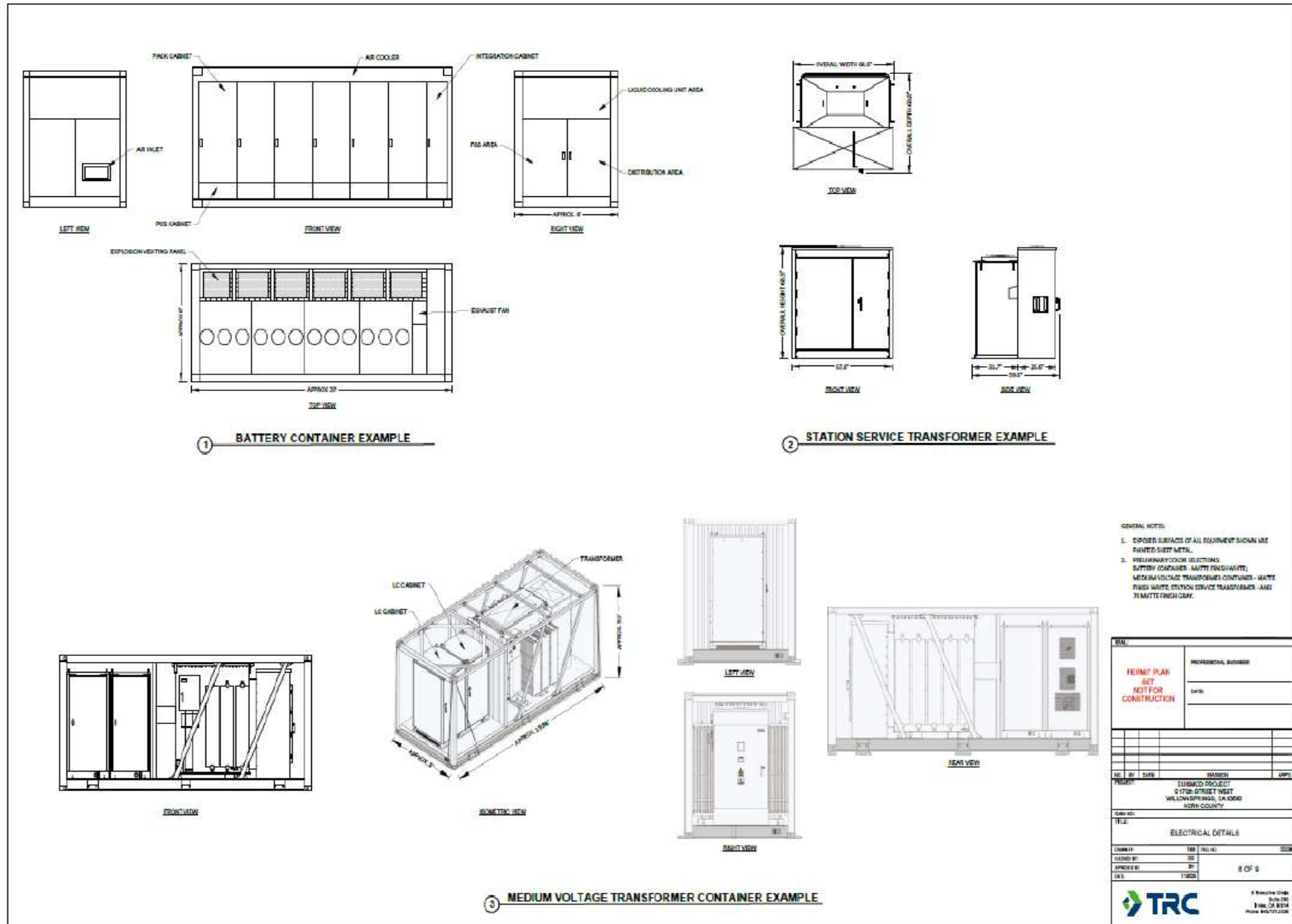
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Euismod Energy Storage Project





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Euismod Energy Storage Project



KEYNOTES

- 1 BASE CABINET
- 2 UPPER CABINET
- 3 SINK
- 4 FULL HEIGHT REFRIGERATOR
- 5 DOOR AWING PROJECTION
- 6 FLOOR DRAIN
- 7 TOILET
- 8 LAUNDRY
- 9 DOWNPOUT LOCATION

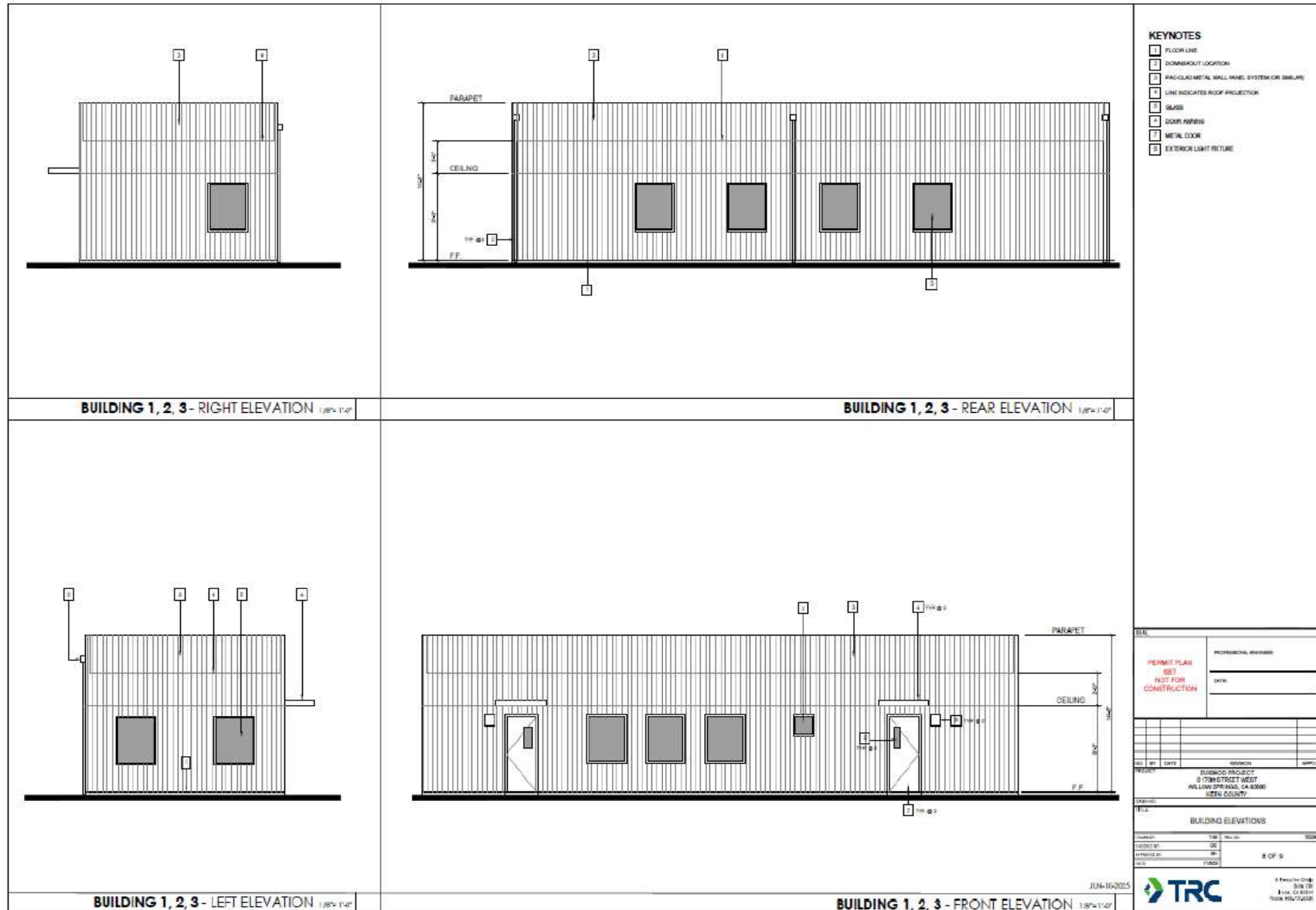
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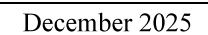
FLOOR PLAN - BUILDING 1,2 AND 3 1/8" = 1'-0"

PERMIT PLAN NOT FOR CONSTRUCTION		PROFESSIONAL EXAMINER DATE: _____
PROJECT: EUISMOD PROJECT 1700 STREET WEST WILLOW SPRING, CA 93600 KERN COUNTY		
BUILDING FLOOR PLAN		
DRAWN BY: TRC CHECKED BY: TRC DATE: 1/10/05	REV. NO.: 01 REV. DATE: 1/10/05 2 OF 2	SCALE: AS SHOWN 1/8" = 1'-0"



KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT
Euismod Energy Storage Project







2. Kern County Environmental Checklist Form

2.1 Environmental Factors Potentially Affected

In accordance with CEQA Guidelines, the County intends to prepare an EIR to evaluate potential environmental effects of the proposed project and to propose mitigation measures to reduce any significant effects identified.

The environmental factors checked below would be potentially affected by this proposed project, involving at least one impact that is a “potentially significant impact” as indicated by the Kern County Environmental Checklist. As such, the analysis contained within the EIR will focus on these environmental factors.

- | | | |
|---|---|--|
| ☒ Aesthetics | ☒ Agricultural and Forestry Resources | ☒ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☒ Energy |
| ☒ Geology and Soils | ☒ Greenhouse Gas Emissions | ☒ Hazards and Hazardous Materials |
| ☒ Hydrology and Water Quality | ☒ Land Use and Planning | ☒ Mineral Resources |
| ☒ Noise | ☐ Population and Housing | ☒ Public Services |
| ☐ Recreation | ☒ Transportation and Traffic | ☒ Tribal Cultural Resources |
| ☒ Utilities/Service Systems | ☒ Wildfire | ☒ Mandatory Findings of Significance |

Other Environmental Issues

Kern County conducted a preliminary review of the proposed project and has determined it is not likely to result in significant environmental effects to the following resources. Therefore, further analysis is not warranted in the EIR.

Population / Housing: The proposed project will not induce substantial unplanned population growth through the construction of new homes, roads, or other infrastructure nor displace housing units or people. Even though the proposed project would provide new employment consistent with the adopted Kern County General Plan goals, plan, and policies, long-term employment opportunities would be minimal. The proposed project would require an operational/maintenance staff of up to 12 employees, including 6 full-time and 6 part-time. It is estimated that up to 150 construction workers per day would be required during peak construction periods for the proposed project. The entire construction process is anticipated to take 2 years with work by various trades encompassing shorter durations. Therefore, the majority of project-generated construction jobs would be filled from the local and regional area workforce and would occur on a temporary and short-term basis.

Construction workers are expected to travel to the proposed project site from various local communities and locations throughout Southern California, and few, if any workers, are expected to relocate to the surrounding area because of these temporary jobs. If temporary housing should be necessary, it is expected that accommodations (i.e., extended stay hotels, apartments, recreational vehicle parks, homes for rent or sale) would be available in the nearby communities of Rosamond and California City. Therefore, the proposed project is not anticipated to directly or indirectly induce the development of any new housing or businesses within the local communities.

The proposed project is located on private land owned or leased by the project proponents, and no residents would be displaced as part of the proposed project. As such, it is not anticipated to displace existing housing that would necessitate the construction of replacement housing elsewhere.



Recreation: The Kern County General Plan does not identify any existing or proposed recreational facilities near the proposed project site. The proposed project would not increase the use of recreational facilities or require the construction or expansion of recreational facilities.

The proposed project itself does not include new recreational facilities and is not anticipated to increase demands on existing facilities. The number of workers needed during the construction phase would largely depend on the specific stage of construction and peak at approximately 150 workers. These workers are not likely to visit local parks or recreation facilities during the workday, and the workers who are relocating temporarily during construction would create little or no impact on local recreational resources after work hours.

Operations of the proposed project would require up to 12 full-time employees, but they would likely be drawn from the local labor force and would commute from their existing permanent residence to the proposed project site. However, even if the maintenance/monitoring employees were hired from out of the area and relocated to southeastern Kern County, the addition of any such families to the proposed project area would not result in a substantial increase in the number of users at local parks or recreational facilities. As a result, there would not be a detectable increase in the use of existing neighborhood or regional parks or other recreational facilities, and therefore, no deterioration of any such facilities would occur or require the construction of new facilities as a result of project implementation.

2.2 Determination

(To be completed by the Lead Agency) Based on this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENT IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: Keith Alvidrez

Date: 12/22/25

Printed Name: Keith Alvidrez

Title: Planner III