
July 15, 2026

City of Chino Planning Commission
c/o Community Development Department
13220 Central Avenue
Chino, CA 91710

Re: Aypa Power, Dirac Project

Dear Chair and Members of the Planning Commission,

The Chino Valley Chamber of Commerce is not taking a position on the Dirac project. Our Legislative Action Committee reviewed the proposal and voted to take no action, so this letter is neither support nor opposition. I am writing for a different reason: to share what our members and our organization experienced during Aypa Power's engagement with our community, because that context may be useful as you weigh this decision.

Energy reliability and affordability matter to every local business in the Chino Valley. As our region grows, the decisions made about energy infrastructure will shape whether our businesses can plan, hire, and operate with confidence. That is why the Chamber pays close attention to projects like this one, and why we engaged with Aypa when they approached us.

What stood out was how Aypa went about it.

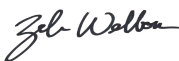
They came to our committee meetings and answered questions directly. They hosted a community Open House. They worked with the Chamber to conduct research, took time to understand the fabric of our community, and listened carefully to the concerns and ideas of local business voices. When they asked us for introductions to local leaders and organizations, the stated goal was making sure the project delivers lasting community benefits. Those conversations led to a commitment of \$150,000 to local organizations, including the Chino Valley YMCA and the Chaffey College Foundation.

The Chamber is a convener. We do not vouch for the technical merits of the project; that judgment belongs to you and to the City's process. What we can speak to is conduct, and Aypa's conduct toward the Chino Valley has been open, responsive, and constructive.

Whatever the Commission decides, we hope this level of engagement becomes the standard for anyone seeking to build in our community.

Thank you for your service and for the care you bring to decisions like this one.

Thanks for everything!



Zeb Welborn
President & CEO
Chino Valley Chamber of Commerce

[EXT EMAIL] OPPOSITION — July 15, 2026 Planning Commission | Aypa Power "Dirac" 400 MW BESS, Benson to Oaks Ave

From Justin Alcober [REDACTED]
Date Sun 7/12/2026 5:56 PM
To Le, Kim <KLe@cityofchino.org>
Cc Ulloa, Eunice <eulloa@cityofchino.org>; City Clerk <cityclerk@cityofchino.org>; Burton, Curtis <cburton@cityofchino.org>; Comstock, Karen <kcomstock@cityofchino.org>; Flores, Christopher <cflores@cityofchino.org>; Lucio, Marc <mlucio@cityofchino.org>

Kim Le, Senior Planner
City of Chino, Development Services Department
13220 Central Avenue, Chino, CA 91710
kle@cityofchino.org | (909) 334-3330

Re: OPPOSITION — Aypa Power "Dirac" Battery Energy Storage System (400 MW, 13.89 acres, Benson Avenue to Oaks Avenue)
Chino Planning Commission Public Hearing — Wednesday, July 15, 2026, 6:00 p.m.

Dear Ms. Le, Chair, and Members of the Planning Commission,

I am a Chino resident living approximately one mile from the proposed Dirac project site. Pursuant to the Development Services Department's stated public comment process, I request that this letter be entered into the administrative record for the July 15, 2026 hearing and distributed to the Commissioners in advance of the meeting.

I oppose approval of this project and respectfully ask the Commission to deny the application.

WHAT I AM NOT ARGUING

I am not opposed to grid-scale energy storage as a technology. California needs it. I acknowledge that Dirac proposes outdoor modular container enclosures arranged in rows — a materially safer architecture than the indoor, retrofitted-building design that made the January 2025 Vistra fire at Moss Landing as severe as it was. I acknowledge that Aypa Power has been engaged with the Chino Valley Fire District since February 2025, and that the district intends to conduct and require third-party inspections.

My objection is not that this technology is inherently unsafe. My objection is that Chino is being asked to approve the largest and most consequential project of its kind in city history, on the wrong parcel, as its very first, without a framework to evaluate it.

1. THIS IS CHINO'S FIRST BESS — AND THE CITY HAS NO STANDARDS FOR IT

As reported, Dirac would be the first battery energy storage facility proposed in Chino. It would also be a 400-megawatt facility — among the largest in California, and vastly larger than the 40 MW class of BESS projects typical of municipal-scale siting elsewhere in the region.

Chino is therefore being asked to set its BESS precedent at the maximum possible scale, without an adopted ordinance establishing:

- Minimum setbacks from residences, parks, schools, and childcare facilities
- Permitted battery chemistries and enclosure standards
- Maximum facility size or aggregate capacity within city limits
- Required fire mitigation, monitoring, and third-party testing thresholds
- Emergency response, evacuation trigger, and notification protocols
- Decommissioning and financial assurance requirements

Other jurisdictions have recognized that this sequencing matters. Arizona developed a use-permit framework and technical standards — including specific BESS separation requirements from developed residential property — before entertaining individual project applications. That is the correct order of operations.

Approving a 400 MW facility as Chino's first BESS, with no ordinance in place, means the project itself becomes the standard. Every future applicant will point to Dirac's approval as the baseline. I respectfully submit that the Commission should not allow a private developer's application to write the City's energy storage policy by default.

I ask the Commission to deny this application and direct staff to develop a BESS ordinance with public input before any project of this scale is considered.

2. THE SITE IS INCOMPATIBLE, INDEPENDENT OF DESIGN QUALITY

The proposed site runs from Benson Avenue to Oaks Avenue, in close proximity to Ruben S. Ayala Park — the City's largest public recreation facility, home to youth baseball and softball, camps, festivals, the Chino Valley YMCA, and the Chaffey College Chino Community Center. On a typical weekend, hundreds of children are in the immediate vicinity.

Outdoor container design meaningfully reduces the risk of cascading module-to-module failure. It does not eliminate thermal runaway, and it does not eliminate the off-gassing of hydrogen fluoride and other toxic combustion products from a failed enclosure. Good engineering lowers the probability and likely magnitude of an event. It does not change who is downwind when one occurs.

Good engineering is a reason to permit these facilities somewhere. It is not a reason to permit them anywhere. Siting is the one safeguard that cannot be retrofitted, mitigated, or inspected into compliance after the fact — and it is the decision that belongs exclusively to this Commission.

3. THE APPLICANT'S EXISTING COMMITMENTS ARE NOT THE CITY'S OBLIGATION

Public filings indicate Aypa Power holds a signed offtake agreement with PG&E for this project, submitted to the CPUC, targeting a 2028 commercial operation date, with interconnection sought through CAISO's Cluster 14 queue at the Southern California Edison substation at 13925 Benson Avenue.

Those commitments were made before the applicant secured land use approval from Chino. That was the applicant's commercial decision and the applicant's risk. It creates no obligation for this City and should carry no weight in the Commission's findings. I ask the Commission to state explicitly on the record that contractual and interconnection commitments made in advance of entitlement are not a basis for approval.

By the applicant's own description, Dirac is a stand-alone facility that returns stored power to SCE's transmission and distribution network serving the entire region. By Aypa's own characterization, then, this project serves regional grid needs — not Chino-specific ones. Chino is being asked to absorb a localized hazard and a permanent industrial land use adjacent to its largest public park, in exchange for tax revenue, in service of a benefit that accrues regionally.

4. INSPECTION IS NOT RESPONSE CAPABILITY

The Chino Valley Fire District has stated it will conduct inspections and require third-party inspections. Inspection is a compliance function. It is not an emergency response capability, and the staff report should not conflate the two.

Before any approval, I request the record contain CVFD's written determination, in its own words, on the following:

- Does CVFD possess the apparatus, staffing, water supply, and specialized training to manage a multi-day lithium-ion thermal runaway event at 400 MW scale?
- What is CVFD's stated response posture in a serious event — active suppression, or defensive containment and controlled burn-out? Residents are entitled to a plain answer as to whether the plan is to let it burn.
- What are the mutual aid dependencies, and their realistic response times?
- What is the evacuation or shelter-in-place trigger and radius, and who issues it?

If CVFD has not made an affirmative capability determination for a facility of this magnitude, the Commission should not act.

5. TECHNICAL RECORD THAT SHOULD PRECEDE ANY VOTE

If the Commission is nonetheless inclined to advance this project, I ask that no action be taken until the following are in the public record:

- UL 9540A large-scale fire test data for the specific cells, modules, and enclosures proposed — not generic manufacturer literature
- The Hazard Mitigation Analysis required under NFPA 855, and the enclosure-to-enclosure separation distances proposed
- Confirmed battery chemistry (LFP vs. NMC), which materially affects thermal stability
- Modeled toxic plume dispersion under prevailing and Santa Ana wind conditions, overlaid on Ayala Park, the YMCA, the Chaffey College campus, and surrounding residential areas
- Firefighting runoff containment volume and receiving-water pathways
- Measured setback distances to the nearest residence, the park property line, and any school or childcare facility
- Decommissioning plan and financial assurance instrument

- Confirmation of whether environmental review is proceeding as a full Environmental Impact Report. Given the scale, the hazard profile, and the absence of any adopted City standards to tier from, a Mitigated Negative Declaration would be inadequate, and I object to reliance on one.

6. NOTICE, TRANSPARENCY, AND THE APPLICANT'S CONDUCT

Public awareness of this hearing has been minimal. Most residents I know learned of it through informal neighborhood channels or a single Chino Champion article published days before the hearing. A 400-megawatt industrial energy facility — the first of its kind in Chino — warrants engagement commensurate with its scale, and it has not received it.

I further note that Aypa Power did not respond to the Champion's repeated requests for comment. An applicant seeking to site the largest facility of its kind in this city's history, adjacent to its largest public park, declined to answer questions from the community's newspaper. That is not the conduct of a partner. It is a preview of how responsive this operator is likely to be to Chino residents for the thirty-year life of this facility.

I request the record reflect the mailed-notice radius used for this hearing and the justification for that radius relative to the project's potential hazard footprint. If notice was limited to the statutory minimum, I request the item be continued and re-noticed on a radius commensurate with what is being proposed.

CONCLUSION

I respectfully ask the Planning Commission to deny this application, and to direct staff to bring forward a battery energy storage ordinance — with setback standards, size limits, and fire safety requirements developed through public process — before any BESS project is entitled in this city.

If the Commission instead approves or recommends approval, I ask that the record reflect each objection raised above, which I reserve the right to raise on appeal to the City Council and in any subsequent proceeding.

Thank you for your service to Chino and for your consideration.

Respectfully,

Justin Alcober
Chino, CA 91710

cc: Chino City Clerk (CityClerk@cityofchino.org)
Mayor Eunice M. Ulloa
Mayor Pro Tem Curtis Burton
Council Member Karen C. Comstock
Council Member Christopher Flores
Council Member Marc Lucio

[EXT EMAIL] Unwanted Battery warehouse

From



Date Mon 7/13/2026 3:14 PM

To City Clerk <cityclerk@cityofchino.org>

A proposed 400-megawatt Battery Energy Storage System (BESS) is headed to the Chino Planning Commission on Wednesday, July 15, at 6:00 p.m. If approved, it would become the fifth-largest battery energy storage facility in the United States and would be located near Ayala Park, on approximately 13 acres off Edison Avenue near Benson.

What a horrible idea that would be in a densely populated area. We don't need a fire risk in that area... ever!

Donna Casas
Chino Hills CA

[Sent from the all new AOL app for iOS](#)

EXTERNAL EMAIL: Please verify sender email. If unknown, DO NOT open links/attachments. NEVER give out your user ID or password for any reason!

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[EXT EMAIL] Formal Objection to the Dirac Battery Energy Storage System (BESS) Project — Case Numbers PL25-0007 & PL25-0008

From Rafael Gutierrez [REDACTED]
Date Mon 7/13/2026 4:48 PM
To City Clerk <cityclerk@cityofchino.org>
Cc Rafael Gutierrez [REDACTED]

 1 attachment (106 KB)

Formal Objection to the Dirac Battery Energy Storage System (BESS) Project — Case Numbers PL25-0007 & PL25-0008.pdf;

Dear City Clerk Natalie Gonzaga:

Attached please note, for the record, my formal objection letter to the Dirac Battery Energy Storage System (BESS) project for the 7/15/26 upcoming planning commission meeting.

Best regards,

--

Rafael Gutierrez
[REDACTED]

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DELIVERY METHOD: VIA EMAIL to Natalie Gonzaga, City Clerk: CityClerk@CityofChino.org

Subject: Formal Objection to the Dirac Battery Energy Storage System (BESS) Project — Case Numbers PL25-0007 & PL25-0008

To: The City of Chino Planning Commission and Community Development Department

From: Rafael Gutierrez, Concerned Chino Resident

Address: [REDACTED] Chino, CA

Date: 7/13/26

RE: Notice of Formal Objection to Conditional Use Permit and Site Approval for 13822 Oaks Avenue (Dirac BESS Facility)

Dear Commissioners,

Please accept this letter as a formal objection to the proposed 400-megawatt Dirac Battery Energy Storage System (BESS) project scheduled for the July 15, 2026, Planning Commission hearing. As a resident of Chino, I strongly urge the Commission to **deny** the Conditional Use Permit (CUP) and Site Approval applications (PL25-0007 / PL25-0008).

While I support clean energy initiatives in appropriately zoned regional areas, placing a massive, utility-scale industrial battery plant immediately adjacent to residential neighborhoods and less than a mile from local schools creates an unacceptable risk to public health, safety, and welfare.

I request that the Commission **deny** this application based on the following critical planning and zoning grounds:

1. Incompatibility with Chino's General Plan and Neighborhood Zoning – A Conditional Use Permit should only be granted if the proposed project marries with the surrounding community. A 400-MW facility featuring dense rows of 40-foot industrial shipping containers and towering masonry walls creates immediate visual blight. Furthermore, the massive HVAC and liquid cooling infrastructure required to prevent battery overheating operates 24/7, introducing permanent, low-frequency hum acoustic pollution into the adjacent residential community. *This project fundamentally violates the city's commitment to protecting the character and peace of single-family residential boundaries.*

2. Severe Potential Safety Hazards and Evacuation Realities – Lithium-ion facilities of this magnitude present inherent, unpreventable risks of thermal runaway. Recent high-profile battery storage fires across California (such as those in Otay Mesa and Moss Landing) have proven that these chemical fires burn out of control for days, emit highly toxic hydrogen fluoride gas, and necessitate widespread shelter-in-place or evacuation orders. The proximity of 13822 Oaks Avenue to homes and schools means an emergency event would immediately jeopardize thousands of children and families, while placing an overwhelming, unfair operational strain and threat to the health and wellbeing on the Chino Valley Fire District personnel.

3. Absence of Local Economic Benefit and Harm to Property Values – Unlike commercial retail or traditional warehouse developments, an operational BESS facility generates almost zero long-term, daily jobs or economic activity within Chino. It does, however, create a permanent industrial hazard zone that will depress surrounding residential property values, harm neighborhood desirability, and erode the local property tax base for single-family homeowners.

Conclusion and Request for the Record – Under the California Environmental Quality Act (CEQA) and local municipal codes, the burden is on the applicant to prove that the project will not be detrimental to the community. The Dirac project fails this test entirely. It introduces severe industrial hazards to our backyards without delivering a balancing public benefit to the immediate neighborhood.

I respectfully request that the Planning Commission uphold Chino's strict zoning integrity, prioritize the safety of its citizens, and **deny** permits PL25-0007 and PL25-0008. Please ensure this formal objection is entered into the official public record for the July 15th meeting.

Thank you for your careful consideration of the residents of Chino.

Sincerely,

Rafael Gutierrez

Rafael Gutierrez, Concerned Chino Resident

Address: [REDACTED] Chino, CA. 91710

Cell: [REDACTED]

Ema [REDACTED]

CC: Files

[EXT EMAIL] Formal Objection to the Dirac Battery Energy Storage System (BESS) Project — Case Numbers PL25-0007 & PL25-0008

From Chirag Patel [REDACTED]
Date Tue 7/14/2026 12:54 PM
To City Clerk <cityclerk@cityofchino.org>

Dear Commissioners,

Please accept this letter as a formal objection to the proposed 400-megawatt Dirac Battery Energy Storage System (BESS) project scheduled for the July 15, 2026, Planning Commission hearing. As a resident of Chino, I strongly urge the Commission to **deny** the Conditional Use Permit (CUP) and Site Approval applications (PL25-0007 / PL25-0008).

While I support clean energy initiatives in appropriately zoned regional areas, placing a massive, utility-scale industrial battery plant immediately adjacent to residential neighborhoods and less than a mile from local schools creates an unacceptable risk to public health, safety, and welfare.

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2. Severe Potential Safety Hazards and Evacuation Realities – Lithium-ion facilities of this magnitude present inherent, unpreventable risks of thermal runaway. Recent high-profile battery storage fires across California (such as those in Otay Mesa and Moss Landing) have proven that these chemical fires burn out of control for days, emit highly toxic hydrogen fluoride gas, and necessitate widespread shelter-in-place or evacuation orders. The proximity of 13822 Oaks Avenue to homes and schools means an emergency event would immediately jeopardize thousands of children and families, while placing an overwhelming, unfair operational strain and threat to the health and wellbeing on the Chino Valley Fire District personnel.
3. Absence of Local Economic Benefit and Harm to Property Values – Unlike commercial retail or traditional warehouse developments, an operational BESS facility generates almost zero long-term, daily jobs or economic activity within Chino. It does, however, create a permanent industrial hazard zone that will depress surrounding residential property values, harm neighborhood desirability, and erode the local property tax base for single-family homeowners.

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I respectfully request that the Planning Commission uphold Chino's strict zoning integrity, prioritize the safety of its citizens, and **deny** permits PL25-0007 and PL25-0008. Please ensure this formal objection is entered into the official public record for the July 15th meeting.

Thank you for your careful consideration of the residents of Chino.

Sincerely,

Chirag Patel, Concerned Chino Resident

Address: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

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[EXT EMAIL] Battery Center

From Terrea Currie [REDACTED]
Date Wed 7/15/2026 10:49 AM
To Le, Kim <KLe@cityofchino.org>
Cc Terrea Currie [REDACTED]

City Planner Kim Le,

I am writing about the planning commission meeting tonight. I am unable to attend, but would like my concerns and opposition read in to the record.

Our community recently experienced a devastating illegal fireworks explosion that claimed a life and required an enormous emergency response. That tragedy demonstrated how quickly local resources can be stretched. Before approving a battery energy storage facility, I believe residents deserve clear answers about whether our fire department has the personnel, training, equipment, and mutual aid agreements necessary to respond safely to a worst-case battery fire or explosion. Public safety must come first." After what has recently happened in Garden Grove and Boyle Heights, this battery center demands intense scrutiny. I am sure those cities never envisioned a catastrophe of that magnitude. Will the City of Chino be the next one on the nightly news?

Please provide answers to the following questions:

- Has the local fire department been trained specifically for lithium-ion battery fires?
- How many firefighters would be required for a worst-case battery fire?
- Would neighboring cities be needed for mutual aid?
- What evacuation zones have been modeled?
- Has an emergency response plan been completed and shared with the public?
- What is the expected duration of a worst-case fire?
- How will residents be notified if shelter-in-place or evacuation is necessary?
- How will air quality be monitored?
- Will emergency shelter be provided by the city?
- Will city residents be compensated for destruction of property and loss of business revenue?
- What independent risk assessment has been conducted, and can the public review it?
- Why were not all residents notified of this directly?

While it is apparent that the city is after revenue, what happens in the event of an emergency? City coffers will be drained. Property values will plummet. I am sure that none of you approving this Battery Center live within the danger zone.

The cost does not justify the means.

Respectfully,

Terrea Currie

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[EXT EMAIL] File #26-335 (Proposed BESS Facility)

From Debby Pinedo [REDACTED]
Date Wed 7/15/2026 12:19 PM
To Le, Kim <KLe@cityofchino.org>

Hi,

My name is Debby Pinedo and I live at [REDACTED] in Chino. I have lived in Chino since 1983.

I have concerns about the proposed 400-megawatt battery energy storage facility (BESS) along Benson and Oaks Avenue.

1. What is the actual distance from the nearest battery enclosure to Ayala Park? The formal legal notice only went to property owners within 300 feet of the site, and the site itself is zoned industrial on all four sides. We need a real number in the record instead of repeating "across from the park."
2. What specific conditions did the fire district attach, not just whether they approved it? What are the evacuation and shelter-in-place radius, response time commitments, and how a fire or off-gassing event would be communicated to nearby residents in real time?
3. What is the battery chemistry? Lithium iron phosphate (LFP) carries meaningfully lower fire risk than the nickel-manganese-cobalt chemistry used at Moss Landing. This should be a simple, specific answer, ask for it on the record.
4. What happens at end of life? What is the decommissioning plan and who is financially responsible for battery removal and disposal once the facility ages out?
5. Who's liable if something goes wrong? Does the Development Agreement include any insurance, bonding, or indemnification requirements protecting the city and nearby property owners in the event of a fire or contamination event?
6. Is this the first of more to come? I've heard that the developer is offering the city \$6 million in community benefit payments plus a guaranteed \$4 million in sales tax and development fees tied to a fast-tracked permitting schedule. Will this project sets a precedent the city intends to repeat elsewhere in Chino, and if so, where?

I currently oppose this plan, especially without answers to the questions above.

Thanks for your time,

Debby Pinedo

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[EXT EMAIL] Regarding File#26-335

From [REDACTED]
Date Wed 7/15/2026 11:22 AM
To Le, Kim <KLe@cityofchino.org>

Hello,

Here are my questions with regard to the proposed 400-megawatt battery storage facility:

- 1.What is the battery chemistry?
2. Who is responsible for the decommissioning of the facility at the end of its life?
3. Who is liable if something goes wrong? The builder? The city? This needs to be made very clear from the get-go.
4. Will there be more of this type of facility in the future?
5. I would also like to know why this facility needs to be placed in Chino or near a park.

Without answers to these questions, I am completely opposed to this 400-megawatt battery storage facility.

Thank you for your attention to this matter.

Sincerely,

Lisa Collinsworth

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**Rexford
Industrial**

Rexford Industrial Realty, Inc.
11620 Wilshire Blvd, Suite 10000
Los Angeles, CA 90025

July 9, 2026

City of Chino Department of Planning and Planning Commission,

Rexford Industrial – 13925 Benson, LLC (Rexford), the owner of the property located at 13925 Benson Avenue, is pleased to support Aypa Power's proposed battery energy storage facility project. As the property owner, Rexford has worked with Aypa throughout the planning process and believes the project represents an appropriate and beneficial use of the site.

The Benson Property is uniquely positioned to accommodate the proposed electrical infrastructure due to its location which directly adjacent to Southern California Edison substation located at the NWC of Edison Ave and Oaks Ave. The project will create many community benefits, including improved grid reliability and reduced energy cost for local residents.

Throughout our engagement, Aypa Power has demonstrated a professional, collaborative, and thoughtful approach to project development. Their team has been responsive to property-specific considerations and committed to designing a facility that is compatible with surrounding uses and developed in accordance with applicable requirements.

Rexford believes Project Dirac will bring long-term value to the property and contribute to the region, and specifically the City's energy infrastructure needs. We respectfully encourage the Planning Commission to approve the project and allow this investment to move forward.

Thank you for your consideration.

Sincerely,

Luis Gomez
VP of Development



July 10, 2026

City of Chino Planning Commission

City of Chino City Hall

13220 Central Avenue

Chino, CA 91710

RE: Coalition for Clean Air Supports the Dirac Project (July 15, 2026)

Dear Commissioners:

The Coalition for Clean Air (CCA) expresses its support for the Dirac Battery Energy Storage Project, scheduled for your consideration on July 15, 2026.

Since 1971, CCA has worked to protect public health, improve air quality, and prevent climate change across California. Achieving these objectives requires a fundamental transformation of our energy grid, transitioning away from combustion-based power generation toward sustainable, zero-emission alternatives.

Residents of Inland Empire cities, such as Chino, breathe some of the dirtiest air in the nation. Much of that pollution comes from heavy-duty trucks, locomotives, ships, and off-road equipment operating in California. Exposure to diesel exhaust causes several adverse public health impacts, from headaches, fatigue, nausea, and increased coughing to cardiopulmonary deaths and lung cancer. Diesel exhaust contains more than forty separate cancer-causing organic chemicals. These emissions, like other forms of air pollution, disproportionately affect our most vulnerable populations, including children, the elderly, and California's low-income communities of color. The Air Resources Board estimates that exposure to diesel exhaust results in 570 to 890 premature deaths per year in California.

The Dirac Project represents the type of infrastructure required to make the transition to clean electricity and clean transportation a reality. Battery energy storage systems are indispensable tools for modernizing grid reliability. By capturing and storing surplus renewable energy and deploying it during times of high grid stress, facilities like the Dirac Project can help reduce the need to activate heavily polluting, gas-fired peaker plants. This operational shift is vital for mitigating the harmful pollutants that disproportionately impact the respiratory health of Southern California communities.

The source of the electricity used in batteries to power electric motors replacing diesel engines matters. It is important that those electrons come from renewable sources of energy, such as solar, wind, or geothermal facilities. The cost of solar energy continues to drop, and California increasingly relies upon it to meet its renewable energy portfolio goals. Daily solar energy production, however, peaks at midday, while electricity demand often peaks in the late afternoon and early evening. Battery electric storage systems make renewable energy available when we need it the most.

Modernizing our energy infrastructure is not just a statewide mandate; it is a local public health imperative. Approving this facility will facilitate measurable reductions in greenhouse gas emissions and localized toxic air contaminants, advancing a cleaner, safer environment for the residents of Chino and the broader region.

We strongly urge the Planning Commission to approve the Dirac Project as a meaningful step toward a zero-emission energy future.

Sincerely,

A handwritten signature in cursive script, reading "Christopher Chavez". The signature is written in dark ink and includes a long, sweeping horizontal stroke at the end.

Chris Chavez

Deputy Policy Director

Coalition for Clean Air

July 7, 2026

City of Chino Planning Commission Members,

We are writing this letter to express Cupertino Electric, Inc.'s (CEI) support for the proposed Project Dirac battery energy storage project being developed by Aypa Power in the City of Chino. CEI has been engaged as the Engineering, Procurement, and Construction (EPC) contractor for the project, pursuant to an EPC agreement executed in September 2026. The proposed site, located at 13925 Benson Avenue, is well suited for this use given its proximity to Southern California Edison's Chino 230kV substation.

We understand the importance of investing in reliable energy infrastructure that strengthens the electrical grid. With increasing demand and more frequent extreme weather placing greater strain on California's grid, battery storage projects like Project Dirac are an important tool for utilities and communities alike. After working closely with Aypa Power on the project's design, safety protocols, and construction plan, we are confident that Project Dirac will be a positive addition to the City of Chino.

The project should play a meaningful role in strengthening grid reliability and supporting the integration of renewable energy, helping reduce the risk of future blackouts and brownouts. We are especially encouraged that the project is being developed in accordance with all applicable local, state, and industry safety standards, and that steps are being taken to minimize disruption to neighboring properties during construction.

We have appreciated the collaborative relationship and clear communication we've had with the Aypa Power development team throughout the design and pre-construction process. Their transparency and responsiveness give us confidence that Project Dirac will be a good neighbor to the Chino community, and that CEI will be able to deliver the project safely, efficiently, and to the highest quality standards.

CEI supports the approval and development of Project Dirac and believes it will bring long-lasting benefits to the City of Chino and the region's electric grid. Please do not hesitate to contact me directly with any questions regarding CEI's role or qualifications.

Sincerely,



Kris Fabing

Project Executive

CUPERTINO ELECTRIC, INC.

1132 N 7th Street | San Jose CA 95112

C: 408-639-0051



July 14, 2026

Chino Planning Commission
City of Chino
13220 Central Avenue
Chino, CA 91710

RE: Sierra Club Support for the Dirac Battery Energy Storage Project

Dear Commissioners,

On behalf of Sierra Club and our more than 500,000 members and supporters in California, I am writing to express our support for the Dirac Battery Energy Storage Project, scheduled for your consideration on July 15th. As an organization, we are committed to accelerating the state's transition to a 100% clean, zero-emission energy grid. Sierra Club views battery energy storage systems (BESS) as critical to enabling the retirement of the state's over 160 fossil gas plants.

To confront the climate crisis and protect public health, California must rapidly phase out its reliance on fossil fuels. The Dirac Project represents the exact type of critical clean energy infrastructure needed to make that transition possible. By deploying 400 megawatts of battery storage capacity next to the existing SCE Chino substation, this facility will capture surplus renewable energy when it is abundant and release it during peak evening hours. This directly displaces the need to fire up polluting, gas-fired peaker plants, reducing greenhouse gas emissions and improving regional air quality.

The Dirac Project achieves these environmental goals with zero operational combustion emissions. Unlike traditional energy facilities, it has no smokestacks and produces no localized air pollution during day-to-day operations. Replacing a warehouse footprint on a general industrial parcel with a clean energy asset allows the City of Chino to actively reduce industrial truck traffic while leading the region in sustainable development.

Furthermore, we appreciate that the project has been designed with safety standards that meet or exceed state standards from the outset, ensuring the highest level of thermal management. The project's substantial 1,100-foot setback from the nearest residence, or eleven times the national safety code standard, demonstrates a thoughtful approach to community protection and responsible industrial siting.

Building a resilient, fossil-free grid requires a commitment to local, state-of-the-art storage projects like this one. Sierra Club respectfully urges the Planning Commission to approve the Dirac Project and advance our shared vision for a clean energy future.

Sincerely,

Julia Dowell
Senior Campaign Organizer
Sierra Club



BreatheSoCal.org

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July 7, 2026

Ms. Lissa Fraga, Chair, Planning Commission
Mr. Vincent Lopez, Vice Chair, Planning Commission
Mr. Jimmy Alexandris, Planning Commissioner
Mr. Brandon Blanchard, Planning Commissioner
City of Chino Planning Commission
c/o Development Services Department
P.O. Box 667
Chino, CA 91708-0667
Via email to Planning@CityofChino.org

Mr. Kevin Cisneroz, Planning Commissioner
Ms. Annmarie Lemento, Planning Commissioner
Mr. Lawrence Vieira, Planning Commissioner

Re: Support for the Dirac Project – Vote scheduled for July 15, 2026

Dear Chair and Members of the Chino Planning Commission,

On behalf of Breathe Southern California, I am writing to express our strong support for the Dirac Project, a proposed battery energy storage system (BESS) that is scheduled for a vote on July 15.

Breathe SoCal, the oldest public health nonprofit organization in Southern California, is dedicated to promoting clean air and healthy lungs through research, education, advocacy, and technology. Central to our mission is accelerating the region's transition to clean energy, as this will reduce harmful emissions and improve regional air quality. The Dirac Project aligns directly with this goal.

Battery energy storage systems are critical for California's clean energy transition. By storing renewable energy when it is abundant and discharging it during periods of peak demand, projects like Dirac help reduce the region's reliance on older, polluting fossil-fuel power plants. This transition is essential for cutting greenhouse gas emissions and decreasing localized air pollutants and air toxics that adversely affect community health. We recognize the project team's proactive approach to local engagement and their commitment to safe, reliable energy solutions. Securing local grid reliability while prioritizing environmental health is exactly the kind of forward-looking infrastructure planning our region needs to meet both local and state-wide energy mandates.

For these reasons, Breathe SoCal respectfully urges the Planning Commission to approve the Dirac Project. We believe this facility will be a significant asset to Chino and a meaningful step toward cleaner air for all Southern California residents. Thank you for your consideration of this important matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marc Carrel".

Marc Carrel
President & CEO

Breathe Easier.™