



# City of El Cajon

## Planning Commission Agenda

### Tuesday, October 20, 2020 Meeting

#### 7:00 PM

PAUL CIRCO, Chair  
ANTHONY SOTTILE, Vice Chair  
HUMBERT CABRERA  
DARRIN MROZ  
REBECCA POLLACK-RUDE

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA

[www.cityofelcajon.us/your-government/departments/community-development/planning-division](http://www.cityofelcajon.us/your-government/departments/community-development/planning-division)

Please note that, pursuant to the Governor of the State of California Governor's Executive Order N-29-20, and in the interest of the public health and safety, members of the Planning Commission and Staff may attend the meeting telephonically. Further, Orders from the San Diego County Health Officer prevent persons other than City officials and essential employees to be physically present.

In accordance with the Executive Order, and in compliance with the County Health Officer's Orders, the public may view the meeting and participate via the online meeting platform, Zoom Webinar. You may access the virtual meeting via the link below or log in to Zoom.us and use the meeting ID number below. You can also use the phone number listed below to call in and listen to the meeting. You do not need a computer to access the meeting via phone.

Meeting Link	<a href="https://zoom.us/j/99889972243?pwd=WU1mdGpGakw0YVQ5ZzN2QkhkUjF2dz09">https://zoom.us/j/99889972243?pwd=WU1mdGpGakw0YVQ5ZzN2QkhkUjF2dz09</a>
Webinar ID	<b>998 8997 2243</b>
Passcode:	<b>998632</b>
Phone Audio Option:	<b>1 669 900 6833</b>

If you need assistance connecting via Zoom to the meeting, please refer to the instructions provided at zoom.us. Video tutorials on how to connect to Zoom are provided at the following link: <https://support.zoom.us/hc/en-us>.

To submit comments on an item on this agenda, or a Public Comment, please e-mail the comments with Planning Commission in the subject line to [planning@cityofelcajon.us](mailto:planning@cityofelcajon.us) before 5 p.m. on Tuesday, October 20, 2020, or you may submit written comments during your participation in the Zoom meeting. Comments will be accepted up to the conclusion of the public hearing of each item. Comments will be limited to 300 words and will be entered into the official Commission Meeting Record.

The Planning Commission will endeavor to include all comments prior to taking actions. Should technical difficulties arise, they will be resolved as soon as possible.

#### **CALL TO ORDER**

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

#### **CHAIRPERSON'S WELCOME**

*Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Monday, November 2, 2020 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.*

## PUBLIC COMMENT

This is the opportunity for the public to address the Commission on any item of business within the jurisdiction of the Commission that is not on the agenda. Under state law no action can be taken on items brought forward under Public Comment except to refer the item to staff for administrative action or to place it on a future agenda. Non-agenda public comments must be submitted before the end of public comment during the meeting.

## CONSENT

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of October 6, 2020</b>

## PUBLIC HEARINGS

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Cordell Storage Containers</b>
<b>Request:</b>	<b>Allow four (4) prefabricated storage containers</b>
<b>CEQA Recommendation:</b>	<b>EXEMPT</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2020-0006
<b>Location:</b>	1935 Cordell Court
<b>Applicant:</b>	Kirk Nelson, Design Intervention, Inc.; 949-376-5357
<b>Project Planner:</b>	Alfonso Camacho; acamacho@cityofelcajon.us; 619-441-1782
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"><li>1. Conduct the public hearing; and</li><li>2. MOVE to adopt the next resolutions in order APPROVING the CEQA exemption and CUP No. 2020-0006, subject to conditions.</li></ol>

*Decisions and Appeals* - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Monday, November 2, 2020 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>ECTLC Battery Storage</b>
<b>Request:</b>	<b>(6) Energy Storage Batteries with Screening</b>
<b>CEQA Recommendation:</b>	<b>EXEMPT</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2020-0004
<b>Location:</b>	1523 – 1527 East Main Street
<b>Applicant:</b>	James Beach, EnerSmart Storage, LLC <a href="mailto:james@enersmartstorage.com">james@enersmartstorage.com</a> , 619-333-6613
<b>Project Planner:</b>	Alfonso Camacho; acamacho@cityofelcajon.us; 619-441-1782
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	3. Conduct the public hearing; and 4. MOVE to adopt the next resolutions in order APPROVING the CEQA exemption and CUP No. 2020-0004, subject to conditions.

4. OTHER ITEMS FOR CONSIDERATION

5. STAFF COMMUNICATIONS

- a. Project Updates
- b. Planning Month Proclamation

6. COMMISSIONER REPORTS/COMMENTS

7. ADJOURNMENT

This Planning Commission meeting is adjourned to November 3, 2020 at 7 p.m.

*Decisions and Appeals - A decision of the Planning Commission is not final until the appeal period expires 10 days from the date of transmittal of the Commission's resolution to the City Clerk. The appeal period for the items on this Agenda will end on Monday, November 2, 2020 at 5:00 p.m., except that Agenda items which are forwarded to City Council for final action need not be appealed.*



**MINUTES  
PLANNING COMMISSION MEETING  
OCTOBER 6, 2020**

*The meeting of the El Cajon Planning Commission was called to order at 7:04 p.m.*

**PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.**

**COMMISSIONERS PRESENT:** Paul CIRCO (Chair) / *(via virtual platform)*  
 Humbert CABRERA *(via virtual platform)*  
 Darrin MROZ *(via virtual platform)*  
 Rebecca POLLACK-RUDE *(via virtual platform)*  
 Anthony SOTTILE (Vice Chair) *(via virtual platform)*

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Melissa DEVINE, Planning Manager / *(via virtual platform)*  
 Barbara LUCK, City Attorney / *(via virtual platform)*  
 Ron Luis Valles, Administrative Secretary / *(via virtual platform)*

Chairman CIRCO explained the procedures of the virtual meeting, which is in compliance with the State of California Governor’s Executive Order, and the County of San Diego’s Health Officer’s Orders.

**PUBLIC COMMENT:**

No email comments received before the meeting or online comments during the meeting.

**CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of August 18, 2020</b>

Motion was made by SOTTILE, seconded by CABRERA, to approve the August 18, 2020 minutes; carried 5-0.

**PUBLIC HEARING ITEM:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Opa! Greek Town Restaurant</b>
<b>Request:</b>	<b>On-sale Spirits and Liquor</b>
<b>CEQA Recommendation:</b>	<b>EXEMPT</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2020-0005 amending CUP No. 1980
<b>Location:</b>	345 West Main Street
<b>Applicant:</b>	Ammu Ablahad; 619-886-8108
<b>Project Planner:</b>	Melissa Devine; 619-441-1742; <a href="mailto:mdevine@cityofelcajon.us">mdevine@cityofelcajon.us</a>
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order APPROVING the CEQA exemption and CUP Amendment No. 2020-0005, subject to conditions.

DEVINE summarized the staff report through a PowerPoint presentation. Staff recommended that the Planning Commission adopt the resolutions approving the project.

The public hearing was opened. No public comments were received prior to or during the meeting.

Mr. David CUTLER, the attorney representing the applicant, commended staff and spoke in favor of the project.

Motion was made by CIRCO, seconded by MROZ, to close the public hearing; carried 5-0.

Motion was made by SOTTILE, seconded by CABRERA, to adopt the resolutions APPROVING the CEQA Exemption, and Conditional Use Permit No. 2020-0005 amending CUP 1980 to add distilled spirits to the on-sale service at the restaurant.

The appeal period of this item ends at 5 p.m., Monday, October 19, 2020.

**OTHER ITEMS FOR CONSIDERATION:**

DEVINE updated Commissioners various projects in El Cajon and public outreach for the Housing, Environmental Justice, and Safety Elements of the General Plan.

Additionally, she invited the Commissioners to attend the City Council Zoom meeting at 3 p.m., on Tuesday, October 13, 2020, where Planning Commissioners and staff will be recognized in celebration of National Planning Month.

**ADJOURNMENT:**

Motion was made by CIRCO, seconded by CABRERA, to adjourn the meeting of the El Cajon Planning Commission at 7:40 p.m. this 6<sup>th</sup> day of October 2020 until 7:00 p.m., Tuesday, October 20, 2020; carried 5-0.

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Paul CIRCO, Chair

ATTEST:

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Melissa DEVINE, Secretary



**City of El Cajon**

**Community Development Department  
PLANNING COMMISSION AGENDA REPORT**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Cordell storage containers</b>
<b>Request:</b>	<b>Allow (4) prefabricated storage containers</b>
<b>CEQA Recommendation:</b>	<b>EXEMPT</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP)-2020-0006
<b>Location:</b>	1935 Cordell Court
<b>Applicant:</b>	Kirk Nelson, Design Intervention, Inc.; 949-376-5357
<b>Project Planner:</b>	Alfonso Camacho; acamacho@cityofelcajon.us; 619-441-1782
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order approving the proposed CEQA exemption and CUP No. 2020-0006, subject to conditions.</li> </ol>

**PROJECT DESCRIPTION**

This request is to authorize four prefabricated metal storage containers at an existing industrial site located on Cordell Court between Weld Boulevard and Reuben Fleet Drive and addressed as 1935 Cordell Court. Of the four containers, two would be for storage of medical diagnostic kit packaging and supplies and the other two would include electrical and refrigeration for finished medical diagnostic kits. The proposed project requires approval a minor Conditional Use Permit (CUP).

**BACKGROUND**

<b>General Plan:</b>	Industrial Park (IP)
<b>Specific Plan:</b>	No. 403
<b>Zone:</b>	M (Manufacturing)
<b>Other City Plan(s):</b>	N/A
<b>Regional and State Plan(s):</b>	Gillespie Field Airport Land Use Compatibility Plan (ALUCP)
<b>Notable State Law(s):</b>	N/A



### Project Site & Constraints

The project site is located on the east side of Cordell Court, near the corner of Cordell Court and Gillespie Way. The lot size is approximately 65,661 square feet and is currently developed with an existing 21,774 square-foot building situated to the rear of the property and 68 parking stalls towards the front of the lot. The site is accessed by a two-way driveway. The site has existing improvements for landscaping and lighting.

### Surrounding Context

Properties surrounding the subject site are developed and zoned as follows:

Direction	Zones	Land Uses
North	M	Manufacturing, Taylor Guitars
South	M	Manufacturing
East	M	Office and warehouse
West	M	Manufacturing

### General Plan

The land use designation of the subject property is Industrial Park (IP) according to the General Plan Land Use Map. The IP land use designation focuses on quality manufacturing and process office uses. General Plan Goal 4 states “Quality industrial areas shall be established and maintained.” Objective 4-2 states “Gillespie Field Industrial Area will be used exclusively for industrial and industrially related purposes.”

### Municipal Code/Zoning Code

The subject property is within the M (Manufacturing) zone. In accordance with the El Cajon Municipal Code (ECMC) Manufacturing Land Use Table section 17.150.170, prefabricated shipping containers require approval of a minor Conditional Use Permit.

### Gillespie Field ALUCP

The Airport Land Use Compatibility Plan (ALUCP) is a regional plan that governs the project site and the surrounding area. The ALUCP is a policy document designed to implement the primary objectives of the State Aeronautics Act and the California Airport Land Use Planning Handbook by promoting compatibility between Gillespie Field and the land uses that surround it. The subject site is located within the Airport Influence Area of Gillespie Field, and is therefore subject to the ALUCP. The project is located within Review Area 1 and Safety Zone 6 and is subject to compliance with ECMC Chapter 17.260 of the Airport Overlay Zone. Pursuant to Table III-2, industrial outdoor storage areas, with the exception of hazardous uses, are determined to be a compatible use within Review Area 1 and Safety Zone 6. Therefore, the proposed outdoor prefabricated storage containers are in compliance with the ALUCP.

## **DISCUSSION**

### *Land Use*

The proposed project consists of four prefabricated metal containers at the existing industrial site. The containers are within the parking lot and take up four parking spaces located near the southeast corner of the lot. The site slopes up from Cordell Court, and the slope is heavily vegetated. The containers are concealed from public view behind the existing landscaping.

### *Outdoor Uses and Storage*

ECMC section 17.150.050 requires screening from the public right-of-way by a minimum six-foot-high, solid fence or wall and cannot encroach into any required exterior yard. The methods, materials, and appearance of required screening for outdoor storage areas are subject to Planning Commission approval. The screening mechanism includes existing mature landscaping on an elevated slope that conceals the storage area from street view.

### *Parking*

The M zone requires outdoor storage uses provide one parking space per 1,000 square feet of gross floor area. The parking requirement for the existing use is 56 spaces. The site would provide 64 parking spaces while providing one space to be allocated for the outdoor storage requirement. The project is compliant with the required parking.

### *Landscape*

The site has existing landscaping throughout. The project does not intend to add landscaping as the storage area is already concealed with mature landscaping. Existing landscaping includes shrubs, brush, and mature Eucalyptus trees. Conditions of approval will require the maintenance of the mature landscaping and, if removed, the installation of equivalent screening.

## **FINDINGS**

Pursuant to ECMC section 17.70.040, the following findings must be made in order to approve a CUP:

- A. *The proposed use is consistent with applicable goals, policies, and programs of the general plan, and with any applicable specific plan.*

Pursuant to Goal 4 of the General Plan, "Quality industrial areas shall be established and maintained." Additionally, Objective 4-2 of the General Plan states "Gillespie Field Industrial Area will be used exclusively for industrial and industrially related purposes". The proposed prefabricated storage containers will support the site's biotech use and their day-to-day operations.

- B. The proposed site plan and building design are consistent with all applicable use and development standards.*

The proposed project is consistent with all use and development standards for properties in the M zone. The storage area is outside of the exterior yard, the storage is concealed from view by mature landscaping and an elevated slope, which provides proper concealment.

- C. The proposed use will be operated in a manner that is compatible with existing and planned land uses in the vicinity of the proposed use.*

The proposed storage containers will adhere to the M zone development standards including conditions of approval in the proposed resolution. The containers are proposed to support the operations of this existing industrial development and future industrial uses on the site.

- D. The proposed use and project design will not be detrimental to the public health, safety, and general welfare, including but not limited to matters of noise, smoke, dust, fumes, vibration, odors, and hazards or excessive concentrations of traffic.*

The proposed storage containers are planned and designed in consideration of existing on-site operations, functionality, concealment, and surrounding uses. The containers are proposed to be screened behind landscaping to avoid a visual nuisance.

- E. The proposed use is in the best interest of public convenience and necessity.*

The prefabricated storage containers will continue to support the existing industrial development with minimal disruptions to the neighborhood and serve the storage needs of the business on the subject property.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15311 of the CEQA Guidelines. Section 15311 provides an exemption for construction, or placement of minor structures accessory to existing commercial, industrial, or institutional facilities. The project proposes to authorize an outdoor storage area with prefabricated storage containers at an existing industrial development in an area that has already been developed. Therefore, section 15311 is an appropriate exemption for the proposed project.

#### **PUBLIC NOTICE & INPUT**

A notice of application was mailed on August 26, 2020, to property owners and tenants within a 300-foot radius of the site informing them of this permit application. A notice of this public hearing for the project was mailed on October 1, 2020, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. As a

public service, the notices were posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices". No public correspondence was received.

**RECOMMENDATION**

The storage containers will serve the existing industrial operations. Staff's recommendation is that the Planning Commission approve the location and quantity of storage containers.

**PREPARED BY:**

**REVIEWED BY:**

**APPROVED BY:**



Alfonso Camacho  
ASSOCIATE  
PLANNER



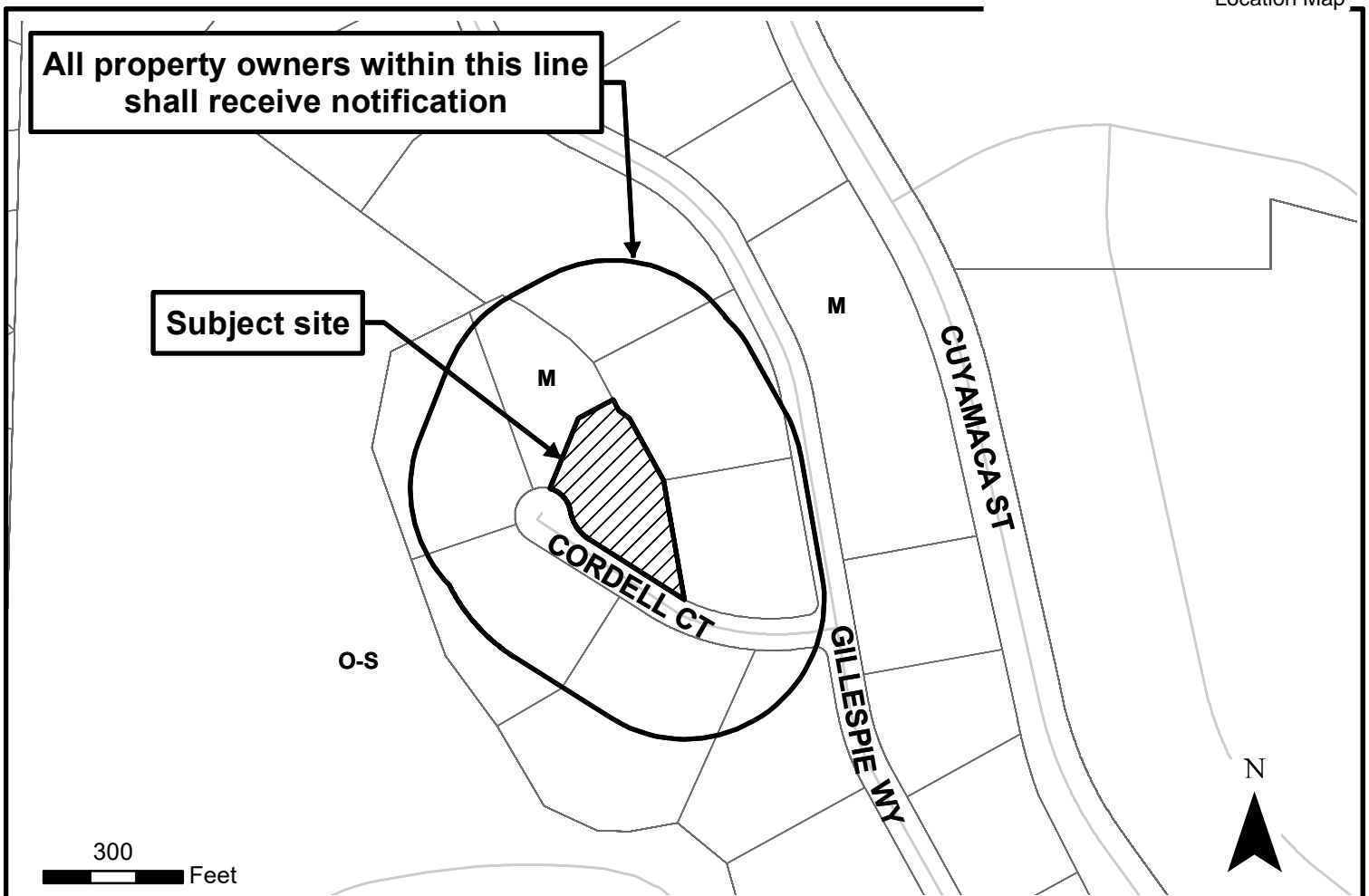
Melissa Devine  
PLANNING  
MANAGER



Anthony Shute  
DIRECTOR OF  
COMMUNITY  
DEVELOPMENT

## **ATTACHMENTS**

1. Public Hearing Notice/Location Map
2. Proposed Resolution for CEQA Exemption
3. Proposed Resolution APPROVING Conditional Use Permit No. 2020-0006
4. Aerial Photograph of Subject Site
5. Application and Disclosure Statement
6. Project Site Plan
7. Photograph of Storage Containers



### NOTICE OF PROPOSED CONDITIONAL USE PERMIT FOR PREFABRICATED SHIPPING CONTAINERS

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, October 20, 2020**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

**CONDITIONAL USE PERMIT NO 2020-0006**, as submitted by David Barka of Calbiotech Inc., requesting to permit a total of (4) prefabricated shipping containers within an existing parking lot. Two of the containers would include refrigeration. No modification to the existing building or proposed development is proposed. The subject property is located on the east side of Cordell Court between Reuben Fleet Drive and Weld Boulevard and is addressed as 1935 Cordell Court. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the Planning Commission meeting at <http://www.cityofelcajon.us/your-government/calendar-meetings-list>. Please contact Planning at 619-441-1742 if a paper copy of the agenda is needed.

Due to the highly contagious nature of the Covid-19 virus, the Planning Commission may attend the meetings telephonically. The City may provide alternative means to observe the meeting through a dial in phone number or viewing the meeting through a computer application or internet platform. Information regarding the meeting format will be provided in the agenda posted 72 hours prior to the meeting in the agenda.

Members of the public who wish to send comments on this item, or a Public Comment, are asked to follow the directions in the agenda to provide comments. Comments will be received up to the vote or conclusion of each item. The Planning Commission will endeavor to include all comments prior to taking action and will announce when the comment period for an item will conclude, prior to taking any action or concluding the discussion on the item.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619-441-1742. More information about planning and zoning in El Cajon is available at <http://www.cityofelcajon.us/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **ALFONSO CAMACHO** at 619-441-1742 or via email at [acamacho@cityofelcajon.us](mailto:acamacho@cityofelcajon.us) and reference "Cordell Storage Containers" in the subject line.

## PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION 15311 (ACCESSORY STRUCTURES) FOR CONDITIONAL USE PERMIT NO. 2020-006 PREFABRICATED STORAGE CONTAINERS AT AN EXISTING INDUSTRIAL DEVELOPMENT ON THE EAST SIDE OF CORDELL COURT BETWEEN WELD BOULEVARD AND REUBEN FLEET DRIVE IN THE M (MANUFACTURING) ZONE; APN 760-230-33; GENERAL PLAN DESIGNATION: INDUSTRIAL PARK.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on October 20, 2020, to consider Conditional Use Permit (CUP) No. 2020-0006 for prefabricated storage containers at the existing industrial site located on the east side of Cordell Court between Weld Boulevard and Reuben Fleet Drive, and addressed as 1935 Cordell Court;

WHEREAS, in accordance with CEQA Guidelines section 15061(b)(2), the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, it is proposed that the project is exempt from CEQA under section 15311 (Accessory Structures) of CEQA Guidelines, based upon the record as a whole, the Planning Commission hereby finds that the proposed Conditional Use Permit No. 2020-0006 is categorically exempt pursuant to section 15311 of the California Environmental Quality Act; and

WHEREAS, section 15311 of the CEQA Guidelines provides an exemption for construction, or placement of minor structures accessory to existing commercial, industrial, or institutional facilities; and

WHEREAS, the project proposes to authorize outdoor prefabricated storage containers at an existing industrial development in an area that has already been developed; and

WHEREAS, no evidence was presented in proceedings that any of the conditions exist to provide exceptions to categorical exemptions as described in CEQA Guidelines section 15300.2, exist; and

WHEREAS, section 15311 is an appropriate exemption for the proposed project and the record of proceedings contains evidence to support the determination that the Class 11 Categorical Exemption applies; and

Proposed Planning Commission Resolution

WHEREAS, after considering evidence and facts, the Planning Commission did consider the proposed CEQA exemption as presented at its meeting; and

WHEREAS, no evidence was presented in proceedings that any of the conditions exist to provide exceptions to categorical exemptions as described in CEQA Guidelines section 15300.2, exist; and

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the proposed exemption for the prefabricated storage containers at an existing industrial site.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the proposed CEQA exemption for (4) prefabricated storage containers at the existing industrial site.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held October 20, 2020, by the following vote:

AYES:  
NOES:  
ABSTAIN:

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Paul CIRCO, Chair

ATTEST:

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Melissa DEVINE, Secretary

PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2020-0006 FOR PREFABRICATED STORAGE CONTAINERS AT AN EXISTING INDUSTRIAL DEVELOPMENT ON THE EAST SIDE OF CORDELL COURT BETWEEN WELD BOULEVARD AND REUBEN FLEET DRIVE IN THE M (MANUFACTURING) ZONE; APN 760-230-33; GENERAL PLAN DESIGNATION: INDUSTRIAL PARK.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on October 20, 2020, to consider Conditional Use Permit (CUP) No. 2020-0006 for prefabricated storage containers at the existing industrial site located on the east side of Cordell Court between Weld Boulevard and Reuben Fleet Drive, and addressed as 1935 Cordell Court; and

WHEREAS, the Planning Commission adopted the next resolution in order finding the proposed use is categorically exempt from environmental review in accordance with section 15311, Class 11 (Accessory Structures) of the CEQA Guidelines; and

WHEREAS, the evidence presented to the Planning Commission at the public hearing includes the following:

- A. Pursuant to Goal 4 of the General Plan, "Quality industrial areas shall be established and maintained." Additionally, Objective 4-2 of the General Plan states "Gillespie Field Industrial Area will be used exclusively for industrial and industrially related purposes". The proposed prefabricated storage containers will support the site's biotech use and their day-to-day operations.
- B. The proposed project is consistent with all use and development standards for properties in the M zone. The storage area is outside of the exterior yard, the storage is concealed from view by mature landscaping and an elevated slope, which provides proper concealment.
- C. The proposed storage containers will adhere to the M zone development standards including conditions of approval in the proposed resolution. The containers are proposed to support the operations of this existing industrial development and future industrial uses on the site.
- D. The proposed storage containers are planned and designed in consideration of existing on-site operations, functionality, concealment, and surrounding uses. The

containers are proposed to be screened behind landscaping to avoid a visual nuisance.

- E. The prefabricated storage containers will continue to support the existing industrial development with minimal disruptions to the neighborhood and serve the storage needs of the business on the subject property.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings, the El Cajon Planning Commission hereby APPROVES Conditional Use Permit No. 2020-0006 to allow prefabricated storage containers at the existing industrial development in the Manufacturing zone on the above described property subject to the following conditions:

**Planning Conditions**

1. Prior to the issuance of a building permit, or as otherwise determined by the Director of Community Development, the applicant shall submit and obtain approval of a one-page, 24" by 36" digital site plan for Conditional Use Permit No. 2020-0006 that includes the following specific notes and changes:
  - A. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable."
  - B. The site plan shall reflect the applicable comments and include all of the required notes from the Engineering comments contained in Condition No. 8.
2. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
  - A. The approved storage container locations shall be shown on the drawings submitted for building permits and shall be in substantial conformance with the Planning Commission approval.
3. Prior to the final inspection, or as otherwise determined by the Director of Community Development, all on-site improvements shall be completed or guaranteed in accordance with the approved site plan. The following items shall be completed and/or inspected:
  - A. Satisfy all requirements of the Building and Engineering conditions contained in this resolution of approval.
4. The following shall be ongoing conditions of this Conditional Use Permit:
  - A. This approval is for four (4) prefabricated storage containers within a parking lot located at the southeast corner of the lot.

- B. The storage containers shall remain at the identified parking spaces.
  - C. The storage containers shall at all times be free of graffiti, debris, and be properly painted to blend in to the surrounding area.
  - D. The landscaping acting as screening shall be properly maintained. If the landscape is not maintained as screening, an alternative screening method must be employed.
5. All the ongoing conditions of approval of Specific Plan No. 403 shall remain in effect.

### **Building and Fire Conditions**

6. Comply with currently adopted edition of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
7. A Building permit is required for the two refrigerated containers.

### **Engineering and Storm Water Conditions**

8. Add the following notes to the entitlement Site Plan and implement the Best Management Practices (BMPs) as a condition of the entitlement:

“All operations shall comply with the City’s Jurisdictional Runoff Management Program (JRMP) and the City’s Storm Water Ordinance (El Cajon Municipal Code Chapters 13.10 and 16.60) to minimize or eliminate discharges of pollutants to the storm drain system. Operations shall include implementation of Best Management Practices (BMPs), including food service, as follows:

- a. Only rain is permitted to enter the storm drain system. Discharges (direct or by conveyance) of trash, debris, vehicle fluids, or wastewater (including washing fluids) to the storm drain system are strictly prohibited.
- b. Sweep or vacuum to clean outdoor areas (parking lots). Power washing in outdoor areas is strictly prohibited.
- c. Maintain all outdoor areas including parking lots to be free from trash and petroleum leaks.
- d. All materials must be stored in a properly covered and contained area that will not be exposed to rainwater, either directly or indirectly.

For requirements on this Planning Action please refer to the Conditions of Approval. This Site Plan may not clearly show existing or proposed improvements in the public right-of-way and should not be used for public improvement construction purposes.”

**General Conditions**

9. The existence of this conditional use permit shall be recorded with the County Recorder.
10. The site shall be developed and operated in substantial conformance with conditions as presented in the Planning Commission staff report titled Conditional Use Permit No. 2020-0006, dated October 20, 2020, except as modified by this resolution. Operation of the use in violation of the conditions of approval is grounds for revocation.
11. If this permit is not legally exercised within one year of project approval, and a written request for an extension of time has not been received and subsequently approved by the Planning Secretary within the same time period, this conditional use permit shall be considered null and void pursuant to El Cajon Zoning Code section 17.35.010.
12. The Planning Commission may at any time during the life of this use permit, after holding a properly noticed public hearing, and after considering testimony as to the operation of the approved use, revoke the permit, or modify the permit with any additional conditions as it deems necessary, to ensure that the approved use continues to be compatible with surrounding properties and continues to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare. At such hearing the applicant may appear and object under applicable law to any potential revocation or modification of the conditions of approval.

{The remainder of this page intentionally left blank}

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held October 20, 2020, by the following vote:

AYES:

NOES:

ABSENT:

---

Paul CIRCO, Chair

ATTEST:

---

Melissa DEVINE, Secretary

**Aerial Image**  
**1935 CORDELL COURT**





Project Assistance Center  
**PLANNING PERMIT APPLICATION**

**Type of Planning Permit(s) Requested:**

<input type="checkbox"/> <b>AZP</b> Administrative Zoning Permit	<input type="checkbox"/> <b>CUP</b> Conditional Use Permit	<input type="checkbox"/> <b>LLA</b> Lot Line Adjustment	<input type="checkbox"/> <b>MA</b> Minor Amendment
<input type="checkbox"/> <b>MUP</b> Minor Use Permit	<input type="checkbox"/> <b>PRD</b> Planned Residential Development	<input type="checkbox"/> <b>PUD</b> Planned Unit Development	<input type="checkbox"/> <b>SDP</b> Site Development Plan Permit
<input type="checkbox"/> <b>SP</b> Specific Plan	<input type="checkbox"/> <b>SCR</b> Substantial Conformance Review	<input type="checkbox"/> <b>TPM</b> Tentative Parcel Map	<input type="checkbox"/> <b>TSM</b> Tentative Subdivision Map
<input type="checkbox"/> <b>VAR</b> Variance	<input type="checkbox"/> <b>ZR</b> Zone Reclassification	<input type="checkbox"/> Other: _____	

**Project Location**

Parcel Number (APN): 387-20-12

Address: 1935 Cordell Crt

Nearest Intersection: Cordell & Gillespi

**Project Description** (or attach separate narrative)

Add refrigerated containers and electrical to existing parking area

**Add Storage Containers at Parking Lot**

**Project Screening Questions**

Existing use?	<input checked="" type="radio"/> No	<input type="radio"/> Yes	<b>If yes, please describe:</b> _____ _____ _____
Modification of use?	<input checked="" type="radio"/> No	<input type="radio"/> Yes	
New development or addition?	<input checked="" type="radio"/> No	<input type="radio"/> Yes	
Existing Structures?	<input checked="" type="radio"/> No	<input type="radio"/> Yes	





## Disclosure Statement

This statement is intended to identify and avoid potential conflicts of interest that may exist between the project proponents and the decision makers; including City staff, Planning Commissioners, and City Council members.

The following information must be disclosed:

1. List the names and addresses of all persons having a financial interest in the application.

Nelson Family Trust

1199 Pacific Hwy # 501

San Diego, CA 92101

List the names and address of all persons having any ownership interest in the property involved.

Nelson Family Trust

1199 Pacific Hwy # 501

San Diego, CA 92101

2. If any person identified pursuant to (1) above is a corporation or partnership, list the names and addresses of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

\_\_\_\_\_  
\_\_\_\_\_

3. If any person identified pursuant to (1) above is a trust, list the name and address of any person serving as trustee or beneficiary or trustor of the trust.

Kirk & Karen Nelson

1199 Pacific Hwy # 501

San Diego, CA 92101

chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

is/are contained on the lists compiled pursuant to Government Code Section 65962.5.

If yes, provide Regulatory Identification Number: \_\_\_\_\_ Date of List: \_\_\_\_\_

### Authorization

Applicant Signature<sup>1</sup>:



Date: 6/29/20

Property Owner  
Signature<sup>2</sup>:



Date: 6/25/20

1. **Applicant's Signature:** I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application. I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the City to enter the subject property for inspection purposes.
2. **Property Owner's Signature:** If not the same as the applicant, property owner must also sign. A signed, expressed letter of consent to this application may be provided separately instead of signing this application form. By signing, property owner acknowledges and consents to all authorizations, requirements, conditions and notices described in this application. Notice of Restriction: property owner further acknowledges and consents to a Notice of Restriction being recorded on the title to their property related to approval of the requested permit. A Notice of Restriction runs with the land and binds any successors in interest.

### Pre-application Conference

The purpose of a pre-application conference is to provide you an opportunity to review your project with City staff in a preliminary form to finalize submittal requirements and receive a cursory identification of potential issues. **A pre-application is required unless waived by staff.**

Conference date: \_\_\_\_\_

### Application Submittal

To submit your application, **it must be done by appointment** scheduled in advance for all Level 3, 4, & 5 project reviews, unless waived by staff. It is recommended for projects that will subsequently meet the criteria for a Level 1-C review through Level 2.

Appointment date: \_\_\_\_\_

Demolition or substantial modification proposed to site improvements or structures?  No  Yes \_\_\_\_\_

Tenant improvements proposed?  No  Yes \_\_\_\_\_

Existing vegetation or trees on site proposed for removal?  No  Yes \_\_\_\_\_

Proposed grading?  No  Yes \_\_\_\_\_ Proposed quantities of cut and/or fill.

**Applicant Information** (the individual or entity proposing to carry out the project; not for consultants)

Company Name: Calbiotch Inc. \_\_\_\_\_

Contact Name: David Barka \_\_\_\_\_

Mailing Address: 1935 Cordell Court El Cajon \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Interest in Property:  Own  Lease  Option

**Project Representative Information** (if different than applicant; consultant information here)

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ License: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Property Owner Information** (if different than applicant)

Company Name: Three Wolves LLC \_\_\_\_\_

Contact Name: Kirk Nelson \_\_\_\_\_

Mailing Address: PO Box 1861 Laguna Beach CA 92651 \_\_\_\_\_

Phone: 949/280-8875 \_\_\_\_\_ Email: kirk@designinter.com \_\_\_\_\_

**Hazardous Waste and Substances Statement**

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous

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Project Assistance Center  
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

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Existing use?	<input checked="" type="radio"/> No	<input type="radio"/> Yes	_____
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New development or addition?	<input checked="" type="radio"/> No	<input type="radio"/> Yes	_____
Existing Structures?	<input checked="" type="radio"/> No	<input type="radio"/> Yes	Age of the structures: _____

Demolition or substantial modification proposed to site improvements or structures?  No  Yes \_\_\_\_\_

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4. Have you or your agents transacted more than \$500.00 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past 12 months or \$1,000.00 with the spouse of any such person? Yes \_\_\_\_\_ No

If yes, please indicate person(s), dates, and amounts of such transactions or gifts.

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"Person" is defined as "Any individual, proprietorship, firm, partnership, joint venture, syndicate, business trust, company, corporation, association, committee, and any other organization or group of persons acting in concert." Gov't Code §82047.

 6/25/20

Signature of applicant / date

Kirk Nelson

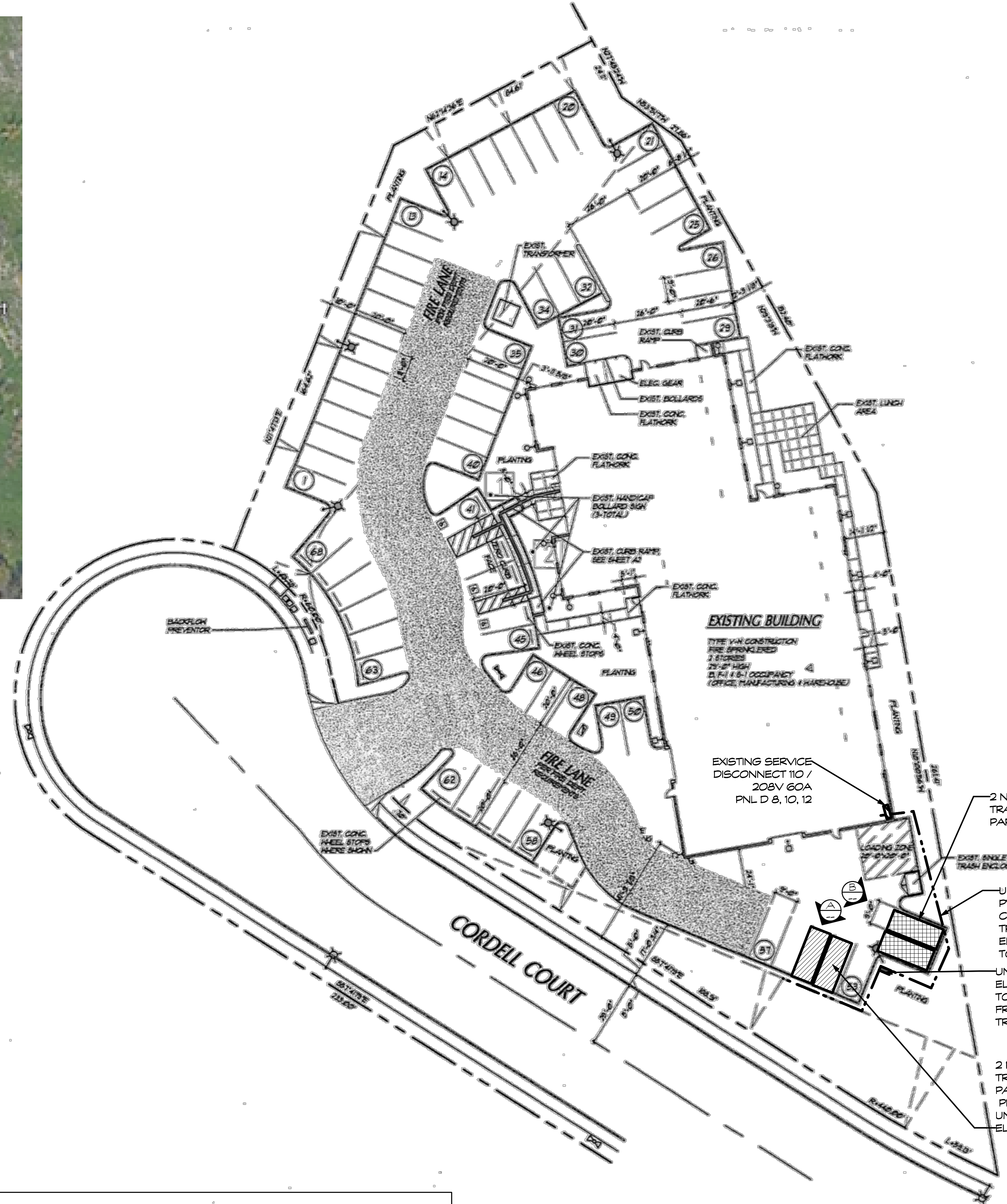
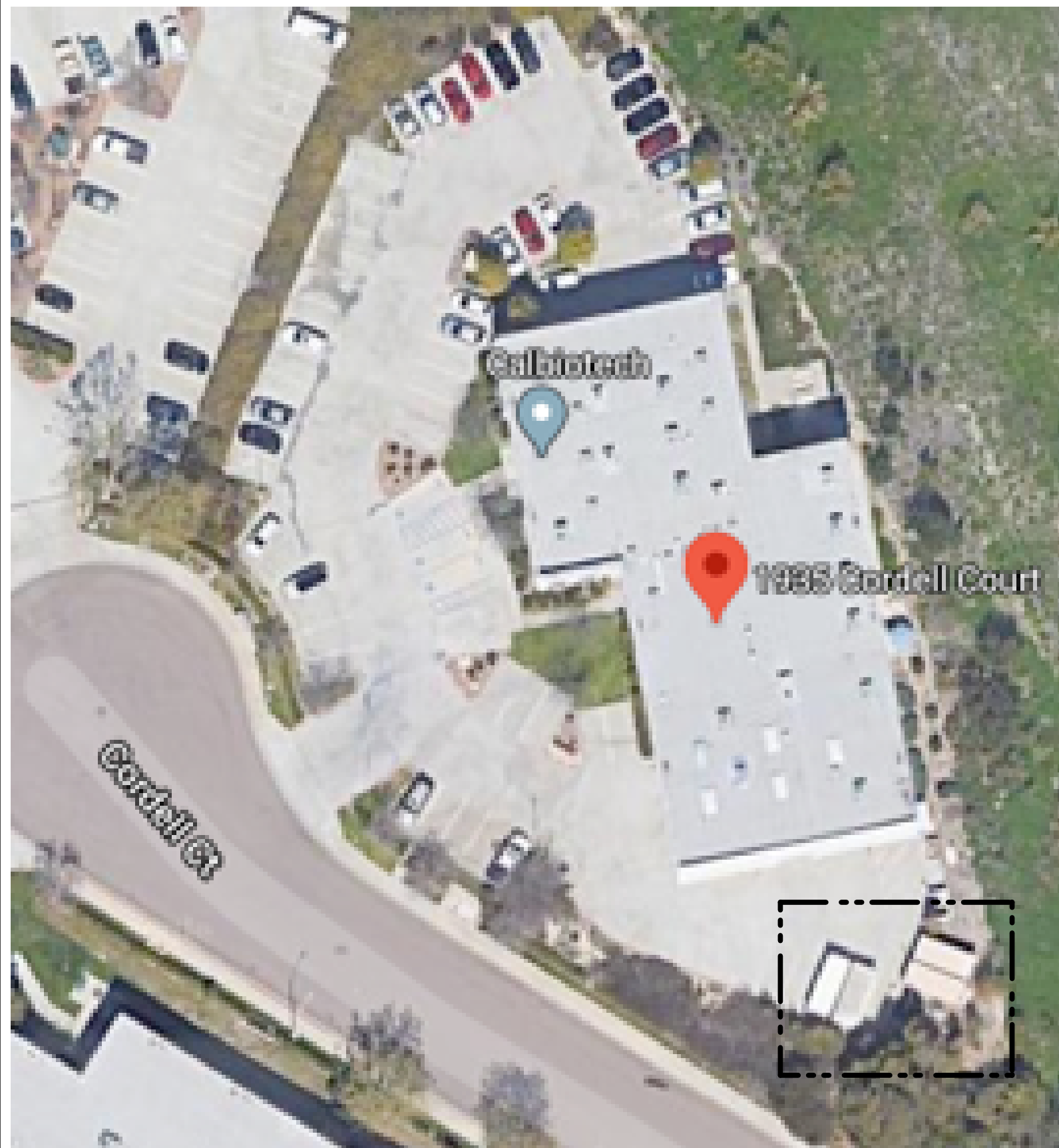
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

Photograph of Shipping Containers







PROJECT DATA	
ADDRESS:	1935 CORDELL COURT EL CAJON, CA 92020
FLOOR:	FIRST AND SECOND
LOT AREA:	65,661 SF
ZONE:	M1 MANUFACTURING
TYPE OF CONST.:	V-N SPRINKLERED
OCCUPANCY:	B (OFFICE), F-1 (MANUFACTURING)
NO. OF FLOORS:	TWO
LEGAL DESCRIPTION:	LOT 16 AND PORTION OF LOT 11 OF CUYAMACA LEST UNIT No. 1, ACCORDING TO MAP THEREOF No. 12943, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 5, 1992.
ASSESSOR'S PARCEL No.:	381-20-12

REVISIONS	
ISSUE	6/24/20
ISSUE CUP / TUP	7/2/20
ISSUE TUP	8/10/20
ISSUE ELECT PERMIT	9/16/20
ISSUE PLANNING	9/20/20

**PARKING DATA**

BUILDING SQUARE FOOTAGE 21,774  
 PM ZONE PARKING REQUIREMENT 600/SF  
 REQUIREMENT ZONE M 21,774 / 600 = 36.29 OR 37 STALLS

CURRENTLY ON SITE 68 STALLS INCLUDING 3 HANDICAP  
 REDUCE BY 4 68-4 = 64 AVAILABLE STALLS

REDUCTION FOR PERMANAT TRAILERS 66 INCLUDING 3 HANDICAP TEMPORARY

**PROJECT DESCRIPTION**

REQUEST APPROVAL TO INSTALL 2 STORAGE CONTAINERS AND 2 REFRIGERATED CONTAINERS

REFRIGERATED STORAGE CONTAINERS FOR FINISHED MEDICAL DIAGNOSTIC KITS FOR TESTING

STORAGE CONTAINERS FOR MEDICAL DIAGNOSTIC KIT PACKAGING AND SUPPLIES.

THERE IS NO BIO HAZZARD OR FLAMBLE MATERIALS STORED IN THESE LOCATION. ITEMS ARE TEMPERATURE SENSITIVE ONLY

**DESIGN INTERVENTION INC.**  
 1590 SOUTH COAST HWY, SUITE 11  
 LAGUNA BEACH, CA 92651  
 (949) 376-5557 FAX (949) 376-5558  
 www.designinter.com info@designinter.com

**PROJECT**

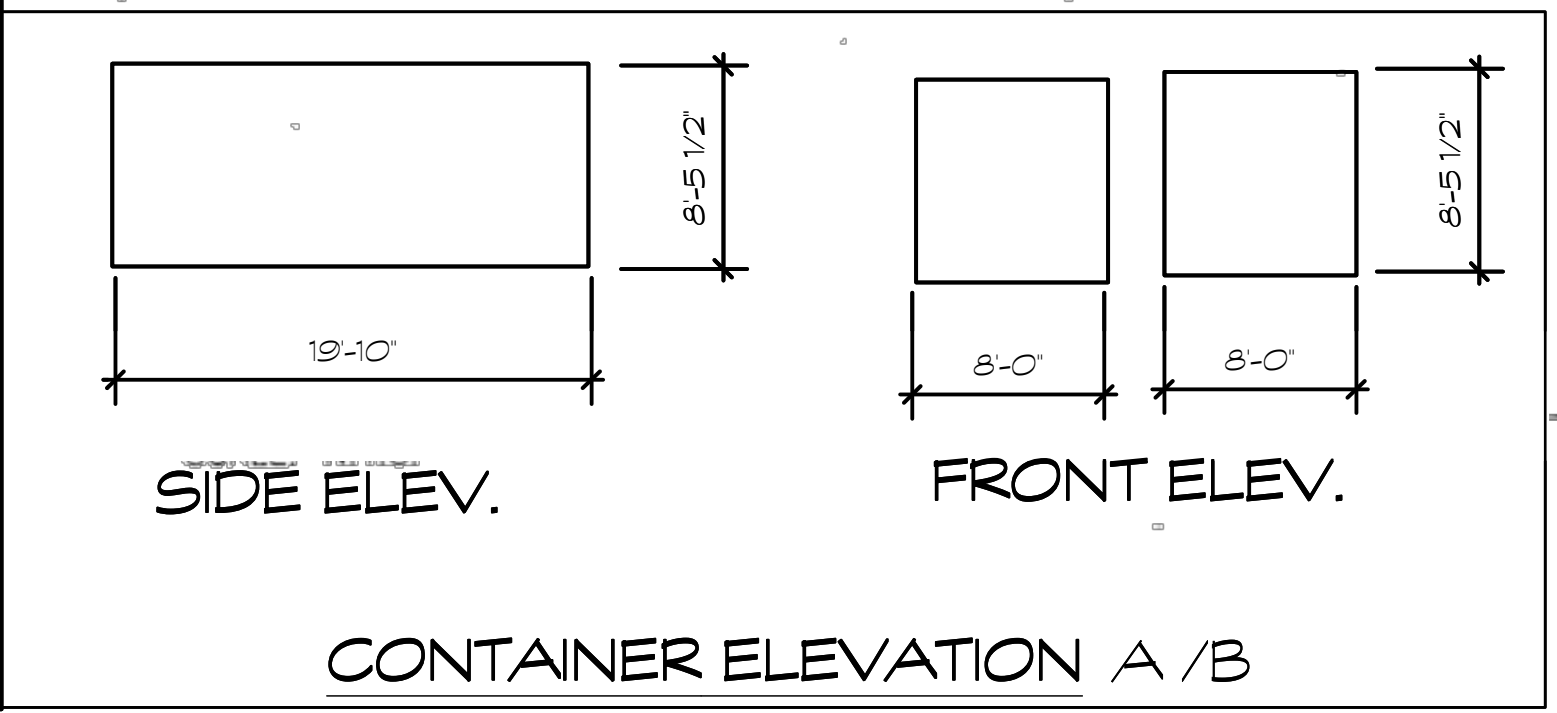
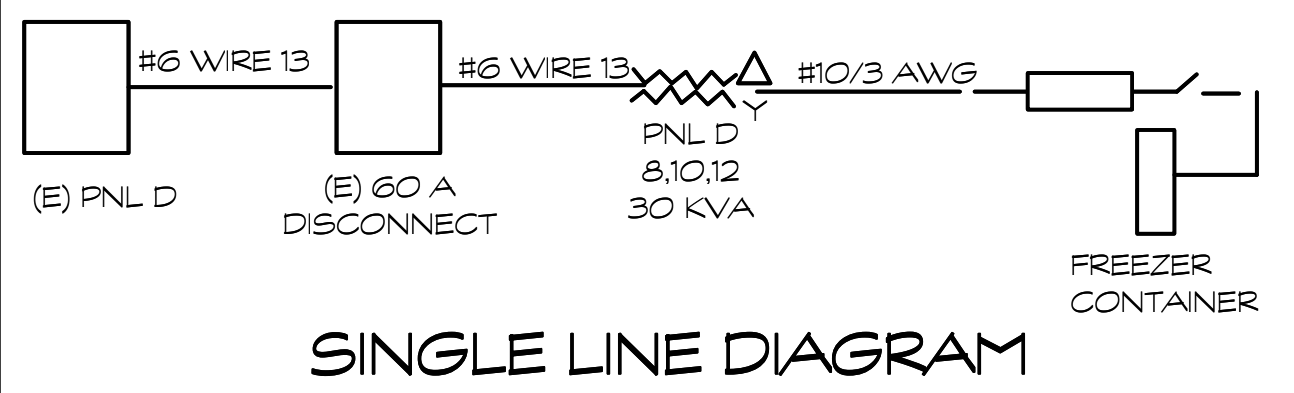
CALBIOTECH  
 1935 CORDELL COURT  
 EL CAJON, CA 92020  
 REFRIGERATION CONTAINERS

**DESCRIPTION**

SITE/PARKING PLAN  
 UNDERGROUND ELECTRICAL

OWNERSHIP AND USE OF THIS DRAWING IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF DESIGN INTERVENTION INC. IS STRICTLY PROHIBITED.

DRAWING NO. A-0  
 PROJECT NO.  
 SCALE 1/32" = 1'-0"  
 SHEET OF





City of El Cajon

Community Development Department  
**PLANNING COMMISSION AGENDA REPORT**

<b>Agenda Item:</b>	<b>3</b>
<b>Project Name:</b>	<b>ECTLC Battery Storage</b>
<b>Request:</b>	<b>(6) Energy Storage Batteries with screening</b>
<b>CEQA Recommendation:</b>	<b>Exempt</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) No. 2020-0004
<b>Location:</b>	1523 – 1527 East Main Street
<b>Applicant:</b>	James Beach, EnerSmart Storage, LLC james@enersmartstorage.com, 619-333-6613
<b>Project Planner:</b>	Alfonso Camacho, acamacho@cityofelcajon.us, 619.441.1782
<b>City Council Hearing Required?</b>	No
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order approving the proposed CEQA exemption and Conditional Use Permit (CUP) No. 2020-0004, subject to conditions.</li> </ol>

**PROJECT DESCRIPTION**

This request is for six 40' x 8' battery energy storage cabinets, with a nine-foot-tall screening fence at the existing East County Transitional Living Center (“ECTLC”) site. This project is intended to provide voltage support to the San Diego Gas & Electric (“SDG&E”) transmission line passing from the project site to the nearby Granite substation. The proposed energy storage would assist with energy support during blackouts and brownouts, and requires approval of a Conditional Use Permit.

**BACKGROUND**

<b>General Plan:</b>	General Commercial (GC)
<b>Specific Plan:</b>	None
<b>Zone:</b>	General Commercial (C-G)
<b>Other City Plan(s):</b>	None
<b>Regional and State Plan(s):</b>	N/A
<b>Notable State Law(s):</b>	None

The ECTLC was approved under CUP No. 1956 on May 27, 2003 that allowed the conversion of an existing motel (Fabulous 7 Motel) and restaurant (Universal Pancakes) to a transition service center. More recently, an amendment was approved by the Planning Commission on November 6, 2018, for two dormitories (3,000 sq. ft. each).

Project Site & Constraints

The project site is comprised of one parcel 4.26 acres in size, and is developed with three buildings for the emergency shelter and transitional living program. The site includes exterior yard landscaping, 141 on-site parking spaces accessed by two existing driveways on East Main Street. A personal storage facility abuts the property to the north and Interstate 8 abuts the property to the south and east.

Surrounding Context

The project site is located on East Main Street, a major thoroughfare, and is surrounded by a mix of commercial and residential uses. Properties surrounding the subject site are developed and zoned as follows:

Direction	Zones	Land Uses
North	C-G	Self-storage facility
South (across Interstate 8)	RS-6	Residential
East	C-G	RV Park
West	RM-2200	Residential

General Plan

The land use designation of the subject property is General Commercial (GC) according to the General Plan Land Use Map. The GC land use designation is intended to accommodate general retail and office. Goal 16 of the General Plan specifies that “El Cajon shall take positive steps to minimize risks to life and property resulting from disasters.” This is also consistent with the General Plan Objective 13-1 which is to encourage land uses that provide services on a regional basis. The provision of electrical energy and back up energy storage to meet consumer demand is an important part of ensuring resiliency in the provision of public utilities.

Municipal Code/Zoning Code

The subject property is within the General Commercial (C-G) zone, which is intended to provide for general retail and office uses. The proposed energy battery storage requires approval of a Conditional Use Permit for a utility use in the C-G zone.

## **DISCUSSION**

### *Land Use*

ECTLC provides transitional and emergency housing along with supportive services to individuals at risk or recovering from homelessness. The proposed battery storage would be a separate use and would utilize an unused area to the rear of the existing 14,340 square foot building adjacent to Interstate 8. ECTLC is leasing a portion of the site area to the applicant for the placement of the battery storage.

### *Site Design*

The 4.26-acre site is comprised of a total of three existing buildings, and two new dormitories pending construction. The proposed battery storage project would be located approximately 42 feet away from the new buildings, while approximately 24 feet away from the existing 14,340 square foot building near the rear of the property. Other site features include a central playground for children, on-site lighting, landscaping, and surface parking. The new battery storage, enclosed by a nine-foot tall fence, would be situated near the rear property line close to Interstate-8 on a vacant part of the site, which is least disruptive to the sites overall functionality, appearance and improvements.

### *Batteries*

The project will primarily provide voltage support to the San Diego Gas & Electric ("SDG&E") transmission line passing from the project site to the nearby Granite substation (to lower the chances of a local blackout), and provide power to the grid during times of peak demand (lowering prices to the end user, and reducing the chances of a brownout). It should be noted that the battery storage use does not generate electricity. The proposed storage would consist of six, 40-foot long, 8-foot wide, and 9-foot tall battery storage containers on individual concrete equipment pads. The battery storage containers would be set back at least five feet from the fence line and would be separated by a minimum of five feet from each other. The Project would provide electrical service for the local electric utility, SDG&E, and the California Independent System Operator ("CAISO"). In addition to the batteries, the system would contain two transformers on individual concrete equipment pads, mechanical equipment such as electrical controls, heating, ventilation, and air conditioning (HVAC) units, and internal fire suppression systems. Noise generated would be minimal and similar to the noise generated by a commercial HVAC system. The batteries do not contain any hazardous materials. The site will be continuously monitored remotely by the applicant (EnerSmart Storage) to ensure that there are not any issues.

### *Design, Architecture, and Exterior Building Materials*

A 9-foot-tall screening fence consisting of composite or corrugated metal panels would surround the battery cabinets. Conditions of approval require the fence to be painted a

non-metallic color. Although the facility is located to the rear of the property and not visible from the public view along East Main Street, it would be visible from Interstate 8. There are some existing mature trees and landscaping that would provide some additional visual screening. The Planning Commission may wish to determine if the proposed screening is sufficient or if additional screening methods are required.

## **FINDINGS**

In order to approve, deny or conditionally approve a CUP or the amendment to a CUP, the following findings must be made pursuant to ECMC section 17.50.060:

- A. *The proposed project is consistent with applicable goals, policies, and programs of the General Plan.*

The proposed screened battery storage facility will assist with the growing demand for electrical energy backup storage that can feed stored energy back to the grid to balance energy demand or in case of an emergency blackout or environmental conditions such as extreme heat, thereby meeting the goals as established by the General Plan. Goal 16 of the General Plan specifies that "El Cajon shall take positive steps to minimize risks to life and property resulting from disasters." This is also consistent with the General Plan Goal No. 13, Objective 13-1 which is to encourage land uses that provide services on a regional basis.

- B. *The proposed project is consistent with all applicable use and development standards.*

The proposed battery storage adheres to the development standards of the C-G zone and does not compromise the existing transitional service center's operation and compliance with on-site lighting, setbacks, or landscaping. The location and proposed screening are consistent with all applicable use and development standards.

- C. *The proposed project will be operated in a manner that is compatible with existing and planned land uses in the vicinity of the proposed use.*

The proposed battery storage would operate with low noise levels and be remotely monitored 24 hours a day, 7 days a week for quick emergency response. Since the use is an unmanned structure, it would operate without disturbance to the existing transition service center. Conditions of approval are proposed to ensure the battery storage continues to operate in a manner that is compatible with existing and planned land uses.

- D. *The proposed project will not be detrimental to the public health, safety, and general welfare, including but not limited to matters of noise, smoke, dust, fumes, vibration, odors, and hazards or excessive concentrations of traffic.*

The proposed battery storage will be held to the standard building, engineering, and planning conditions of development. All the conditions of approval of the existing transition service center will remain in effect and the property will continue to be subject to the City's Performance Standards which include noise, air quality, and hazards, among others. As a standard, the Planning Commission may revoke or modify the permit subject to Chapter 17.25 and in accordance with Chapter 17.35 of the El Cajon Municipal Code if the battery storage becomes detrimental to public health, safety and general welfare.

*E. The proposed use is in the best interest of public convenience and necessity.*

The proposed battery storage is a separate use from the East County Transitional Living Center; it will help meet the demand for electrical energy in El Cajon. This use is in the best interest of the public convenience and necessity since the battery storage project will decrease the likelihood of a local power outage by providing frequency stability to the SDG&E system and will deliver power in the event of a blackout. Reliable electrical service is essential for residents and businesses within El Cajon.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The proposed project for the addition of battery storage is exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15303 of the CEQA Guidelines. Section 15303 provides an exemption for construction and location of limited numbers of new, small facilities or structures, or installation of small new equipment and facilities in small structures. The project proposes to authorize an outdoor battery storage area with screening fencing at an existing commercial development in an area that has already been developed. Therefore, section 15303 is an appropriate exemption for the proposed project.

#### **PUBLIC NOTICE & INPUT**

A notice of application was mailed on August 26, 2020, to property owners and tenants within a 300-foot radius of the site informing them of this permit application. No public comments were received for the permit application.

A notice of this public hearing was mailed on October 1, 2020, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code Sections 65090, 65091, and 65092, as applicable. As a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." No public comments have been received for this permit application.

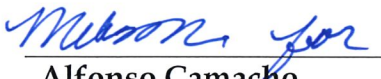
**RECOMMENDATION**

The proposed battery storage will help meet the growing demand for electrical energy in El Cajon with backup energy storage. Staff's recommendation is that the Planning Commission approve the battery storage facility at the East County Transitional Living Center property.

**PREPARED BY:**

**REVIEWED BY:**

**APPROVED BY:**



Alfonso Camacho  
ASSOCIATE  
PLANNER



Melissa Devine  
PLANNING  
MANAGER

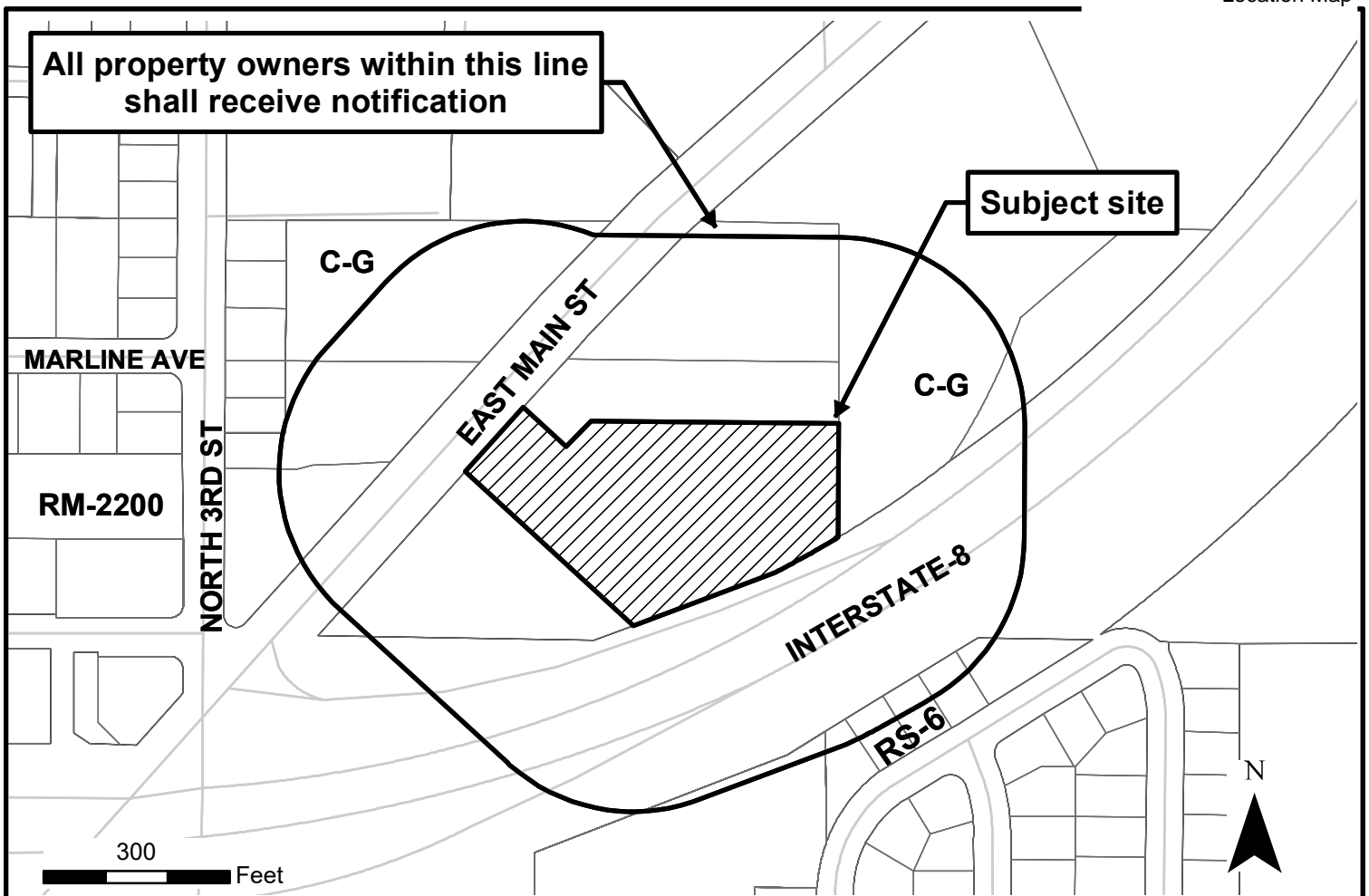


Anthony Shute  
DIRECTOR OF  
COMMUNITY  
DEVELOPMENT

## **ATTACHMENTS**

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING the CEQA Exemption
3. Proposed Resolution APPROVING Conditional Use Permit No. 2020-0004
4. Aerial Photograph of Subject Site
5. Application and Disclosure statement
6. Project Description
7. Colored Rendering and Plans





### NOTICE OF PROPOSED CONDITIONAL USE PERMIT ENERGY BATTERY STORAGE

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, October 20, 2020**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

**CONDITIONAL USE PERMIT NO 2020-0004**, as submitted by James Beach of EnerSmart Storage, LLC requesting an energy storage facility with six batteries in enclosed screened containers to the rear of the property. The subject property is located on the east side of East Main Street between Broadway and Interstate-8 and is addressed as 1527 East Main Street. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the Planning Commission meeting at <http://www.cityofelcajon.us/your-government/calendar-meetings-list>. Please contact Planning at 619-441-1742 if a paper copy of the agenda is needed.

Due to the highly contagious nature of the Covid-19 virus, the Planning Commission may attend the meeting telephonically. The City has provided alternative means to observe the meeting through participation in the online meeting. Meeting details will be available in the meeting agenda 72 hours in advance of the meeting.

Members of the public who wish to send comments on this item, or a Public Comment, are asked to follow the directions in the agenda to provide comments. Comments will be received up to the vote or conclusion of each item. The Planning Commission will endeavor to include all comments prior to taking action and will announce when the comment period for an item will conclude, prior to taking any action or concluding the discussion on the item.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619-441-1742. More information about planning and zoning in El Cajon is available at <http://www.cityofelcajon.us/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **Alfonso Camacho** at 619-441-1742 or via email at [acamacho@cityofelcajon.us](mailto:acamacho@cityofelcajon.us) and reference "CUP-2020-0004 Battery Storage" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) FOR BATTERY ENERGY STORAGE INCLUDING SIX BATTERY CABINETS WITH SCREENED FENCING AT THE EXISTING TRANSITIONAL SERVICE CENTER LOCATED ON THE EAST SIDE OF EAST MAIN STREET BETWEEN THIRD STREET AND BROADWAY IN THE GC (GENERAL COMMERCIAL) ZONE; APN 507-310-28 AND -29; GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on October 20, 2020, to consider Conditional Use Permit No. 2020-0004 for the battery energy storage facility, which includes six battery cabinets with exterior screening fence at the existing transition service center located on the east side of East Main Street between Third Street and Broadway, and addressed as 1523-1527 East Main Street; and;

WHEREAS, in accordance with CEQA Guidelines section 15061(b)(2), the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, the El Cajon Planning Commission approves the California Environmental Quality Act (CEQA) Section 15303 provides an exemption for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures and utility extensions; and

WHEREAS, the project proposes to authorize an outdoor battery storage facility with screening fencing at an existing commercial development in an area that has already been developed; and

WHEREAS, no evidence was presented in proceedings that any of the conditions exist to provide exceptions to categorical exemptions as described in CEQA Guidelines section 15300.2, exist; and

WHEREAS, section 15303 is an appropriate exemption for the proposed project and the record of proceedings contains evidence to support the determination that the Class 3 Categorical Exemption applies; and

WHEREAS, after considering evidence and facts, the Planning Commission did consider the proposed CEQA exemption as presented at its meeting; and

Proposed Planning Commission Resolution

WHEREAS, no evidence was presented in proceedings that any of the conditions exist to provide exceptions to categorical exemptions as described in CEQA Guidelines section 15300.2, exist; and

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the proposed exemption for the battery storage facility at an existing site.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby APPROVES the proposed CEQA exemption for the battery storage facility at the existing transitional service center site.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held October 20, 2020, by the following vote:

AYES:  
NOES:  
ABSTAIN:

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Paul CIRCO, Chair

ATTEST:

---

Melissa DEVINE, Secretary

## PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2020-0004 FOR A BATTERY ENERGY STORAGE INCLUDING SIX BATTERY CABINETS WITH SCREENED FENCING AT THE EXISTING TRANSITIONAL SERVICE CENTER LOCATED ON THE EAST SIDE OF EAST MAIN STREET BETWEEN THIRD STREET AND BROADWAY IN THE GC (GENERAL COMMERCIAL) ZONE; APN 507-310-28 AND -29; GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on October 20, 2020 to consider Conditional Use Permit No. 2020-0004 for a battery energy storage facility, which includes six battery cabinets with exterior screening fence at the existing transitional service center located on the east side of East Main Street between Third Street and Broadway, and addressed as 1523-1527 East Main Street; and

WHEREAS, the El Cajon Planning Commission approved the next resolution in order approving the California Environmental Quality Act (CEQA) section 15301 exemption; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment in the form of verbal and written communications, and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. The proposed screened battery storage facility will assist with the growing demand for electrical energy backup storage that can feed stored energy back to the grid to balance energy demand or in case of an emergency blackout or environmental conditions such as extreme heat, thereby meeting the goals as established by the General Plan. Goal 16 of the General Plan specifies that "El Cajon shall take positive steps to minimize risks to life and property resulting from disasters." This is also consistent with the General Plan Goal No. 13, Objective 13-1 which is to encourage land uses that provide services on a regional basis.
- B. The proposed battery storage adheres to the development standards of the C-G zone and does not compromise the existing transitional service center's operation and compliance with on-site lighting, setbacks, or landscaping. The location and proposed screening are consistent with all applicable use and development standards.
- C. The proposed battery storage would operate with low noise levels and be remotely monitored 24 hours a day, 7 days a week for quick emergency response. Since the use

is an unmanned structure, it would operate without disturbance to the existing transition service center. Conditions of approval are proposed to ensure the battery storage continues to operate in a manner that is compatible with existing and planned land uses.

- D. The proposed battery storage will be held to the standard building, engineering, and planning conditions of development. All the conditions of approval of the existing transition service center will remain in effect and the property will continue to be subject to the City's Performance Standards which include noise, air quality, and hazards, among others. As a standard, the Planning Commission may revoke or modify the permit subject to Chapter 17.25 and in accordance with Chapter 17.35 of the El Cajon Municipal Code if the battery storage becomes detrimental to public health, safety and general welfare.
- E. The proposed battery storage is a separate use from the East County Transitional Living Center; it will help meet the demand for electrical energy in El Cajon. This use is in the best interest of the public convenience and necessity since the battery storage project will decrease the likelihood of a local power outage by providing frequency stability to the SDG&E system and will deliver power in the event of a blackout. Reliable electrical service is essential for residents and businesses within El Cajon.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings, the El Cajon Planning Commission hereby APPROVES Conditional Use Permit No. 2020-0004 to allow the proposed energy battery storage at the transition service center with the addition of six battery cabinets and associated equipment on the above described property subject to the following conditions:

### **Planning**

- 1. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the applicant shall submit and obtain approval of a one-page, 24" by 36" digital site plan for Conditional Use Permit No. 2020-0004 that includes the following specific notes and changes:
  - A. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable."
  - B. The site plan shall reflect the applicable comments and include all of the required notes from the Engineering comments contained in Condition No. 7.
- 2. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:

Proposed Planning Commission Resolution

- A. Approved fencing material and colors of all exterior screening shall be shown on the plans submitted for building permits and shall be in substantial conformance with the materials approved by the Planning Commission. The fencing material shall be painted and non-reflective.
  - B. Comply with the Engineering comments to the satisfaction of the City Engineer and the Director of Community Development.
3. Prior to building permit final, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
- A. Satisfy all requirements of the Building and Engineering conditions contained in this resolution of approval.
4. The following shall be ongoing conditions of this Conditional Use Permit:
- A. This approval is for the six battery cabinets and associated equipment.
  - B. Each battery cabinet and associated equipment shall be properly maintained and monitored.
  - C. Each battery cabinet and associated equipment shall remain screened from public view.
  - D. Screening fencing shall be properly maintained.

**Engineering and Storm Water**

5. Storm water requirements and comments for this action. Add the following notes to the entitlement Site Plan and implement the Best Management Practices as a condition of the entitlement:
- “All operations shall comply with the City’s Jurisdictional Runoff Management Program (JRMP) and the City’s Storm Water Ordinance (Municipal Code 13.10 and 16.60) to minimize or eliminate discharges of pollutants to the storm drain system. Operations shall include implementation of Best Management Practices (BMPs) as follows:
- a. Only rain is permitted to enter the storm drain system. Discharges (direct or by conveyance) of trash, debris, vehicle fluids, or wastewater (including washing fluids) to the storm drain system are strictly prohibited.
  - b. Sweep or vacuum to clean outdoor areas (trash enclosures, sidewalks and parking lots). Power washing and the washing of floor mats in outdoor areas is strictly prohibited.
  - c. Capture, contain, and collect any power wash water and dispose of in the sanitary sewer.
  - d. Maintain parking area to be free from trash and petroleum leaks.

- e. Provide sufficient trash receptacles.
- f. Dispose of wastes properly.
- g. All storm water runoff treatment control mechanisms (Low Impact Development (LID) BMPs) employed shall be maintained to be in good working order and replaced as necessary. See manufacturer's recommendations for maintenance and replacement.

For Public Works requirements on this Planning Action please refer to the Conditions of Approval. This Site Plan may not clearly show existing or proposed improvements in the public right of way and should not be used for public improvement construction purposes."

- 6. Comply with the following Storm Water requirements prior to the issuance of project building permits:
  - A. Soils Report: Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the state of California, along with adequate test borings.
  - B. Drainage Study: Submit a Drainage Study and a Grading and Drainage Plan along with an Erosion Control Plan prepared by a Civil Engineer, registered in the State of California. No grading or soil disturbance, including clearing of vegetative matter, shall be done until all necessary environmental clearances are secured and the Grading and Drainage Plan and Erosion Control Plan have been reviewed by the City.
  - C. These Plans shall be based on the preliminary soils report and in conformance with the City of El Cajon Jurisdictional Runoff Management Program (JRMP) and Standard Urban Storm Water Mitigation Plan Ordinance (SUSMP) which require additional water quality management measures and future ongoing maintenance even after completion of the project to prevent, treat, or limit the amount of storm water runoff and pollution from the property.
  - D. The Drainage Study shall include all related tributary areas and adequately address the impacts to the surrounding properties and to the City drainage system. The developer shall provide any needed public and private drainage facilities, including off site drainage facilities (as determined by the study). If public drainage facilities are required, the required improvements need to be included in improvement plans, prepared by a Civil Engineer, registered in the State of California, and submitted to the City for approval. Note: If the Drainage Study indicates the existing downstream drainage system is inadequate for the proposed density of the project, a reduction in density and/or hard surface coverage of the project may be required.



E. In accordance with the City's lot grading ordinance, no grading or soil disturbance, including clearing of vegetative matter and demolition activities, shall be done until all necessary environmental clearances are secured and an Erosion Control Plan (ECP) has been reviewed and approved by Public Works. The ECP shall control sediment and pollution and be in compliance with the City's 2015 Jurisdictional Runoff Management Plan (JRMP). The plan should show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable.

7. Storm water requirements and comments prior to the issuance of any building permit:

In accordance with the City of El Cajon Municipal Code Section 16.60, this project is a Standard Development Project (SDP) and is subject to the following requirements:

A. Incorporation of New Development Best Management Practices (BMPs), composed of site design and source control BMPs. All applicable storm water BMP features shall be shown on site plans and landscaping plans.

B. Standard Development Projects shall complete Forms I 1, I 2, I 4 and I 5 and implement applicable BMPs in Forms I 4 and I 5. Please refer to the City of El Cajon BMP Design Manual. The design manual can be found on the City of El Cajon website at:

<https://www.cityofelcajon.us/i-want-to/view/documents/forms-library/folder-137>

C. The following items must be submitted to the Engineering Group for plan checking and review through the online portal (Project Assistance Center Online (PACO)):

<https://www.cityofelcajon.us/doing-business/project-assistance-center>.

Download the appropriate checklists and documents from the links above. An incomplete submittal will not be accepted. The checklists shall be completed by the Engineer of Work.

- i. Transmittal of all items to be submit.
- ii. Grading and Drainage Plans for the on-site improvements, with signatures and seals.
- iii. Grading and Drainage Plan checklist.
- iv. Cost estimate of on-site improvements, excluding buildings, walls, pavement and utilities.
- v. Forms I 1, I 2, I 4 and I 5.

Proposed Planning Commission Resolution

For Engineering and Storm Water Documents please go to:

Engineering Documents available from the City's Website, Documents and Forms Library:

[https://www.cityofelcajon.us/i\\_want\\_to/view/documents\\_forms\\_library/folder\\_222](https://www.cityofelcajon.us/i_want_to/view/documents_forms_library/folder_222)

Storm Water Documents available from the City's Website, Documents and Forms Library:

[https://www.cityofelcajon.us/i\\_want\\_to/view/documents\\_forms\\_library/folder\\_137](https://www.cityofelcajon.us/i_want_to/view/documents_forms_library/folder_137)

**Building and Fire Safety**

8. Comply with Currently adopted edition of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
9. A Building permit is required for this project. Project must comply with Title 24 disabled access regulations.
10. Title 24 energy efficiency compliance and documentation is required.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held October 20, 2020, by the following vote:

AYES:

NOES:

ABSENT:

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Paul CIRCO, Chair

ATTEST:

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Melissa Devine, Secretary

**Aerial Image**  
**1523-1527 East Main Street**





Project Assistance Center  
**PLANNING PERMIT APPLICATION**

**Type of Planning Permit(s) Requested:**

<input type="checkbox"/> <b>AZP</b> Administrative Zoning Permit	<input checked="" type="checkbox"/> <b>CUP</b> Conditional Use Permit	<input type="checkbox"/> <b>LLA</b> Lot Line Adjustment	<input type="checkbox"/> <b>MA</b> Minor Amendment
<input type="checkbox"/> <b>MUP</b> Minor Use Permit	<input type="checkbox"/> <b>PRD</b> Planned Residential Development	<input type="checkbox"/> <b>PUD</b> Planned Unit Development	<input type="checkbox"/> <b>SDP</b> Site Development Plan Permit
<input type="checkbox"/> <b>SP</b> Specific Plan	<input type="checkbox"/> <b>SCR</b> Substantial Conformance Review	<input type="checkbox"/> <b>TPM</b> Tentative Parcel Map	<input type="checkbox"/> <b>TSM</b> Tentative Subdivision Map
<input type="checkbox"/> <b>VAR</b> Variance	<input type="checkbox"/> <b>ZR</b> Zone Reclassification	<input type="checkbox"/> Other: _____	

**Project Location**

Parcel Number (APN): 507-310-28-00  
 Address: 1527 E. Main Street El Cajon, CA  
 Nearest Intersection: E. Main Street + Naranja Ave.

**Project Description** (or attach separate narrative)

*Our project will provide voltage support and the shuttling of electric power supply from low demand to peak demand periods for both SDGE and the CA ISO. It will be comprised of <sup>nine</sup> ~~between 3-8~~, 40-foot shipping containers holding batteries and power inverters. We plan to work with the City of El Cajon to make certain the containers are aesthetically pleasing, as well as the proposed fence around the perimeter.*

**Project Screening Questions**

Existing use?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, please describe: _____ <u>Nine</u> <u>eight containers w/ batteries</u> Age of the structures: _____
Modification of use?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
New development or addition?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	
Existing Structures?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	

Demolition or substantial modification proposed to site improvements or structures?  No  Yes \_\_\_\_\_

Tenant improvements proposed?  No  Yes clean-up existing site, fencing, landscaping

Existing vegetation or trees on site proposed for removal?  No  Yes \_\_\_\_\_

Proposed grading?  No  Yes Proposed quantities of cut and/or fill. Zero

**Applicant Information** (the individual or entity proposing to carry out the project; not for consultants)

Company Name: Ener-Smart Storage, LLC

Contact Name: JAMES BEACH

Mailing Address: 8910 University Center Lane, Ste 400 San Diego, CA 92122

Phone: 619-333-6613 Email: james@enersmartstorage.com

Interest in Property:  Own  Lease  Option

**Project Representative Information** (if different than applicant; consultant information here)

Company Name: FCS International, Inc

Contact Name: Barbara Nelson License: \_\_\_\_\_

Mailing Address: 280 Commerce Ste 250 Irvine, CA 92602

Phone: 714-508-4110 Email: bnelson@fcs-intl.com

**Property Owner Information** (if different than applicant)

Company Name: Waterstone Support Foundation / ECTL

Contact Name: Brandi Thiessen / Ivan Andujar

Mailing Address: c/o Hermann Property Management 1000 Pioneer Way

Phone: (Ivan) 619-447-4538 Email: ivan.andujar@ectlc.com El Cajon 92020

**Hazardous Waste and Substances Statement**

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous

chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

is/are contained on the lists compiled pursuant to Government Code Section 65962.5.

If yes, provide Regulatory Identification Number: \_\_\_\_\_ Date of List: \_\_\_\_\_

### Authorization

Applicant Signature<sup>1</sup>:



Date: 3/7/2020

Property Owner  
Signature<sup>2</sup>:



Date: 3/9/2020

1. **Applicant's Signature:** I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application. I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the City to enter the subject property for inspection purposes.
2. **Property Owner's Signature:** If not the same as the applicant, property owner must also sign. A signed, expressed letter of consent to this application may be provided separately instead of signing this application form. By signing, property owner acknowledges and consents to all authorizations, requirements, conditions and notices described in this application. Notice of Restriction: property owner further acknowledges and consents to a Notice of Restriction being recorded on the title to their property related to approval of the requested permit. A Notice of Restriction runs with the land and binds any successors in interest.

### Pre-application Conference

The purpose of a pre-application conference is to provide you an opportunity to review your project with City staff in a preliminary form to finalize submittal requirements and receive a cursory identification of potential issues. A pre-application is required unless waived by staff.

Conference date: \_\_\_\_\_

### Application Submittal

To submit your application, it must be done by appointment scheduled in advance for all Level 3, 4, & 5 project reviews, unless waived by staff. It is recommended for projects that will subsequently meet the criteria for a Level 1-C review through Level 2.

Appointment date: \_\_\_\_\_



### Disclosure Statement

This statement is intended to identify and avoid potential conflicts of interest that may exist between the project proponents and the decision makers; including City staff, Planning Commissioners, and City Council members.

The following information must be disclosed:

- 1. List the names and addresses of all persons having a financial interest in the application.

Clear Smart Storage, LLC      San Diego, CA 92122  
8910 University Center Lane - Suite 400

List the names and address of all persons having any ownership interest in the property involved.

James Beach 946 Poplar Pkwy, Boulder, CO 80304  
Mark LeMayna 31 Chichester Rd New Canaan, CT 06840

- 2. If any person identified pursuant to (1) above is a corporation or partnership, list the names and addresses of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

n/a

- 3. If any person identified pursuant to (1) above is a trust, list the name and address of any person serving as trustee or beneficiary or trustor of the trust.

n/a



4. Have you or your agents transacted more than \$500.00 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past 12 months or \$1,000.00 with the spouse of any such person? Yes \_\_\_\_\_ No X

If yes, please indicate person(s), dates, and amounts of such transactions or gifts.

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"Person" is defined as "Any individual, proprietorship, firm, partnership, joint venture, syndicate, business trust, company, corporation, association, committee, and any other organization or group of persons acting in concert." Gov't Code §82047.

 3/10/2020  
Signature of applicant / date

James Beach  
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

 3/10/2020

Marc J. La Magna

## Project Description

A required to establish a new battery storage use at 1527 E. Main St., El Cajon (APN 507-31-020-00). As shown on the site plan, the property is between Interstate Highway 8 and E. Main Street.

By way of background, battery containers store energy that is placed on the electrical grid to stabilize the transmission system that delivers emergency backup power. The battery storage use is passive in that it does not generate electricity, it relays power to/from the electric grid based on demand. Reliable power is essential to public safety and local economic resilience.

Basic information regarding the use and site is provided below. The Applicant is available to provide additional details that would be helpful in considering this request.

- No new buildings are proposed on the site. A total of nine battery storage units are proposed to be installed on the site; a preliminary site plan showing the placements of the units and a dimensioned diagram of the units are provided in the attachments. Photos are available to provide an accurate representation of the appearance of the battery units.
- There are no liquids, odors, emissions or hazardous materials associated with this type of battery storage.
- Batteries are stored within modular units. Units will be installed on a hard surface using approximately eight pylons per unit.
- Noise levels are like those of air conditioning units; there is no “cycle on/cycle off” noise.
- Operation of battery storage units does not interfere with wi-fi.
- Security for the site is provided via a remote 24/7/365 monitoring system, there is an internal fire suppression system in each modular unit. A 6’ chain link fence with vinyl slats with landscape screening will be provided along the perimeter.
- Lighting/landscaping - downlit security lighting with splay confined to the site will be installed for security; landscaping will conform to County requirements.
- Pathway surface materials for maintenance vehicles and public safety vehicles will be installed in accordance with County requirements.

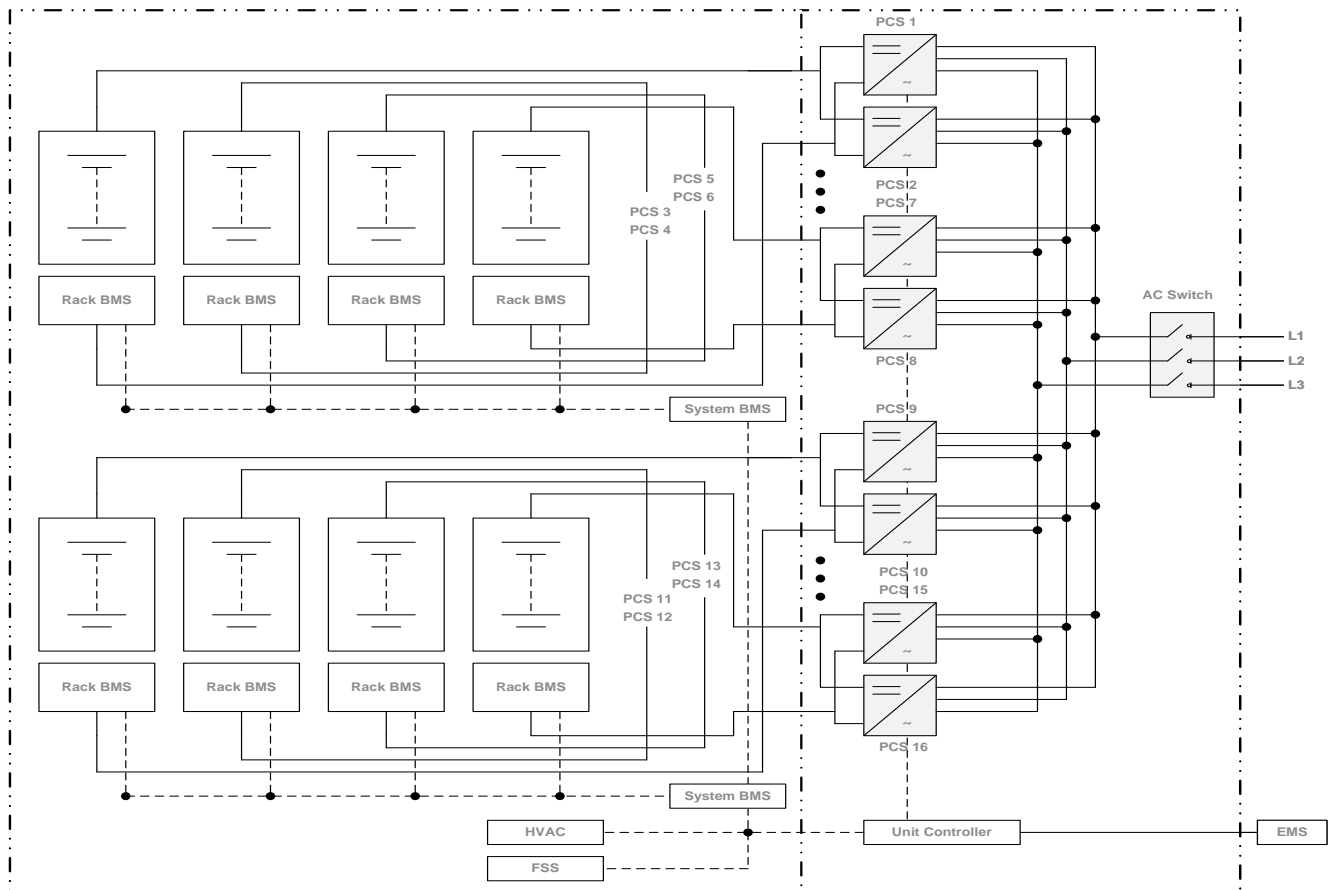




### System Features

- Compact mechanical design, minimized footprint
- High efficient system with safe and long lifecycle LFP battery
- Highly integrated system to allow flexible transportation and on-site installation
- ALL IN ONE design, integrated local controller, HVAC and FSS to ensure system safety

### Circuit Diagram



# System Parameter

System Type	CS40HN-P1000B2360-U	CS40HN-P500B2360-U
DC Data		
Cell type	LFP C15H	LFP C15H
Module type	1P9S	1P9S
Rack size	1P288S (32 modules)	1P288S (32 modules)
Configure of system	8 × 1P288S	8 × 1P288S
Battery capacity (BOL)	2360kWh	2360kWh
DC usable energy (BOL)@FAT	2170kWh	2190kWh
Battery voltage range	806.4 ~ 1036.8V	806.4 ~ 1036.8V
BMS comm. interfaces	Ethernet	Ethernet
BMS comm. protocols	Modbus TCP/IP	Modbus TCP/IP
AC Data		
Nominal power	1000kVA	500kVA
AC usable energy (BOL)@FAT	2060kWh	2080kWh
Nominal voltage	480V	480V
Voltage range	422 ~ 528V	422 ~ 528V
Nominal grid frequency	60Hz	60Hz
Grid frequency range	57 ~ 60.5Hz	57 ~ 60.5Hz
Power factor	1 lagging ~ 1 leading	1 lagging ~ 1 leading
Max. THD of current	< 3% (@nominal power)	< 3% (@nominal power)
DC component	< 0.5% (@nominal power)	< 0.5% (@nominal power)
Isolation method	Transformer-less	Transformer-less
General Data		
Dimensions of ESS unit (WxDxH)	12192x2438x2896mm	12192x2438x2896mm
Weight of ESS unit	About 32700kg	About 32200kg
IP rating of PCS cabinet	IP65	IP65
IP rating of battery container	IP55	IP55
Operating ambient temperature range	-20℃ ~ +55℃ 【1】	-20℃ ~ +55℃ 【1】
Relative humidity	5% ~ 100%	5% ~ 100%
Max. working altitude	< 3000m 【2】	< 3000m 【2】
Cooling concept of PCS cabinet	Forced air cooling	Forced air cooling
Cooling concept of battery container	HVAC	HVAC
Noise	≤75dBA	≤75dBA
Fire suppression system of battery container	FM200 extinguishment system	FM200 extinguishment system
Communication interfaces	Ethernet	Ethernet
Communication protocols	Modbus TCP/IP	Modbus TCP/IP
Compliance	UL9540	UL9540
Standard color	RAL9003/RAL6012	RAL9003/RAL6012

## Annotation:

【1】 Power derating when environment temperature exceeding 40℃.

【2】 When the altitude is between 2000-3000m, the output of the system will be derated.

