



# City of El Cajon

## Planning Commission Agenda

### Tuesday, February 16, 2021 Meeting

#### 7:00 PM

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

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA (via virtual meeting)  
[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/98379150947">https://zoom.us/j/98379150947</a>
Webinar ID	983 7915 0947
Phone Audio Option:	1 669 900 6833

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, February 16, 2021, 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 Friday, February 26, 2021 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 January 19, 2020</b>

## PUBLIC HEARINGS

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>North Johnson Energy Center Battery Storage</b>
<b>Request:</b>	<b>Energy Storage Facility</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. 2019-0008
<b>Location:</b>	222 North Johnson Avenue
<b>Applicant:</b>	Gary Franzen, Wellhead Electric Inc. <a href="mailto:gfranzen@wellhead.com">gfranzen@wellhead.com</a> , 916-802-2987
<b>Project Planner:</b>	Alfonso Camacho, 619-441-1782, <a href="mailto:acamacho@cityofelcajon.us">acamacho@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 proposed CEQA exemption and CUP No. 2019-0008, subject to conditions.

#### 4. OTHER ITEMS FOR CONSIDERATION

#### 5. STAFF COMMUNICATIONS

#### 6. COMMISSIONER REPORTS/COMMENTS

#### 7. ADJOURNMENT

This Planning Commission meeting is adjourned to March 2, 2021 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 Friday, February 26, 2021 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 JANUARY 19, 2021

*The meeting of the El Cajon Planning Commission was called to order at 7:00 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, Staff Attorney / *(via virtual platform)*  
Jeff MANCHESTER, Dep. Dir. of Public Works / *(via virtual platform)*  
Laura JUSZAK, Customer Service Rep. / *(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:**

There was no public comment.

**CONSENT CALENDAR:**

<b>Agenda Item:</b>	<b>1</b>
	<b>Planning Commission minutes of January 5, 2021</b>

Motion was made by MROZ, seconded by POLLACK-RUDE, to approve the January 5, 2021 minutes; carried 5-0.

**PUBLIC HEARING ITEM:**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Burning Beard Brewery</b>
<b>Request:</b>	<b>Ancillary Restaurant Use to Existing Brewery</b>
<b>CEQA Recommendation:</b>	<b>EXEMPT</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>
<b>Project Number(s):</b>	Conditional Use Permit (CUP) 2020-0012
<b>Location:</b>	785 Vernon Way
<b>Applicant:</b>	Jeff Weiderkehr; 619-884-4716; jeff@burningbeardbrewing.com
<b>Project Planner:</b>	Melissa Devine; 619-441-1773; <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 No. 2020-0012, 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. No one spoke in favor or opposition.

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

Motion was made by SOTTILE, seconded by CABRERA, to adopt the resolution approving Conditional Use Permit No. 2020-0012; carried 5-0.

The appeal period of this item ends at 5 p.m., Friday, January 29, 2021.

<b>Agenda Item:</b>	<b>3</b>	
<b>Project Name:</b>	<b>2021 Zoning Code Amendment</b>	
<b>Request:</b>	<b>Initiate Zoning Code Amendment</b>	
<b>CEQA Recommendation:</b>	<b>EXEMPT</b>	
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE</b>	
<b>Project Number(s):</b>	ZCA-2021-0001	
<b>Location:</b>	Citywide	
<b>Applicant:</b>	Community Development Department	
<b>Project Planner:</b>	Melissa Devine; 619-441-1773; <a href="mailto:mdevine@cityofelcagon.us">mdevine@cityofelcagon.us</a>	
<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 resolution in order, initiating an amendment to the El Cajon Zoning Code.</li> </ol>	

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

The public hearing was opened. No public comments were received prior to or during the meeting. No one spoke in favor or opposition.

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

Motion was made by CIRCO, seconded by CABRERA, to adopt the resolution initiating Zoning Code Amendment No. 2021-0001; carried 5-0.

The appeal period of this item ends at 5 p.m., Friday, January 29, 2021.

**COMMUNICATIONS:**

There were no project updates from staff or Commission.

**ADJOURNMENT:**

Motion was made by CABRERA, seconded by SOTTILE, to adjourn the meeting of the El Cajon Planning Commission at 7:30 p.m. this 19th day of January 2021 until 7:00 p.m., Tuesday, February 2, 2021; 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>North Johnson Energy Center Battery Storage</b>
<b>Request:</b>	<b>Energy Storage Facility</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. 2019-0008
<b>Location:</b>	222 North Johnson
<b>Applicant:</b>	Gary Franzen, Wellhead Electric, Inc. gfranzen@wellhead.com, 916-802-2987
<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. 2019-0008, subject to conditions.</li> </ol>

**PROJECT DESCRIPTION**

This request is for an energy storage facility, which would store renewable energy to help support local generation in the event of outages or peak usage. The applicant is proposing sixty-four battery energy storage containers in a two-phase project at an existing peaker plant site adjacent to the San Diego Gas & Electric (“SDG&E”) maintenance, substation and payment facility on West Main Street. This project is intended to provide voltage support to the SDG&E transmission line passing from the project site to the nearby substation. The two-phase project is expected to result in 50 MW of energy storage in total, and would assist with energy support to the grid to minimize blackouts and brownouts during peak energy-use periods and requires approval of a Conditional Use Permit.

**BACKGROUND**

<b>General Plan:</b>	Light Industrial (LI)
<b>Specific Plan:</b>	None
<b>Zone:</b>	Heavy Commercial- Light Manufacturing (C-M)

<b>Other City Plan(s):</b>	None
<b>Regional and State Plan(s):</b>	N/A
<b>Notable State Law(s):</b>	None

Project Site & Constraints

The project site is comprised of one 2.21-acre parcel with one existing building, one existing storage structure, and the peaker plant. The site includes exterior yard landscaping and 13 on-site parking spaces accessed by two existing driveways on Benedict and North Johnson Avenues. The SDG&E site abuts the property to the south and a personal storage facility is located to the west.

The existing El Cajon Energy Center Peaker Plant is a 49 MW gas-turbine, electricity-generating facility which was constructed in 2010 pursuant to Conditional Use Permit No. 2100, approved in 2009. The site also includes an existing 3,980 square foot building and a 4,135 square foot service structure.

Surrounding Context

The project site is located on the southwest corner of North Johnson and Benedict Avenues, on a major thoroughfare, and is surrounded by a mix of public utility and manufacturing uses. Properties surrounding the subject site are developed and zoned as follows:

Direction	Zones	Land Uses
North (across Benedict Ave)	C-M	Large Vehicle Service and Repair
South	C-M	SDG&E Facility
East (across North Johnson Ave)	M	Manufacturer
West	C-M	Personal Storage Facility

General Plan

The land use designation of the subject property is Light Industrial (LI) according to the General Plan Land Use Map. The LI land use designation is intended to accommodate wholesaling, light manufacturing, storage and associated uses. Goal 16 of the General Plan specifies that “quality industrial areas shall be established and maintained.” This is also consistent with the General Plan Objective 4-3, which is to encourage the Main-Marshall-Johnson Industrial area to be maintained as the City’s secondary industrial area. The provision of electrical energy and back up energy storage to meet local 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 Heavy Commercial-Light Manufacturing (C-M) zone, which is intended to provide for light manufacturing and industrial uses with relatively minor impacts on the surrounding area, which are contained in buildings and consist of: light manufacturing, wholesale trade, processing, servicing, assembly and distribution. The proposed energy battery storage requires approval of a Conditional Use Permit for a utility use in the C-M zone.

### **DISCUSSION**

#### *Land Use*

The proposed battery storage will complement the existing peaker plant utility use by providing support to the SDG&E grid. Battery charging would occur during high-supply/low-demand hours, with discharge back into the SDG&E grid as needed to stabilize voltage and meet peak period and overnight energy demand. There are no nearby sensitive uses in the area that would be affected by the battery storage as the containers are unmanned equipment supporting the existing facilities.

#### *Site Design*

The proposed battery storage will be electrically-integrated with the existing peaker plant located on the western portion of the project site. The construction of the battery storage facility would not interfere with the continued use of the site for energy production. The final buildout of the project would result in the demolition of the existing vacant commercial building and storage structure, and placement of sixty-four battery storage cabinets. The containers would be placed approximately 24 feet from the property line along Benedict Avenue and 28 feet from the property line along North Johnson Avenue. This is a phased project with phase one placing 32 battery containers in existing paved areas. Phase two requires the demolition of the commercial building and storage structure and placement of 32 additional battery cabinets.

Other site features include new landscaping and fencing improvements. The new battery storage would be screened by a ten-foot tall, corrugated fence with columns and lighting that is consistent with the existing fence on site. All site improvements involving use of the site including the landscaping improvements and screening fence will be installed as part of phase one.

#### *Batteries*

The energy storage batteries would be integrated into the SDG&E transmission system by an existing 69 kV transmission line connected to the substation 1,000 feet to the southwest. The Lithium-Ion batteries would be fully-enclosed within special purpose containers. The unoccupied, reach-in enclosures containing the batteries are temperature-controlled and have internal fire suppression systems. The lithium-ion batteries would

include bi-directional inverters and transformers, switchgear, and all the necessary safety equipment specified by SDG&E and the City. The containers and related equipment will be fully secured and monitored 24/7, remotely operated, and fully screened from public view to City standards. The batteries have also been reviewed and approved pursuant to Heartland Fire & Rescue's Hazardous Material Management Plan.

*Design, Architecture, and Exterior Building Materials*

A new 10-foot-tall screening fence consisting of corrugated metal panels and faux columns with lighting would surround the battery containers. Conditions of approval require the fence to be painted a non-metallic color consistent with the existing fence on site. An existing screening fence surrounds the peaker plant. There are existing mature trees and landscaping that would provide some additional visual screening. New landscaping is proposed consisting of additional trees and foundational shrubs which will enhance the visual appearance of the 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 the proposed 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 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 implementing 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-M zone and does not compromise the existing peaker plant while in compliance with on-site lighting, setbacks, and landscaping requirements. The proposed 10-foot tall corrugated screening fence is consistent with the existing fencing and along with additional landscaping improvements meets 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 remotely and monitored 24 hours a day, 7 days a week for quick emergency response. Since the use is unmanned, it would operate without disturbance to the nearby utility and manufacturing uses. 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 peaker plant 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 will be electrically-integrated with the existing peaker plant and 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 industrial property in an area that is adjacent to public utilities. Therefore, section 15303 is an appropriate exemption for the proposed project.

**PUBLIC NOTICE & INPUT**

A notice of application was mailed on December 23, 2019, 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 February 2, 2021, 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 adjacent to SDG&E.

**PREPARED BY:**

**REVIEWED BY:**

**APPROVED BY:**



**Alfonso Camacho**  
**ASSOCIATE**  
**PLANNER**



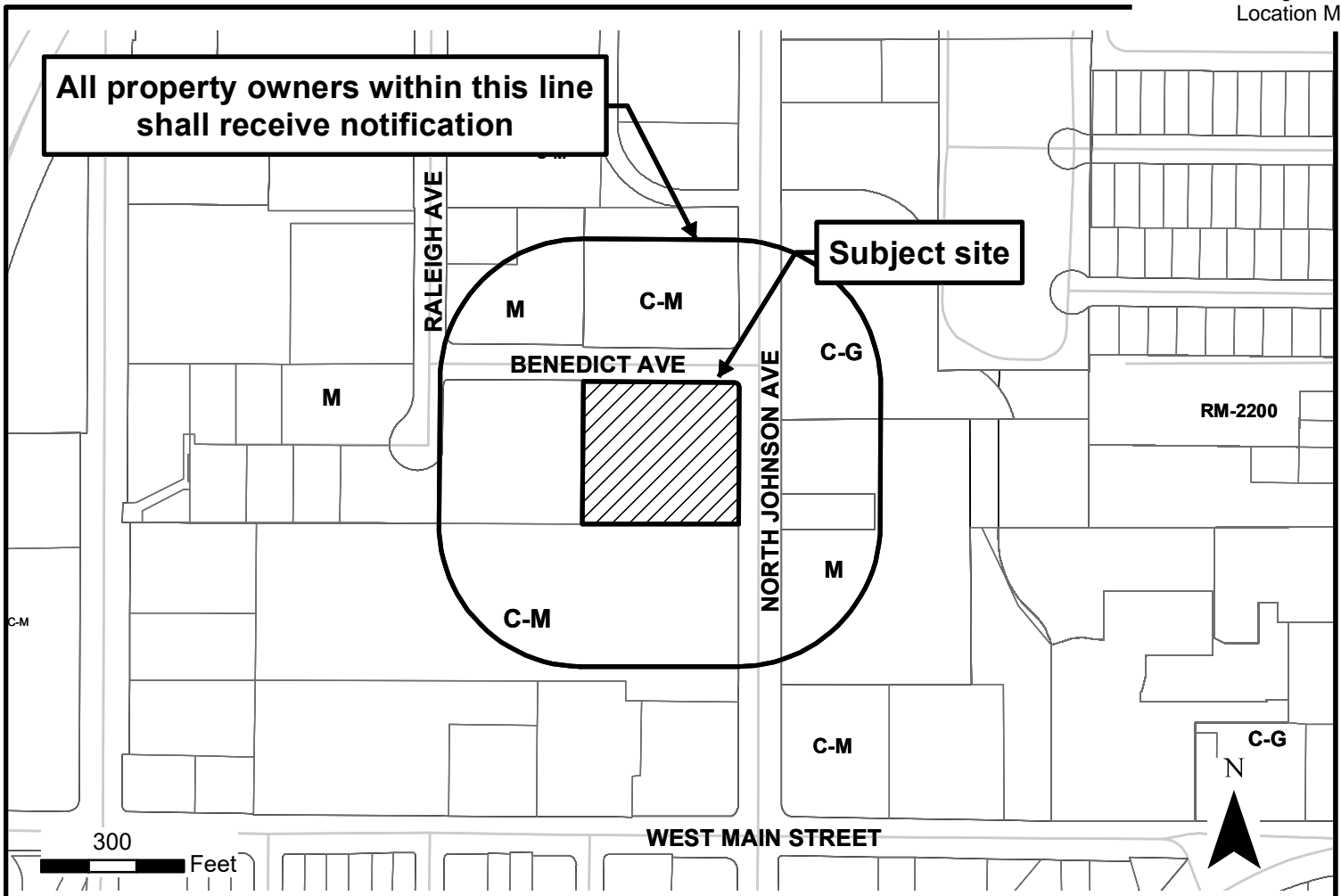
**Melissa Devine**  
**PLANNING**  
**MANAGER**



**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. 2019-0008
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  
NORTH JOHNSON ENERGY STORAGE FACILITY**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, February 16, 2021**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

**CONDITIONAL USE PERMIT NO 2019-0008**, as submitted by Mark Juergensen of El Cajon Energy, LLC requesting to permit a 50 MW/200 MWh BESS battery storage split into in two phases adjacent to SDG&E. Each phase would include MW/100 MWh BESS System including 16 unoccupied lithium-ion battery containers screened with solid fencing. The subject property is located on the west side of North Johnson at the corner of Benedict and North Johnson Avenues and is addressed as 222 North Johnson Avenue. 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 <https://www.cityofelcajon.us/your-government/city-meetings-with-agendas-and-minutes-all>. 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 619-441-1782 or via email at [acamacho@cityofelcajon.us](mailto:acamacho@cityofelcajon.us) and reference "CUP-2019-0008" 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 FACILITY AT THE EXISTING PEAKER PLANT SITE IN THE C-M (HEAVY COMMERCIAL-LIGHT INDUSTRIAL) ZONE, APN 487-121-65, GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL (LI).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on February 16, 2021, to consider Conditional Use Permit No. 2019-0008 for a battery energy storage facility, which includes sixty-four battery containers with exterior screening fence at the existing peaker plant site located on the southwest corner of Benedict and North Johnson Avenues, and addressed as 222 North Johnson Avenue; 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 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 consisting of self-contained battery storage cabinets with screening fencing at an existing utility facility on a developed site; 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

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.

[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 February 16, 2021, by the following vote:

AYES:  
NOES:  
ABSTAIN:

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Paul CIRCO, Chair

ATTEST:

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Melissa DEVINE, Secretary

## PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 2019-0008 FOR A BATTERY ENERGY STORAGE FACILITY AT THE EXISTING PEAKER PLANT SITE IN THE C-M (HEAVY COMMERCIAL-LIGHT INDUSTRIAL) ZONE, APN 487-121-65, GENERAL PLAN DESIGNATION: LIGHT INDUSTRIAL (LI).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on February 16, 2021 to consider Conditional Use Permit No. 2019-0008 for a battery energy storage facility, which includes sixty-four battery containers with exterior screening fence at the existing peaker plant site located on the southwest corner of Benedict and North Johnson Avenues, and addressed as 222 North Johnson Avenue; 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 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 implementing 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 project 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-M zone and does not compromise the existing peaker plant while in compliance with on-site lighting, setbacks, and landscaping requirements. The proposed 10-foot tall corrugated screening fence is consistent with the existing fencing and along with additional landscaping improvements meets all applicable use and development standards.
- C. The proposed battery storage would operate 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 nearby utility and manufacturing uses. 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 peaker plant 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 will be electrically-integrated with the existing peaker plant and 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. 2019-0008 to allow the proposed energy battery storage at the peaker plant site with the addition of sixty four battery cabinets and associated equipment (two phases) 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. 2019-0008 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. 5.
- 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. 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.

- C. Submit and receive approval of a Landscape Documentation Package pursuant to the requirements of El Cajon Municipal Code, Chapter 17.195. The LDP plans shall be consistent with the approved site plan and concept landscape plan.
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.
    - B. The existing screening fence will be painted and repaired as necessary to provide consistency with the new screening fence.
    - C. All landscaping and irrigation will be installed.
    - D. All site improvements will be completed prior to building permit final for phase one.
  4. The following shall be ongoing conditions of this Conditional Use Permit:
    - A. This approval is for the sixty-four battery cabinets and associated equipment.
    - B. Once phase one is complete, the existing building shall not be available to operate independently due to the removal of existing required parking.
    - C. Each battery cabinet and associated equipment shall be properly maintained and monitored.
    - D. Each battery cabinet and associated equipment shall remain screened from public view.
    - E. The screening fencing shall be painted a non-metallic color consistent with the existing fence on site and shall be properly maintained.
    - F. The exterior landscaping shall be maintained as part of the required screening for this facility. Any damaged or dead plant material shall be replaced in kind.
    - G. The CUP will be considered legally exercised upon the initiation of phase one, placement of thirty-two battery cabinets and completion of all site improvements. Phase two may be completed at a later date but shall be subject to all permitting requirements in effect at that time.

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

5. 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. If power washing is absolutely necessary, you shall capture, contain, and collect any power wash water and dispose of it 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 these 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 Engineering. 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 falls into a priority development project (PDP) category and is subject to the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements. To fulfill SUSMP requirements, a Storm Water Mitigation Plan (SWMitP) needs to be prepared by a Registered Civil Engineer in the State of California. Amongst other things, the SWMitP shall include the following:

- A. Incorporation of New Development Best Management Practices (BMPs). Please refer to the City of El Cajon BMP Design Manual. Use the Design Manual and BMP calculator to help design and size proposed BMPs. The design manual can be found on the City of El Cajon website at:

<http://www.cityofelcajon.us/Home/ShowDocument?id=8233>

- B. Runoff calculations for water quality. A specific volume or flow of storm water runoff must be captured and treated with an approved (series of) storm water treatment control device(s); the BMP design size is calculated using either: a) the 85th percentile hourly precipitation (San Diego County 85th Percentile Isopluvials) for volume based BMPs, or b) using a rain fall intensity of 0.2 inches per hour (Storm Water Attachment No. 4) for flow based BMPs:
- C. Incorporation of Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended, or a subsequent updated Order.

LID BMPs must be included as a separate section of the SWMitP. The LID section must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. Please refer to the Final Model BMP Design Manual for design support.

- D. A Maintenance Plan in accordance with Storm Water Attachment No. 3 to ensure perpetual maintenance of BMPs.
- E. Landscaping Plans that comply with SUSMP requirements (submitted to the Planning Division).
- F. Details of any proposed and existing trash enclosures. Any and all enclosures must be designed to be secured, constructed with a grade-break or berm across the entire enclosure entrance, and covered with an impervious, fire-resistant roof in accordance with the requirements of Storm Water Attachment No. 2..

Note: Contact the City of El Cajon Engineering staff to request a sample of the SWMitP document.

- G. The plans shall show that all new driveways and other impervious areas will drain to sufficiently sized and designed landscaped areas so as to incorporate Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended, or a subsequent updated Order.
- H. LID BMP details must be included as a separate section of the Building Permit Plan Set. The project must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. Incorporate all cross sections of proposed BMPs on the site plan.
- I. Prepare and submit a Storm Water Maintenance and Operations Plan to ensure compliance with City of El Cajon's storm water regulations.

- J. Submit a signed and executed Storm Water Facilities Maintenance Agreement with Easement and Covenants. An electronic copy of the Storm Water Facilities Maintenance Agreement with Easement and Covenants can be obtained from Engineering staff.
  - K. Submit copies of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) from the California Regional Water Quality Control Board.
8. Grading and Drainage Plan required prior to issuance of building permit.
- A. 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 Engineering. The ECP shall control sediment and pollution and be in compliance with the City's 2015 Jurisdictional Runoff Management Plan (JRMP). The ECP should show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable.
  - B. Submit a preliminary Soils Report prepared by a Civil or Geotechnical Engineer registered in the state of California, along with adequate test borings.
  - C. 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.  
  
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 Erosion Control Plan shall show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable and will not cause or contribute to an exceedance of receiving water quality objectives throughout project construction.
  - E. 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 necessary, the improvements need to be included on 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 project, a reduction in impervious surface coverage of the project may be required.

Note: Failure to comply with or implement cup conditions is considered a violation of the city's JRMP and may result in a citation with monetary fines, criminal charges, and/or revocation of permit.

### **Building and Fire Safety**

9. 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.
10. A building permit is required for this project. Project must comply with Title 24 disabled access regulations.
11. Gates will require fire access via knox box, or in the case of electric gates an optical sensor and key override.
12. Fire extinguisher is required. One for every 3,000 s.f. with max. 75 ft. travel distance. Minimum size 2A10BC with signage. Type K extinguisher required for kitchen areas (if applicable).
13. A demolition permit is required for the phase two demolition of the existing structures.
14. Title 24 energy efficiency compliance and documentation is required.

{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 February 16, 2021, by the following vote:

AYES:  
NOES:  
ABSENT:

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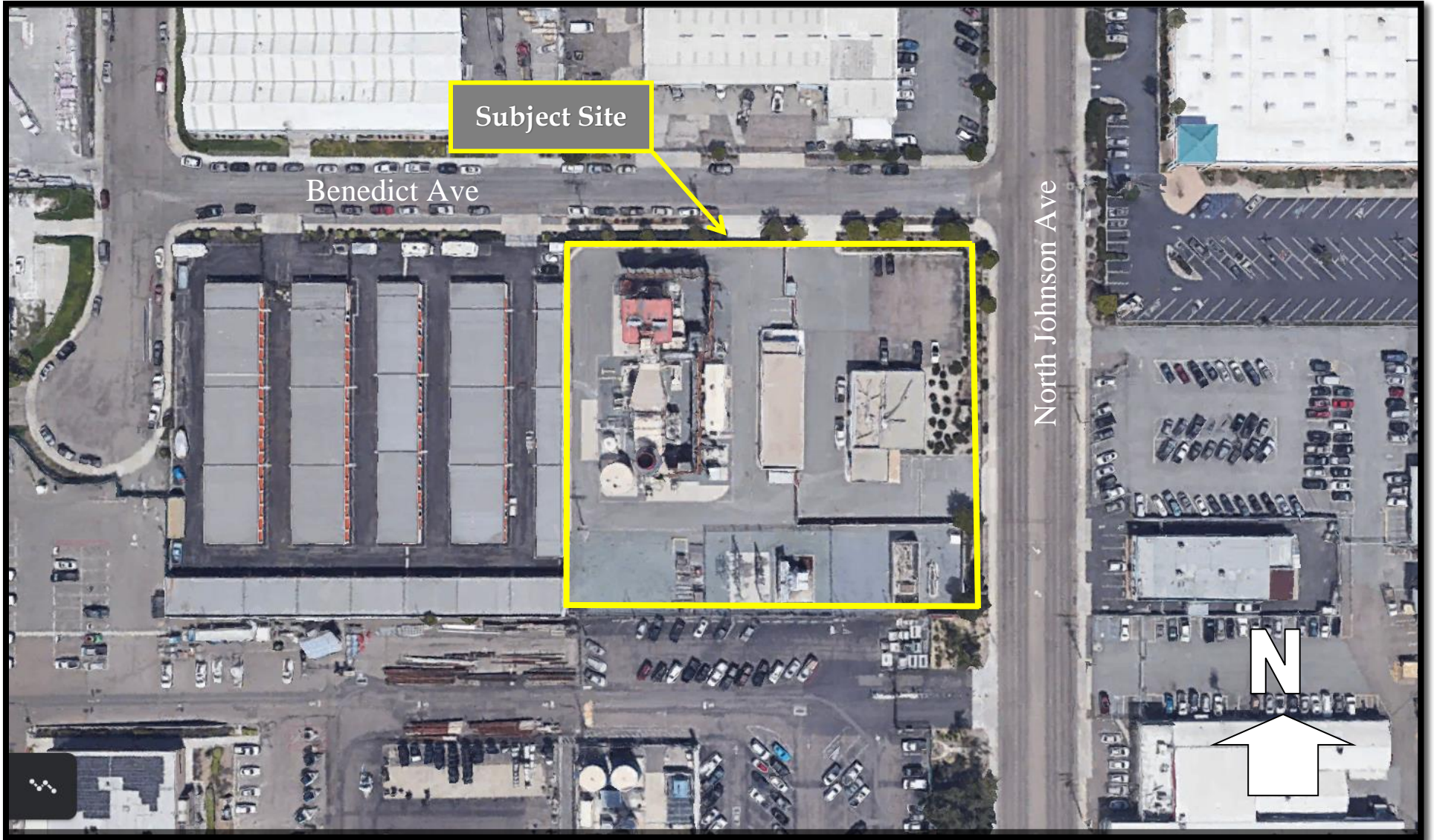
Paul CIRCO, Chair

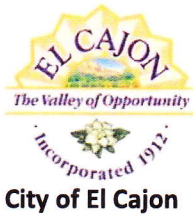
ATTEST:

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Melissa Devine, Secretary

**Aerial Image  
222 North Johnson Avenue**





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 checked="" type="checkbox"/> Other: <u>CUP Amendment</u>	

**Project Location**

Parcel Number (APN): 487-121-65-00

Address: 220 North Johnson Ave

Nearest Intersection: Benedict Avenue

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

**See attached**

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**Project Screening Questions**

Existing use?  No  Yes

Modification of use?  No  Yes

New development or addition?  No  Yes

Existing Structures?  No  Yes

**If yes, please describe:**

Power project

Addition of energy storage to site

Addition

Age of the structures: Approximately 1973

Demolition or substantial modification proposed to site improvements or structures?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Existing building and service bay will be removed
Tenant improvements proposed?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	
Existing vegetation or trees on site proposed for removal?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Landscaping will be retained along property line
Proposed grading?	<input type="checkbox"/> No	<input type="checkbox"/> 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: **El Cajon Energy, LLC**

Contact Name: **Harold E. Dittmer**

Mailing Address: **650 Bercut Drive Suite C Sacramento, CA 95811**

Phone: **916-447-5171** Email: **hdittmer@wellhead.com**

Interest in Property:  Own  Lease  Option

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

Company Name: **El Cajon Energy, LLC**

Contact Name: **Mark Juergensen** License: \_\_\_\_\_

Mailing Address: **650 Bercut Drive Suite C Sacramento, CA 95811**

Phone: **858-336-4676** Email: **mjuergensen@wellhead.com**

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

Company Name: **North Johnson, LLC**

Contact Name: **Elizabeth Manchester**

Mailing Address: **6104 Avenida Cresta La Jolla, CA 92037**

Phone: **858-735-5422** Email: **bgomie@gmail.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

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: 10/30/2019

Property Owner Signature<sup>2</sup>:  Date: 10-31-19

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: 10/28/2019

### 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: 10/31/2019



**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.

**SEE ATTACHED.**

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

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

Elizabeth Manchester/North Johnson LLC      215 Belvedere St., La Jolla, CA 92037

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

- 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.

**Harold E. Dittmer**      650 Bercut Dr. Suite C, Sacramento, CA95811

**Judith K. Dittmer**      650 Bercut Dr. Suite C, Sacramento, CA 95811

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

- 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.

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

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.

Harold E. Dittmer 10/24/2019 Harold E. Dittmer, President of El Cajon Energy, LLC  
Signature of applicant / date Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.



Attachment to Disclosure Statement.

Section 1.

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

El Cajon Energy, LLC  
650 Bercut Dr. Suite C  
Sacramento, CA 95811

El Cajon Holdings, LLC  
650 Bercut Dr. Suite C  
Sacramento, CA 95811

California Holdings El Cajon, LLC  
650 Bercut Dr. Suite C  
Sacramento, CA 95811



**NORTH JOHNSON ENERGY CENTER**

**El Cajon Energy, LLC**

**AMENDMENT TO CONDITIONAL USE PERMIT NO. 2100**

220 and 222 North Johnson Avenue

**Project Description**

**City of El Cajon**

**November 24, 2020**

## PROJECT DESCRIPTION

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The North Johnson Energy Center (NJEC), a Battery Energy Storage System (BESS) (the Project) is proposed to be a quasi-public-utility, utility-scale, un-staffed, remotely-operated, Battery Energy Storage System facility located primarily on the eastern portion of a 2.21 acre parcel at 220/222 North Johnson Ave in the City of El Cajon (City). At ultimate build-out, the Project is expected to be a 50 MW/200MWh BESS. Phase 1 of the Project is anticipated to be a 25 MW/100MWh BESS, with Phase 2 also expected to be a 25 MW/100 MWh BESS. The Project will be screened from public view along N. Johnson Avenue and Benedict Avenue, and will be designed and constructed to meet City standards. Phase 1 of the Project plans installation of BESS equipment in the location of an existing parking lot and equipment storage area. Installation of the Phase 2 BESS would result in removal of two existing buildings and associated pavement. The NJEC BESS Project will be electrically integrated with the existing peaker plant located generally on the western portion of the Project site. The peaker plant, the El Cajon Energy Center, a 49 MW gas-turbine, electricity-generating facility at 222 N. Johnson Avenue, was constructed in 2010 via Conditional Use Permit No. 2100, approved in 2009.

The Project would consist of Lithium-Ion batteries within fully-enclosed, unoccupied special purpose containers. The unoccupied, reach-in enclosures containing the batteries are temperature controlled and have internal fire suppression systems. The Project would be electrically connected to the SDG&E transmission system by an existing 69 kV transmission line connected to the SDG&E El Cajon substation, located within 1,000 feet. Battery charging would occur during high-supply/low-demand hours, with discharge back into the SDG&E grid as needed to stabilize voltage and meet peak period and overnight energy demand. Charge/discharge commands are provided from a remote operations desk.

Although the Site Plan provided with this application shows the anticipated layout, using Tesla MegaPacks, final equipment selection is not complete and the Project could use one of several alternate vendor-supplied energy storage equipment configurations depending on final engineering and vendor selection. However, the Project basics will remain unchanged, and lithium-ion batteries will be at the core. Regardless of selected vendor, the Project would include bi-directional inverters and transformers, switchgear, and all the necessary safety equipment specified by SDG&E and the City. The containers and related equipment will be fully secured and monitored 24/7, remotely operated, and fully screened from public view to City standards. The final Project size would be determined by multiple factors, particularly SDG&E's reliability needs for the local area.

The Project fire protection systems and site access will comply with City Fire Department (ECFD) requirements and inspection protocols. The ECFD is a partner in the "Heartland Fire and Rescue

Department” with the cities of La Mesa and Lemon Grove for organizational management of fire protection, fire prevention services, emergency medical services, and community emergency preparedness. The Project, along with other utility-scale battery energy facilities throughout California, is a critical public utility facility necessary to store solar-generated daytime power for overnight use, stabilize voltage from fluctuating renewable power generation sources, and provide local generation capacity in the event regional SDG&E transmission lines are inoperative or de-energized during a Public Safety Power Shutdown (PSPS) high-wind period. The Project could provide power supply on selected SDG&E circuits during the PSPS outages that would otherwise turn off traffic signals, force the use of gas and diesel emergency generators, and potentially damage refrigerated and frozen food and goods and inconvenience thousands of residents and employees.

The aerial photo below shows the ECEC (Peaker) with the primary ultimate BESS Project area outlined in blue. See accompanying plans for the conceptual site plan, civil plans, and conceptual landscape plans.



The Project is designed for remote operations, and would not increase parking demand above those already needed for the existing peaker plant. The Project will be covered by the existing 24-hr/7 days per week remotely monitored security system. Access to the Project site is via existing entrances from Benedict Ave and from N. Johnson Avenue. Internal site circulation would be provided via all-weather driveways.

The General Plan land use designation for the Project site is Light Industrial, and the zoning is C-M which

is one of two zoning designations consistent with Light Industrial. The Project site is immediately adjacent to the Downtown El Cajon Specific Plan 182 that extend along both sides of W. Main Street to Marshall Avenue. The existing peaker plant was permitted in 2009 with approval of Conditional Use Permit (CUP) No. 2100. The C-M zone continues to allow “Utilities” with a Conditional Use Permit (CUP). Assuming that battery energy storage is determined to be classified as “Utility” under ECMC 17.105.020 (“Definitions”), CUP No. 2100 would be amended to include the Project.

Existing Project fencing would be modified as needed to prevent public access to landscaped areas in between new perimeter screening fences and existing wrought iron fences near the sidewalks. The new perimeter screening fences will be of sufficient height to screen the selected BESS enclosures, with the height expected at 10 to 12 feet above ground level. The new screening fences would be of consistent design with the screening fences installed along various perimeter location of the existing peaker plant. Within the Project area, with changes driven by the phased construction plan, areas not covered by the battery enclosures, storage buildings, and associated electrical equipment pads are planned to be surfaced with low maintenance, crushed rock, with fire lanes similarly constructed and rated for fire trucks. Final surfacing plans may employ existing asphalt concrete surfaces, but regardless of the final surfacing plan, compliance with storm water permitting requirements will be maintained.

The Project is intended to be built in multiple phases, with any needed site improvements, including driveways, setbacks, landscaping, screening fences, etc. to be installed to support the phases. The Site Plan submitted with this application provides indications of planned improvements for a Phase 1 and a Phase 2.

#### Zoning/ Land use

Land uses surrounding the Project and ECEC site are self-storage to the west, commercial to the north and east, and a SDG&E operations center, parking lot, and substation to the south.

#### Topography

The site is flat and paved except for the landscaped swales along Johnson Avenue and Benedict Avenue. Some soils export may be required to support grading and foundations plans.

#### Required Approvals

The proposed project requires approval of an Amendment to CUP No. 2100 by the Planning Commission. Follow-up required approvals would include grading and building permits and other related approvals for final engineering and construction.

### Environmental Review

At the discretion of the City acting as Lead Agency, the Project may be considered within the environmental review of CUP No. 2100 and an Addendum prepared to the Peaker Plant Negative Declaration. Alternatively, a Subsequent Negative Declaration may be prepared to comply with CEQA.

The Project may also be categorically exempt from environmental review under the California CEQA Class 3 or Class 32 exemption. The Project may be considered as a Class 3 exemption wherein the project development is considered materially less than an equivalent to a 10,000 sf commercial building in an urban area. For information purposes, the proposed Project also meets the five conditions of a Class 32 exemption: (a) it would be consistent with the applicable designations and policies of the City's General Plan and Zoning Ordinance; (b) it would be developed within City limits on a site no more than five acres that is substantially surrounded by urban uses; (c) the project site does not contain any habitat for endangered, rare or threatened species; (d) approval of the project would not result in significant effects related to traffic, noise, air quality, or water quality; and (e) the site is adequately served by all required public utilities and services.

### Technical Description

The Project's energy storage system will use a state of the art lithium-ion battery system, will include a Battery Management System (BMS), and will be comprised of storage technology and battery chemistry that are inherently safe and durable. The lithium battery systems under evaluation include Tesla, G.E., Samsung, LG, Panasonic and similar vendors. Each of these manufacturers has supplied batteries to similarly sized grid-scale installations. (Note: See the Attachments to this Project Description for typical battery energy storage system specifications for the Tesla and G.E. systems.)

The Project will include bi-directional inverters manufactured by an Original Equipment Manufacturer (OEM) such as Tesla, Siemens, ABB, GE, or another supplier. Final selection of an inverter OEM will be made during final system design engineering to ensure the Project meets its design goal of providing a system with optimal performance characteristics. The system includes a site controller that manages the dispatch and control setting of the batteries and inverters, and can be fully integrated with SDG&E's and/or the CAISO's control systems to allow for real-time operation of the battery system. All services related to grid support are programmed into the control system including low voltage ride through, high voltage ride through, frequency ride through, and reactive power support.

### Operations

Once in operation, the Project is a static facility 24 hours per day, which provides power quality services every second of the day. Importantly, during key hours of the day, the system can store excess solar energy for consumption later in the day as generation from solar PV panels begins to drop off, or is no

longer available due to nightfall or cloudy conditions. Such a storage resource is expected to bolster stable operation of the area's 69 kV system, which is believed to have reliability issues during certain times of the day. The system will require minimal maintenance performed periodically during normal working hours. Unscheduled emergency maintenance can occur at any time.

The Project's primary entrance will be through an existing gate off of Benedict Avenue, and secondary entrance off of N. Johnson Avenue. Only authorized and trained personnel will be permitted on site, and the Project's operations and security will be remotely monitored 24 hours/day via the facility's remote operations center located in Sacramento. Local San Diego area operations personnel will be dispatched to the site as needed in response to continuous monitoring of site alarms and conditions, with support by emergency response personnel if alarm conditions warrant.

### **Fire Protection & Security**

The site will meet or exceed all State and City fire code standards. The Project site will continue to be enclosed with an eight-foot (or higher) fence with remote monitoring cameras covering the entire site and monitored 24hrs/day. There is motion activate lighting at key locations of the site.

### **Water Consumption**

There will be no material increase in water consumption during the project operation. There could be extra water use during construction.

El Cajon Energy, LLC – North Johnson Energy Center

Project Description

November 24, 2020

## **ATTACHMENTS**



# MEGAPACK

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Megapack is an all-in-one utility-scale energy storage system that is scalable to the space, power, and energy requirements of any site from 1 MWh to over 1 GWh. Megapack is optimized for cost, performance, and ease of installation, and includes a standard system warranty of up to 15 years.

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## FULLY INTEGRATED SYSTEM

Megapack ships with battery modules, bi-directional inverter, thermal management system, and AC main breaker all pre-installed and pre-tested within a single enclosure. This turnkey system is designed to have the industry's fastest, lowest cost installation without sacrificing performance or reliability.

## OPTIMIZATION SOFTWARE

Proprietary optimization software, developed in parallel with the Megapack hardware, learns and predicts local energy patterns, offering autonomous charge and discharge and seamless SCADA integration. Fast-response controls can integrate co-located renewables and enable market participation.

## ENHANCED SYSTEM SAFETY

Parallel DC/DC converters, integrated heating and cooling at the cell level, and dedicated hazard venting are just a few of the safety and hazard mitigation features built into Megapack. Designed to meet international safety standards, Megapack helps ensure ease-of-permitting wherever it's installed.

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## INDUSTRY-LEADING RELIABILITY

A vertically integrated product from hardware design and sourcing to software development, Megapack offers significant reliability advantages over the competition. These design advantages are exemplified by a cooling system optimized specifically for Megapack that provides superior heating and cooling while factoring its HVAC energy consumption into its performance, and module-level DC/DC converters that can keep the system running uninterrupted in case of a partial failure.

## LOWEST ENGINEERING, PROCUREMENT, AND CONSTRUCTION (EPC) COSTS

Megapack is shipped onsite fully assembled and pre-tested, offering customers the world's fastest utility-scale energy storage installation. Once on site, Megapack only requires seismic anchoring and connection of AC conductors and a communication cable. The EPC benefit is clear: no other current utility-scale solution offers such a simplified process.

## GLOBAL SERVICE FOOTPRINT

As a vertically integrated manufacturer and supplier, Tesla provides a streamlined service offering on all components of Megapack. With Tesla, customers enjoy a single point of contact through all stages of product life. Our operational fleet of 2+ GWh provides valuable data that informs our maintenance models and our performance guarantees, and the entire Megapack system is covered by a standard warranty of up to 15 years, with the option of a 20-year Capacity Maintenance Agreement (CMA) in certain cases.

## MEGAPACK SPECIFICATIONS

Specifications are subject to change.

Flexible offering designed for utility-scale projects

- Modular inverter Powerstages allow greater configuration flexibility
- Supports Capacity Maintenance Agreements (CMA)

Proven inverter and battery technology drives design efficiency

- One Megapack includes up to 17 independent battery modules
- Configurable for 2 to 6+ hour continuous charge/discharge
- Best-in-class round-trip efficiency and thermal system performance

Turnkey solution enables rapid and cost-effective deployment

- Up to 40% expected reduction in EPC costs compared to Powerpack
- Pre-assembled and pre-tested at Tesla's Gigafactory
- No DC connections required onsite



## STANDARD SYSTEM SPECIFICATIONS

Megapack is a customizable energy system capable of being sized according to customer needs.

AC Power / Energy Available per Megapack <sup>1</sup>	2-hour: Up to 1341 kW / 2682 kWh (Scalable in increments of 89.4 kW / 178.8 kWh)
	4-hour: Up to 770.1 kW / 3080.4 kWh (Scalable in increments of 45.3 kW / 181.2 kWh)

Below are specifications for selected system sizes. A light Megapack is optimized for global payload limits. A standard Megapack has the maximum number of energy modules.

	AC Power / Energy Available per Megapack <sup>1</sup>	Round-Trip System Efficiency <sup>1</sup>
2-Hour Standard	1341 kW / 2682 kWh	87%
2-Hour Light	1072.8 kW / 2145.6 kWh	
4-Hour Standard	770.1 kW / 3080.4 kWh	90%
4-Hour Light	543.6 kW / 2174.4 kWh	

<sup>1</sup>Nominal energy and RTE at 25°C (77°F) including thermal management loads, Day 1

## ELECTRICAL

Inverter Size (at 480 V AC)	2-hour: Up to 1573 kVA 4-hour: Up to 929.5 kVA (Scalable in increments of 71.5 kVA)
Inverter Size (at 505 V AC)	2-hour: Up to 1654.9 kVA 4-hour: Up to 977.9 kVA (Scalable in increments of 75.224 kVA)
AC Voltage	380–505 V AC 3-phase
Nominal Frequency	50 or 60 Hz

## MECHANICAL AND MOUNTING

Ingress Ratings	IP66/NEMA 3R (Main enclosure) IP20 (Thermal system)
-----------------	--

Enclosure Dimensions	W: 7168 mm (282 1/4 in) D: 1659 mm (65 1/4 in) H: 2522 mm (99 1/4 in)
----------------------	---

Maximum Shipping Weight	Standard: 25,400 kg (56,000 lb) Light: 18,600 kg (41,000 lb)
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Operating Ambient Temperature	-30°C to 50°C (-22°F to 122°F)
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## REGULATORY (Expected Listings)

Lithium-Ion Cells	NRTL listed to UL 1642
-------------------	------------------------

System	NRTL listed to UL 1973, UL 9540, UL 9540A, UL 1741 SA, IEC 62619, IEC 62477-1 IEEE 1547 Compliant to grid codes and safety standards of all major markets
--------	---

## COMMUNICATIONS

Protocol	Modbus TCP / DNP3 / Rest API
----------	------------------------------

## PART NUMBER

Megapack (all variants)	1462965-XX-Y (C00Z) (Where X is a number between 0-9, Y is a letter, and Z is a number greater than 1. Changes to these do not affect product ratings.)
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# Energy Storage Units



Overview	Energy RSU-4000	Mid-Power	High-Power
Nameplate Energy Capacity (KWh.dc, usable)	4184	3700	2500
Individual Battery Racks	20	54	40
Maximum Power - Factory Installed (KW.dc)	1200	960	720
Maximum DC Current - Factory Installed (A)	1600	1280	960
Key Features			
Battery Management System	GE Blade Protection Unit (BPU)		Battery Supplier
Compatible Inverters	GE RIU-2750MV		GE RIU-2750MV
Inverter Connections	1	1 or 2	1 to 3
Solar DC Coupling	Yes (DC:AC Ratio <2.8)	-	-
Integrated PV Combiner	Optional	-	-
String Level Lockable Disconnect	Module & Rack Level	-	-
Augmentation Options for Lifecycle Management	Yes	-	-
DC Bus Control	DC-IQ Intelligent Bus		Inverter Controlled
Battery LifeCycle Management	Digital Twin Life Optimization - Optional		Digital Twin Life Optimization - Optional
Unit Validation	Factory Built and Tested		Project Commissioning
Design life (years)	25		20
Battery Information			
Battery Chemistry	Lithium-Ion, NCM	Lithium-Ion, NCM	Lithium-Ion, NCM
Battery Module Design	Energy	Mid-Power	High Power
Continuous C-Rate	<C/3	<1C	<2C
Pulse C-Rate	<C/3	<1.5C	<3C
Voltage Class	1500V		1000V
Nominal DC Voltage (V)	1300		814
Minimum DC Voltage (V)	770		612
Mechanical Information			
Package Format	20' ISO w/Exterior Acces		40' ISO w/Ext. Access
Dimensions (mm) (L X W X H)	6058 x 2438 x 2890 mm		12,200 x 2438 x 2890 mm
Fully Integrated HVAC		Dual Self-Contained High Efficiency Units	
- Hot Climate Upgrade		+30% Cooling Capacity	
- Cold Climate Upgrade		+ Electric Heating Package	
Fire Suppression - Aerosol		Optional	
Installation		Pad/Pier	
Cable Entry	Bottom		Top
Weatherization		NEMA 3R, IP 54	
Design Conditions			
Min Operating Temperature (C)	-40°C	-25°C	-25°C
Max operating Temperature (C)		50°C (55°C w/ hot climate upgrade)	
Maximum Altitude (m)		2000	
Maximum Relative Humidity (%)		95%, non-condensing	
Seismic Zone		UBC Zone-4	
Audible Noise		<60 db at 3m	
Certifications & Compliance			
Certifications		UN38.3, UL 1973, UL 508C, CE	
Compliance		UL1642, NFPA 70E	

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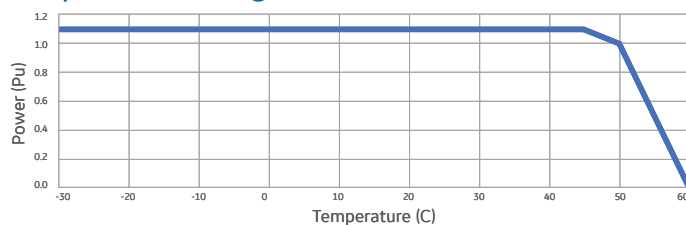
# Reservoir Inverter Unit

## Energy Storage Inverter

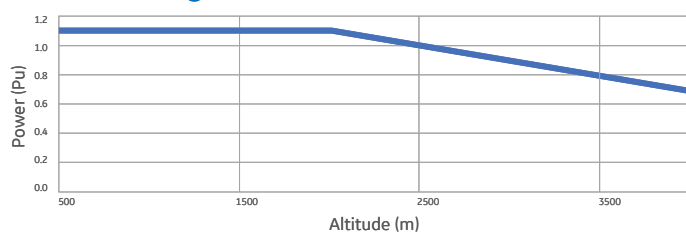
### RIU-2750MV

AC Parameters	RIU-2750MV
Nominal Power (kWac, @45C)	2500 KW
Maximum Power (kVA, at 45C)	2750 kVA
Rated AC Operating Voltage(Vac)	550 V (10-35 kV)
Maximum Reactive Power (kVA, at 45C)	2500 kVA
AC Operating Voltage Range (%)	+/- 10%
Grid Frequency +/-5% (Hz)	50/60 Hz
Power Factor Range	-1.0 to 1.0
DC Parameters	
DC Input Range(Vdc)	800 - 1500V
Max DC Current (A)	3500A
BPU Coordination	Yes
Operational Parameters	
Max Efficiency	98.80%
CEC Efficiency	98.50%
Power consumption at stop	400 W
Max Power consumption	4.8 kW
Audible Noise	<70 dB@ 1M
Physical Parameters	
Dimensions (mm) (L X W X H)	6058 x 2438 x 2890 mm
Weight (kg)	15,700 kg
Ambient Temperature Range ( C )	-30°C to 50°C (60C*)
Elevation (m)	<2000m (Nominal)
Weatherization	IP 54, NEMA 3R
Cable Entry	Bottom
Communications	
External Standard	RS-485, Ethernet
Response Time	<100 mSec
Equipment	
Ground Fault Monitoring	2 - Level
AC Circuit Breaker	Lockable
DC Loaded Switch	Fused
Integrated LV Auxiliary Power Supply	Yes
Features	
Anti-islanding	Yes
Reactive Power Compensation	Yes
Low Voltage Ride Through (LVRT)	Yes
High Voltage Ride through (HVRT)	Yes
Frequency Ride Through	Yes
Certifications & Compliance	
Certifications	UL 1741, IEC 62109
Compliance	SA/Rule 21, IEEE 1547 PRC-024, AS3000, IEC 62477

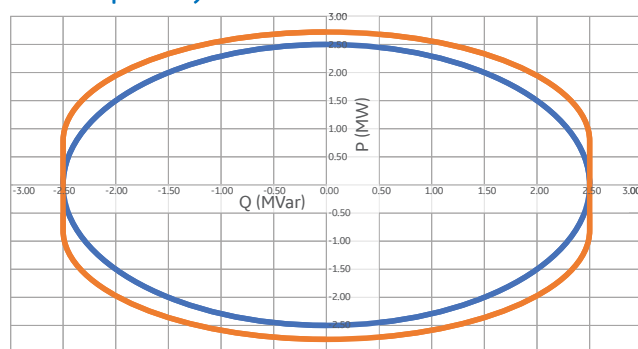
### Temperature Rating



### Altitude Rating



### Nominal Capability Curve



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# Reservoir Platform Solutions

Overview	Energy	Mid-Power	High-Power
Typical Project Size (MW)	>5 MW	>10 MW	>10 MW
Typical Project Size (MWh)	>16 MWh	>10 MWh	>4 MWh
Minimum Duration	>3.2 Hours	> 1 Hour	> 20 Minutes
Grid Connection Voltage (kV)		>10kV	
Grid Frequency + / - 5Hz (Hz)		50 / 60 Hz	
Power Factor Range		0.8 to 1.1	
Solution Design life (years)		up to 20 to 25	
Delivery Scope Options	Containerized Equipment + Engineered Equipment Package + Extended AC Scope + Full Turnkey		
Service Options	Planned and Unplanned LTSA + Performance Guarantees (Availability, Capacity) + Lifecycle Management(Augmentation)		
Typical Project Footprint (m2/MW)	86	65	65
Typical Use Case			
Generation	Capacity, Shifting, Ancillary Services	Grid Support, Ancillary Services	Grid Support, Ancillary Services
Transmission	Peak Management Ancillary Services	Grid Support, Ancillary Services	Grid Support, Ancillary Services
Distribution	Peak Management, Resiliency	Renewable Integration	-
Hybrid - Solar	Dispatchable, Shifting	Firming, Grid Code	Grid Code
Hybrid - Wind	Dispatchable, Shifting	Firming, Grid Code	Grid Code
Hybrid - Thermal	-	Improve Operations	Regulation, Contingency Reserve
Industrial	Reliability, Peak Mgmt, Local Renewables	-	-
Configuration Information			
Compatible Storage Units	GE RSU-4000 Series	GE MPSU-3600 Series	GE HPSU-2500 Series
Solar DC Coupling	Yes - W/PV Optimizers	-	-
Integrated PV Combiner	Optional	-	-
Plant Control	GE Reservoir Control Unit (Mark VIe w/Cimplicity SCADA & Fleet Manager Lite Remote Access)		
Software Options	Optional Reservoir Digital Suite (Fleet Manager, Dispatch Optimizer, Market Exchange)		
Compatible Inverters	GE RIU-2750MV		
Fully Integrated HVAC	Self-Contained High Efficiency Units		
Fire Suppression	Optional - Aerosol		
Enhanced Resiliency Options	Blackstart, Island Mode, Back-UP Power		
Battery Information			
Compatible Storage Units	GE RSU-4000 Series	GE MPSU-3600 Series	GE HPSU-2500 Series
Augmentation Options for Lifecycle Management	Yes	-	-
Cell Type	Lithium-Ion, NCM	Lithium-Ion, NCM	Lithium-Ion, NCM
Module Design	Energy	Mid-Power	High Power
Voltage Class	1500V	1000V	1000V
Battery Install	Factory	Site	Site
Battery Management System	GE Blade Protection Unit (BPU)	Battery Supplier	Battery Supplier
Design Conditions			
Min Ambient Temperature (C)		-40°C	
Max Ambient Temperature (C)		50°C (55°C w/ hot climate upgrade)	
Maximum Altitude (m)		2000	
Maximum Relative Humidity (%)		95%, non-condensing	
Seismic Zone		UBC Zone-4	
Audible Noise		<60 dB at 3M	
Certifications & Compliance			
Certifications		UL 1973, UL1741, UL 508C, CE	
Compliance		UL 9450, NFPA 70E, NEC	

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# Reservoir Storage Unit

## Modular, Scalable Solutions For Utility Scale Applications

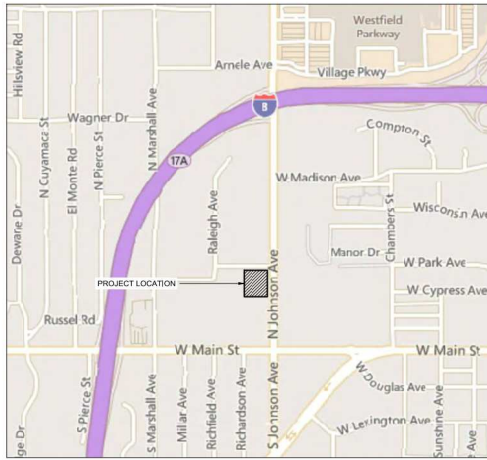
### RSU-4000 Series

Overview	RSU-4000/20	RSU-4000/16	RSU-4000/12
	RSU-4000/20	RSU-4000/16	RSU-4000/12
<b>Overview</b>			
Nameplate Energy Capacity (KWh.dc, usable)	4184	3347.2	2510.4
Individual Battery Blades - Factory Installed	20 of 20	16 of 20	12 of 20
Maximum Power - Factory Installed (KW.dc)	1200	960	720
Maximum DC Current - Factory Installed (A)	1600	1280	960
Available Augmentation Capacity (% BOL)	0%	25%	67%
Available Augmentation Capacity (kWh.dc)	N/A	836.8	1673.6
<b>Key Features</b>			
Battery Management System		GE Blade Protection Unit (BPU)	
Compatible Inverters		GE RIU-2750MV	
Remote Management		Reservoir Suite	
Solar DC Coupling		Yes (DC:AC Ratio <2.8)	
Integrated PV Combiner		Yes	
Integrated Lockable Disconnect		Module & Rack Level	
Augmentation Options for Lifecycle Management		Yes	
DC Bus Control		DC-IQ Intelligent Bus	
Battery LifeCycle Management		Digital Twin Life Optimization - Optional	
Unit Validation		Factory Built & Tested	
Design life (years)		25	
<b>Battery Information</b>			
Battery Chemistry		Lithium-Ion, NCM	
Battery Module Design		Energy	
Continuous C-Rate		<C/3	
Pulse C-Rate		<C/3	
Voltage Class		1500V	
Nominal DC Voltage (V)		1300	
Minimum DC Voltage (V)		770	
<b>Mechanical Information</b>			
Package Format		20' ISO w/Exterior Acces	
Dimensions (mm) (L X W X H)		6058 x 2438 x 2890 mm	
Weight (kg)	37k	31k	25k
Fully Integrated HVAC		Dual Self-Contained 3 Ton Units (High Efficiency 10. EER)	
- Hot Climate Upgrade		+33% Cooling Capacity	
- Cold Climate Upgrade		+ Electric Heating Package	
Fire Suppression - Aerosol		Optional	
Installation		Pad/Pier	
Cable Entry		Bottom	
Weatherization		NEMA 3R, IP54	
<b>Design Conditions</b>			
Min Operating Temperature (C)		-40°C	
Max operating Temperature (C)		50°C (55°C w/ hot climate upgrade)	
Maximum Altitude (m)		2000	
Maximum Relative Humidity (%)		95%, non-condensing	
Seismic Zone		UBC Zone-4	
Audible Noise		<60 dB at 3M	
<b>Certifications &amp; Compliance</b>			
Certifications		UN38.3, UL 1973, UL 508C, CE	
Compliance		UL1642, UNDOT 38.3, IEC 62477-1, NFPA 70E, IEC 50110, ASTM4169, IEEE 605, IEEE C37.32	

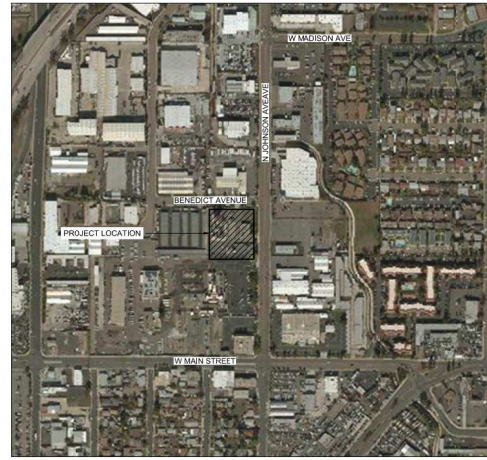
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# NORTH JOHNSON ENERGY CENTER BATTERY ENERGY STORAGE SYSTEM

220 N. JOHNSON AVE  
EL CAJON, CA 92020



VICINITY MAP  
NOT TO SCALE



AERIAL MAP  
NOT TO SCALE



### GENERAL NOTES

GROSS LOT AREA:	95,221 (2.18 ACRES)
PROJECT AREA:	24,963 SQ FT (0.56 ACRES)
PROJECT LOT COVERAGE AREA:	8,927 SQ FT (0.20 ACRES) - 9%

Wellhead Energy, LLC  
650 Barrett Dr, Suite C - Sacramento, CA 95811  
Phone: 916-447-5171 Fax: 916-447-7602



REV. NO.	DATE	DESCRIPTION	BY	CHK	APP
4	11-20-20	CONCEPT DESIGN	RD	LB	-

OWNER: NORTH JOHNSON ENERGY CENTER, LLC  
PROJECT TITLE: EL CAJON ENERGY STORAGE PROJECT

### COVER SHEET

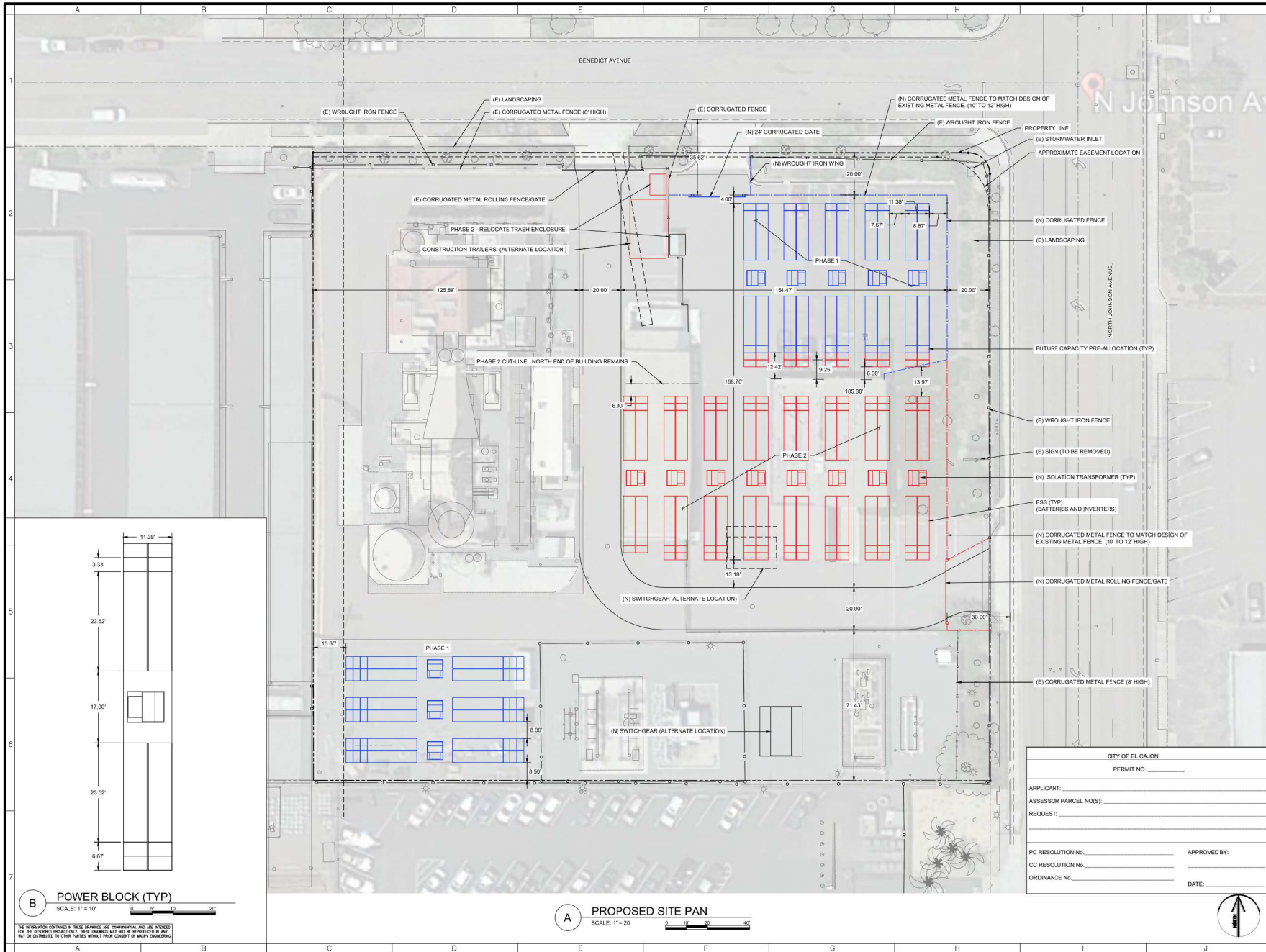
DRAWING NO. E-001

THE INFORMATION CONTAINED IN THESE DRAWINGS ARE CONFIDENTIAL AND ARE INTENDED FOR THE EXCLUSIVE PROJECT ONLY. THESE DRAWINGS MAY NOT BE REPRODUCED IN ANY WAY OR SUBMITTED TO OTHER PARTIES WITHOUT PRIOR CONSENT OF MAXPV ENERGY.

THIS PRINT IS NOT TO BE USED FOR CONSTRUCTION UNLESS NOTED AND SIGNED OK FOR CONSTRUCTION ABOVE LAST REVISION.







SYSTEM SUMMARY			
	PHASE 1	PHASE 2	TOTAL
MW @ POI	25.0	25.0	50.0
MVA	26.32	26.32	52.64
MW/AC	15.00	25.00	50.00
DURATION HRS	4.0	4.0	4.0
STORAGE BLOCKS	8	8	16
MV TRANSFORMERS PER BLOCK	1	1	1
TOTAL MV TRANSFORMERS	8	8	16
STORAGE INVERTER UNITS PER BLOCK	4	4	4
TOTAL STORAGE INVERTERS	32	32	64
STORAGE INVERTER MVA	0.864	0.864	0.864
TOTAL STORAGE INVERTER MVA	27.66	27.66	27.66
STORAGE MWH PER BLOCK	13.0	13.0	13.0
STORAGE MWH PER STORAGE INVERTER	3.258	3.258	3.258
TOTAL STORAGE MWH	104.3	104.3	208.6

**LEGEND**

— EXISTING  
 --- EXISTING  
 --- PHASE 1 (APPROX)  
 --- PHASE 2 (APPROX)

- NOTES:**
- ALL OPERATIONS SHALL COMPLY WITH THE CITY'S JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM (RMP) AND THE CITY'S STORM WATER ORDINANCE (MUNICIPAL CODE 3.10 AND 16.60) TO MINIMIZE OR ELIMINATE DISCHARGES OF POLLUTANTS TO THE STORM DRAIN SYSTEM. OPERATIONS SHALL INCLUDE IMPLEMENTATION OF COMMERCIAL BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
  - 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.
  - SWEEP OR VACUUM TO CLEAN OUTDOOR AREAS (TRASH ENCLOSURES, SIDEWALKS AND PARKING LOTS). POWER WASHING IN OUTDOOR AREAS IS STRICTLY PROHIBITED.
  - IF POWER WASHING IS ABSOLUTELY NECESSARY, YOU SHALL CAPTURE, CONTAIN, AND COLLECT ANY POWER WASH WATER AND DISPOSE OF IT IN THE SANITARY SEWER.
  - MAINTAIN PARKING AREA TO BE FREE FROM TRASH AND PETROLEUM LEAKS.
  - PROVIDE SUFFICIENT TRASH RECEPTACLES.
  - DISPOSE OF WASTES PROPERLY.
  - ALL STORM WATER RUNOFF TREATMENT CONTROL MECHANISMS PRIORITY DEVELOPMENT PROJECT 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.

**Wellhead Energy, LLC.**  
 650 Berard Dr, Suite C - Sacramento, CA 95811  
 Phone: 916-447-5171 Fax: 916-447-7602



CITY OF EL CAJON  
 PERMIT NO. \_\_\_\_\_

APPLICANT: \_\_\_\_\_  
 ASSESSOR PARCEL NO(S): \_\_\_\_\_  
 REQUEST: \_\_\_\_\_

PC RESOLUTION No. \_\_\_\_\_ APPROVED BY: \_\_\_\_\_  
 CC RESOLUTION No. \_\_\_\_\_ DATE: \_\_\_\_\_  
 ORDINANCE No. \_\_\_\_\_

REV. NO.	DATE	DESCRIPTION	BY	CHK	APP
5	01-05-21	CONCEPT DESIGN	RD	LB	-

DRAWN: NORTH JOHNSON ENERGY CENTER, LLC  
 PROJECT SITE: EL CAJON ENERGY STORAGE PROJECT

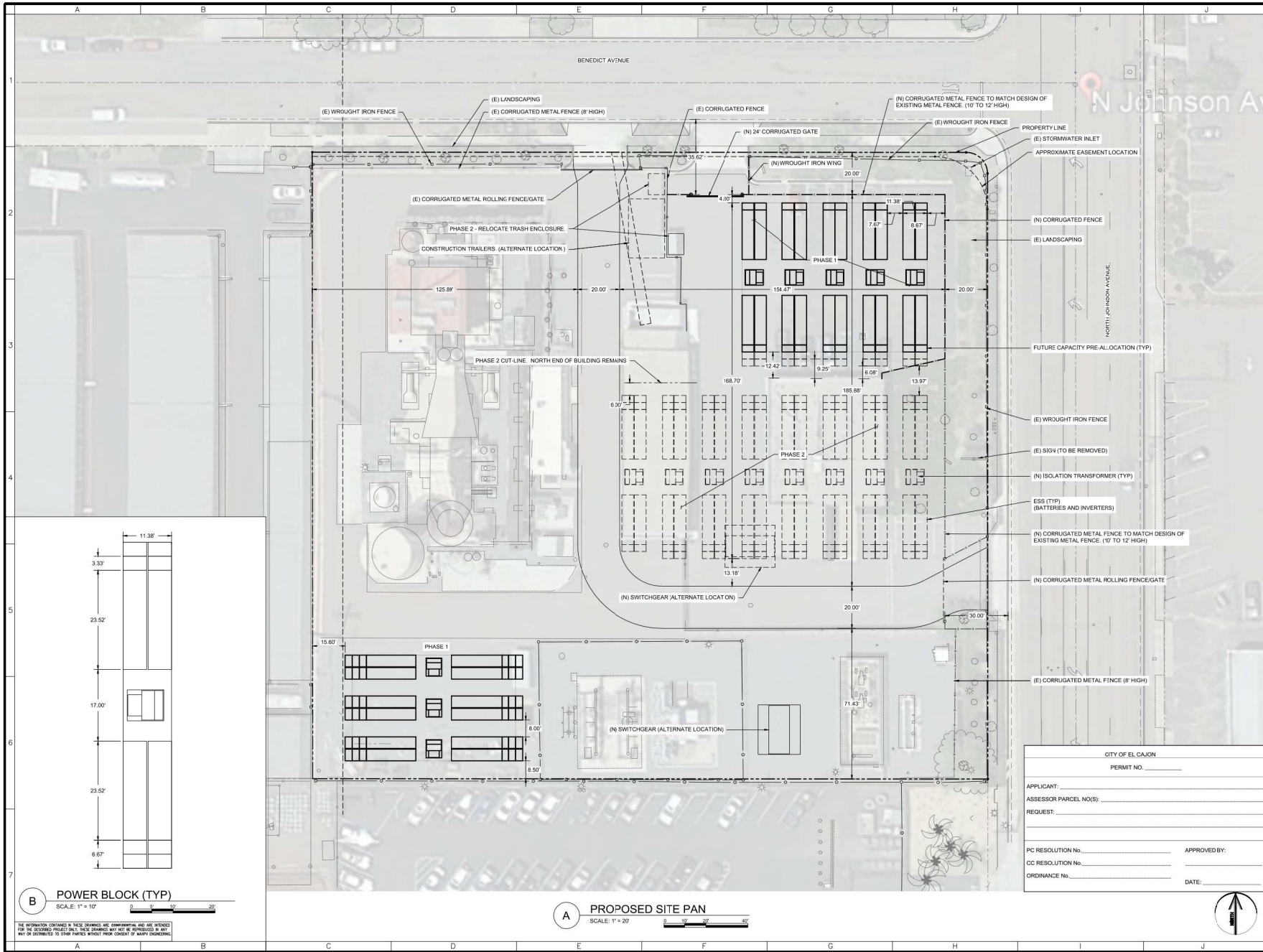
**PROPOSED SITE PAN**

DRAWING NO. **E-102**

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**B POWER BLOCK (TYP)**  
 SCALE: 1" = 10'

**A PROPOSED SITE PAN**  
 SCALE: 1" = 20'



SYSTEM SUMMARY			
	PHASE 1	PHASE 2	TOTAL
MW @ POI	25.0	25.0	50.0
MVA	26.32	26.32	52.64
MW/AC	15.00	25.00	50.00
DURATION HRS	4.0	4.0	4.0
STORAGE BLOCKS	8	8	16
MV TRANSFORMERS PER BLOCK	1	1	1
TOTAL MV TRANSFORMERS	8	8	16
STORAGE INVERTER UNITS PER BLOCK	4	4	4
TOTAL STORAGE INVERTERS	32	32	64
STORAGE INVERTER MVA	0.864	0.864	0.864
TOTAL STORAGE INVERTER MVA	17.66	27.66	27.66
STORAGE MWH PER BLOCK	13.0	13.0	13.0
STORAGE MWH PER STORAGE INVERTER	3.258	3.258	3.258
TOTAL STORAGE MWH	104.3	104.3	208.6

LEGEND	
	EXISTING
	EXISTING
	PHASE 1 (APPROX)
	PHASE 2 (APPROX)

- NOTES:**
- ALL OPERATIONS SHALL COMPLY WITH THE CITY'S JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM (BRMP) AND THE CITY'S STORM WATER ORDINANCE (MUNICIPAL CODE 3.10 AND 16.60) TO MINIMIZE OR ELIMINATE DISCHARGES OF POLLUTANTS TO THE STORM DRAIN SYSTEM. OPERATIONS SHALL INCLUDE IMPLEMENTATION OF COMMERCIAL BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
  - 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.
  - SWEEP OR VACUUM TO CLEAN OUTDOOR AREAS (TRASH ENCLOSURES, SIDEWALKS AND PARKING LOTS). POWER WASHING IN OUTDOOR AREAS IS STRICTLY PROHIBITED.
  - IF POWER WASHING IS ABSOLUTELY NECESSARY, YOU SHALL CAPTURE, CONTAIN, AND COLLECT ANY POWER WASH WATER AND DISPOSE OF IT IN THE SANITARY SEWER.
  - MAINTAIN PARKING AREA TO BE FREE FROM TRASH AND PETROLEUM LEAKS.
  - PROVIDE SUFFICIENT TRASH RECEPTACLES.
  - DISPOSE OF WASTES PROPERLY.
  - ALL STORM WATER RUNOFF TREATMENT CONTROL MECHANISMS (PRIORITY DEVELOPMENT PROJECT, 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.

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CITY OF EL CAJON  
 PERMIT NO. \_\_\_\_\_

APPLICANT: \_\_\_\_\_  
 ASSESSOR PARCEL NO(S): \_\_\_\_\_  
 REQUEST: \_\_\_\_\_  
 REV. NO. DATE DESCRIPTION BY CHK. AFR

5 01-05-21 CONCEPT DESIGN RD LB -  
 1 11-11-21 CONCEPT DESIGN RD LB -

DRAWN: NORTH JOHNSON ENERGY CENTER, LLC  
 PROJECT SITE: EL CAJON ENERGY STORAGE PROJECT  
 DRAWING: **PROPOSED SITE PAN**

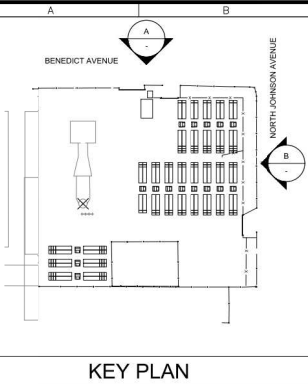
PC RESOLUTION No. \_\_\_\_\_ APPROVED BY: \_\_\_\_\_  
 CC RESOLUTION No. \_\_\_\_\_ DATE: \_\_\_\_\_  
 ORDINANCE No. \_\_\_\_\_

**B POWER BLOCK (TYP)**  
 SCALE: 1" = 10'

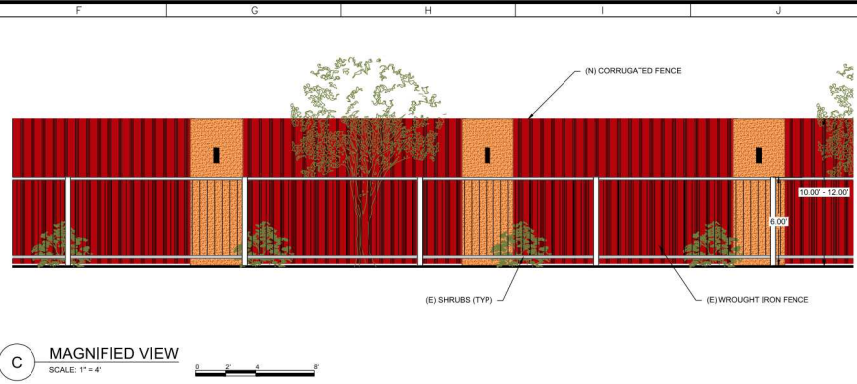
**A PROPOSED SITE PAN**  
 SCALE: 1" = 20'

DRAWING NO. **E-102**

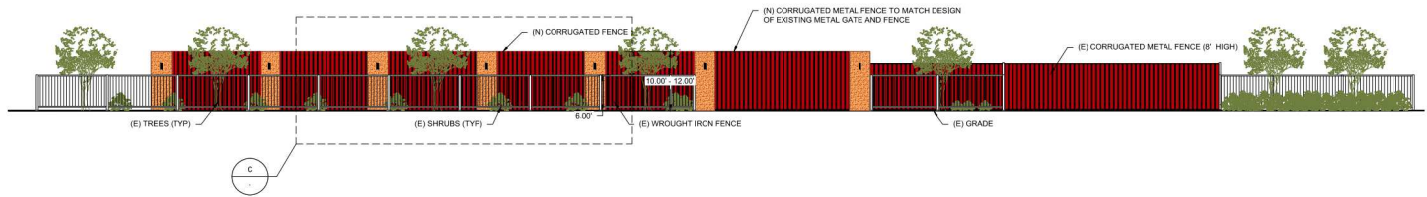
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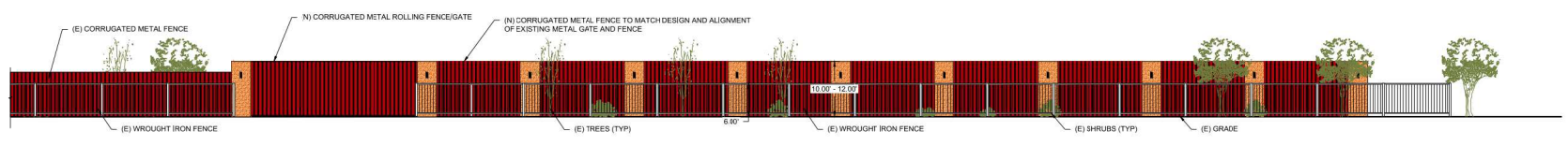
KEY PLAN



(C) MAGNIFIED VIEW  
SCALE: 1" = 4'



(A) ELEVATION VIEW FROM BENEDICT AVENUE  
SCALE: 1" = 10'



(B) ELEVATION VIEW FROM NORTH JOHNSON AVENUE  
SCALE: 1" = 10'

THE INFORMATION CONTAINED IN THESE DRAWINGS ARE CONFIDENTIAL AND ARE INTENDED FOR THE SPECIFIC PROJECT ONLY. THESE DRAWINGS MAY NOT BE REPRODUCED IN ANY WAY OR SUBMITTED TO OTHER PARTIES WITHOUT THE WRITTEN CONSENT OF MAXPV.

Wellhead Energy, LLC.  
650 Berrett Dr, Suite C - Sacramento, CA 95811  
Phone: 916-447-5171 Fax: 916-447-7602



REV. NO.	DATE	DESCRIPTION	BY	CHK	APP
1	01-05-21	CONCEPT DESIGN	RD	LB	-

OWNER: NORTH JOHNSON ENERGY CENTER, LLC  
PROJECT SITE: EL CAJON ENERGY STORAGE PROJECT  
DRAWING:

ELEVATIONS

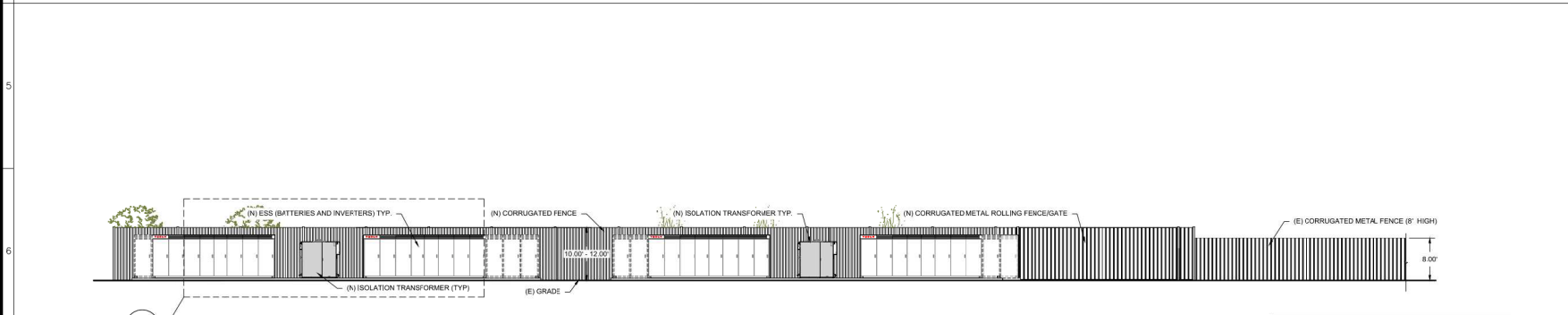
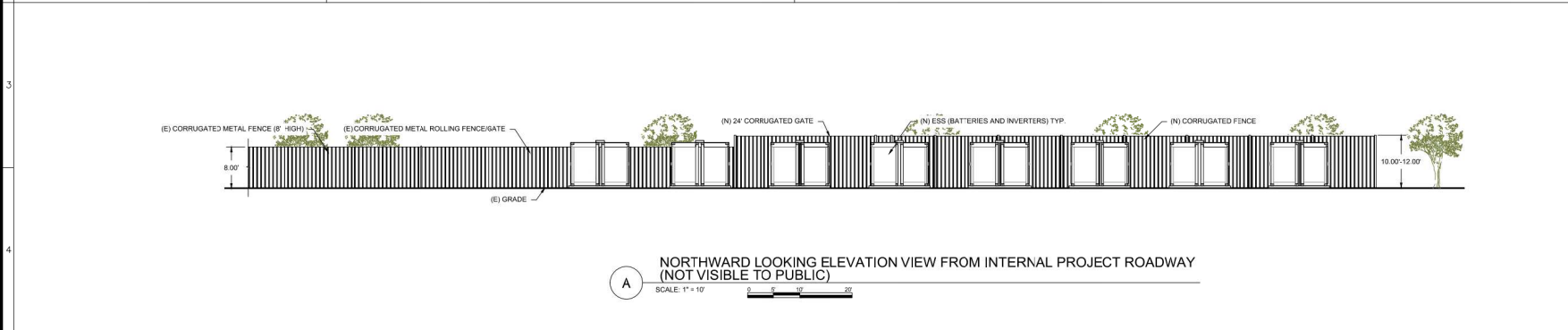
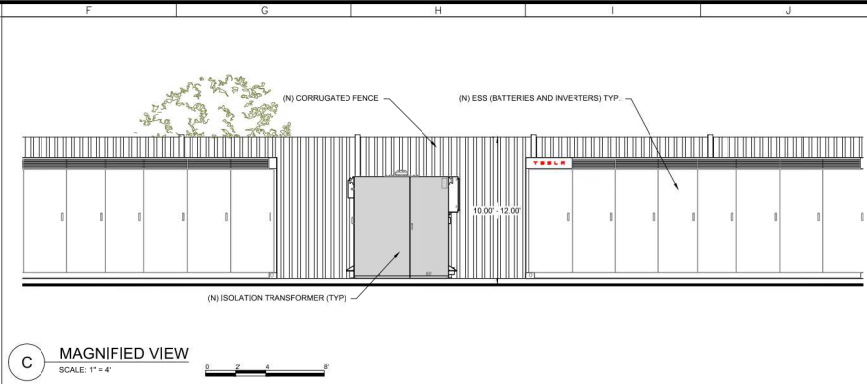
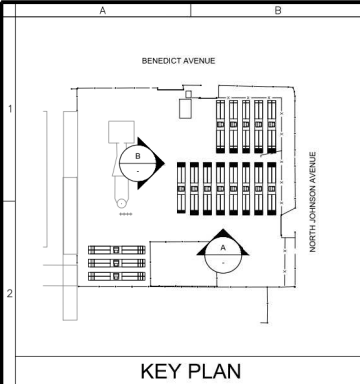
DRAWING NO. E-201

CITY OF EL CAJON  
PERMIT NO. \_\_\_\_\_

APPLICANT: \_\_\_\_\_  
ASSESSOR PARCEL NO(S): \_\_\_\_\_  
REQUEST: \_\_\_\_\_

PC RESOLUTION No. \_\_\_\_\_ APPROVED BY: \_\_\_\_\_  
CC RESOLUTION No. \_\_\_\_\_ DATE: \_\_\_\_\_  
ORDINANCE No. \_\_\_\_\_

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**Wellhead Energy, LLC.**  
650 Berrett Dr, Suite C - Sacramento, CA 95811  
Phone: 916-447-5171 Fax: 916-447-7602



REV. NO.	DATE	DESCRIPTION	BY	CHK	APP
1	11-20-20	CONCEPT DESIGN	RD	LB	-

TITLE: NORTH JOHNSON ENERGY CENTER, LLC  
PROJECT SITE: EL CAJON ENERGY STORAGE PROJECT  
DRAWING:

**ELEVATIONS**

**E-202**

CITY OF EL CAJON  
PERMIT NO. \_\_\_\_\_

APPLICANT: \_\_\_\_\_  
ASSESSOR PARCEL NO(S): \_\_\_\_\_  
REQUEST: \_\_\_\_\_

PC RESOLUTION No. \_\_\_\_\_ APPROVED BY: \_\_\_\_\_  
CC RESOLUTION No. \_\_\_\_\_ DATE: \_\_\_\_\_  
ORDINANCE No. \_\_\_\_\_

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