



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: May 31, 2023 REPORT NO. HO-23-024

HEARING DATE: June 7, 2023

SUBJECT: Mesa Heights Battery Storage, Process Three Decision

PROJECT NUMBER: [677822](#)

OWNER/APPLICANT: Dagget Property Associates LLC, Owner / Kimley-Horn, Applicant

### SUMMARY:

Issue: Should the Hearing Officer approve the installation of three new battery storage containers with transformers and associated site improvements at 7986 Dagget Street within the Kearny Mesa Community Plan area?

Proposed Actions: Approve Conditional Use Permit No. 2532236.

Fiscal Considerations: All costs associated with this action are recovered through a deposit account funded by the applicant.

Housing Impact Statement: No housing units are proposed.

Community Planning Group Recommendation: On May 18, 2022, the Kearny Mesa Community Planning Group voted 6-0-2 to recommend project approval (Attachment 7).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction).

### BACKGROUND

The 0.896-acre site is located at 7986 Dagget Street and is developed with a small scale industrial building in an urbanized area within the Kearny Mesa Community Plan area. The site is in the IS-1-1 Zone, Airport Influence Area (MCAS-Miramar Review Area 2, Montgomery Field Review Area 1), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), ALUCP Noise Contours Zone (60-65 CNEL), ALUCP Safety Zone (Montgomery Field), FAA Part 77 Notification Area (MCAS-Miramar, Montgomery Field), and Transit Priority Area (Attachments 1-3).

The project site does not contain sensitive biological resources and is not within or adjacent to the City's Multiple Habitat Planning Area. Pursuant to SDMC Section [126.0303\(b\)](#), the project requires a Process 3 Conditional Use Permit, a Hearing Officer decision which is appealable to the Planning Commission.

#### DISCUSSION

The project (Attachment 9) includes the installation of three new battery storage containers with transformers and associated site improvements on a site developed with a small scale industrial building. The battery storage system including electrical equipment will be in enclosed containers and would provide voltage support to the SDG&E transmission line and substation adjacent to the site to provide flexibility to the electrical grid. The batteries store energy from the grid and will distribute energy back to the grid during times of power outages or peak demands. The battery storage system does not generate energy and would serve the California Independent System Operator (ISO) energy grid. There is no on-site staff associated with the project.

The project complies with SDMC Section [141.0408](#) which addresses use regulations for energy generation and distribution stations. All mechanical equipment and storage areas shall be located within an enclosed building. The project shall also be screened from the adjacent public right-of-way. No deviations or variances are requested. The project is also consistent with the site's Community Plan designation of Urban Industrial since the use is characterized as industrial.

The project will not result in any adverse impacts to the public health, safety and welfare. Drainage for the project complies with the City's drainage regulations and standards. The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include replacing the existing landscaping with a City standard sidewalk on Dagget Street; implementing a Water Pollution Control Plan; constructing new water and sewer services outside of any driveway or drive aisle, including the abandonment of any unused water and sewer services; installing appropriate private back flow prevention devices on each water service; reconstructing the driveways to comply with City standards, and providing visibility triangle areas for the driveways.

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

#### ALTERNATIVES

1. Approve Conditional Use Permit No. 2532236, with modifications.
2. Do not approve Conditional Use Permit No. 2532236, if the findings required to approve the project cannot be affirmed.

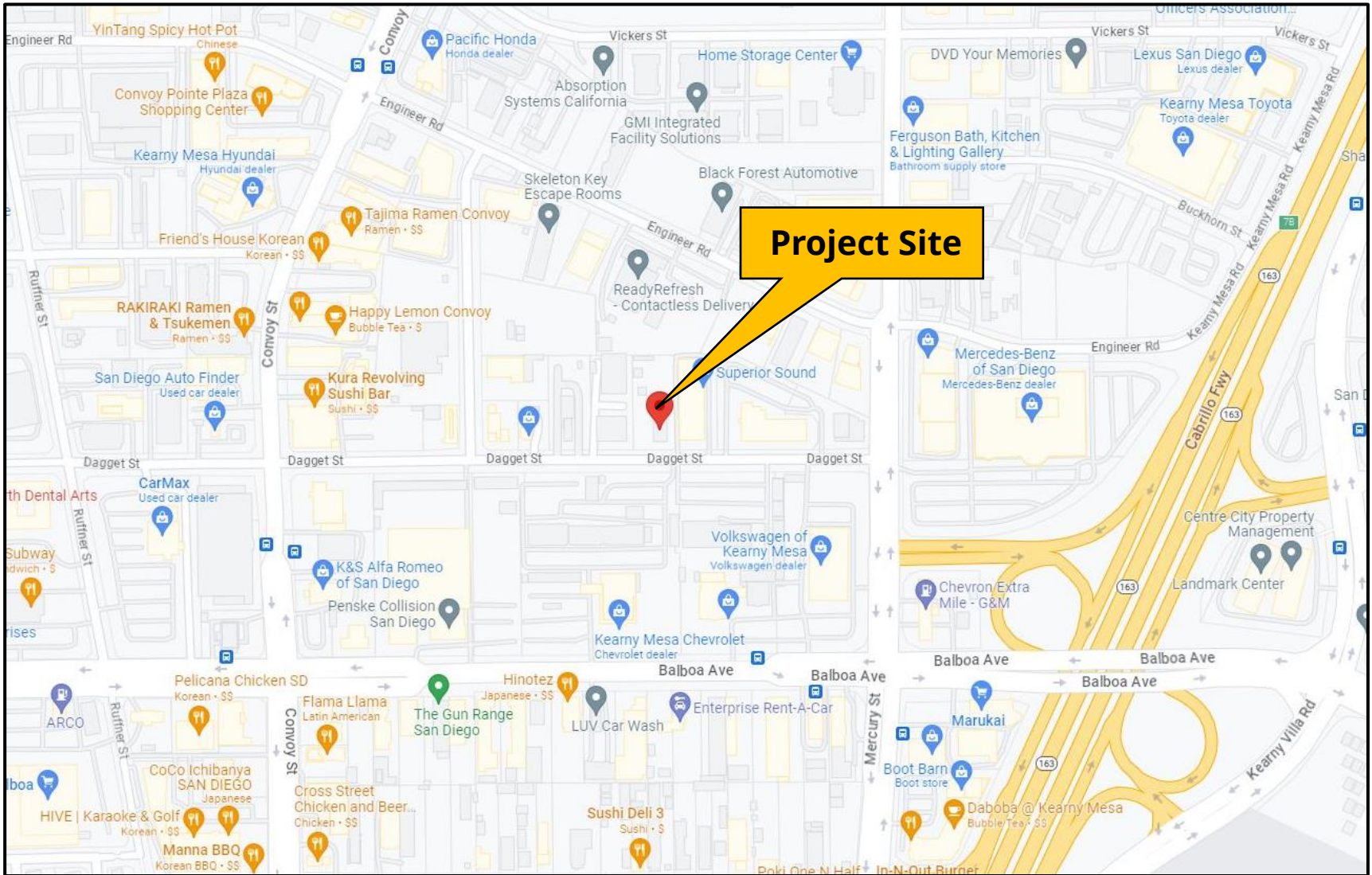
Respectfully submitted,



Xavier Del Valle, Development Project Manager

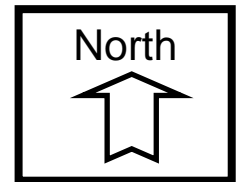
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. CEQA Exemption
7. Kearny Mesa Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans
10. Similar Battery Storage System and Screening

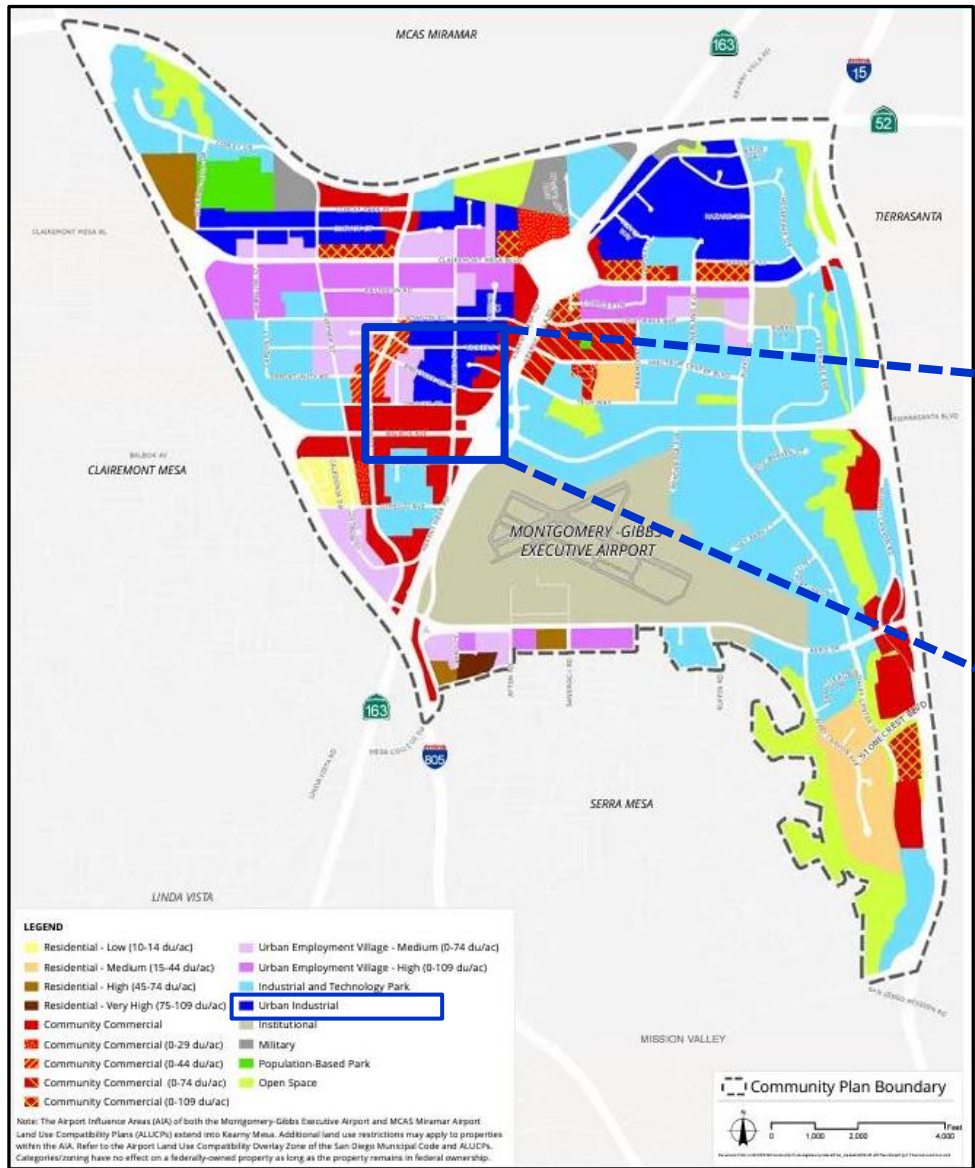


## Project Location Map

Mesa Heights Battery Storage  
Project No. 677822 - 7986 Dagget Street





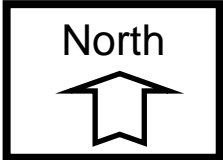


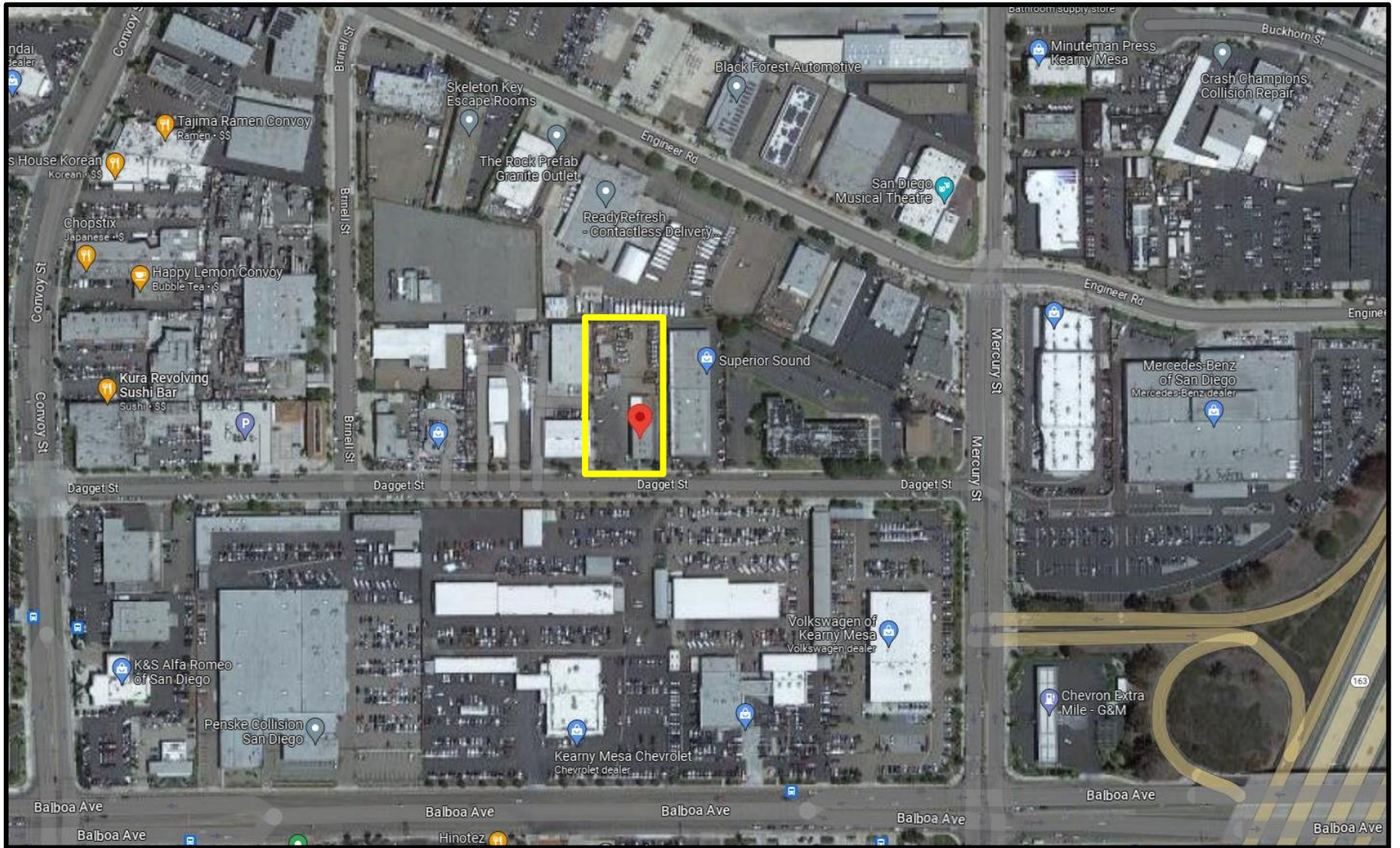
**Project Site**



# Land Use Map

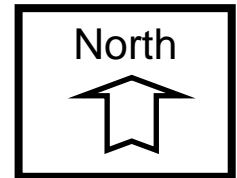
Mesa Heights Battery Storage  
 Project No. 677822 - 7986 Dagget Street





# Aerial Photograph

Mesa Heights Battery Storage  
Project No. 677822 - 7986 Dagget Street



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 2532236  
**MESA HEIGHTS BATTERY STORAGE - PROJECT NO. 677822**

WHEREAS, DAGGET PROPERTY ASSOCIATES LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit for the installation of three new battery storage containers with transformers and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Conditional Use Permit No. 2532236), on portions of a 0.896-acre site;

WHEREAS, the project site is located at 7986 Dagget Street and is in the IS-1-1 Zone, Airport Influence Area (MCAS-Miramar Review Area 2, Montgomery Field Review Area 1), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), ALUCP Noise Contours Zone (60-65 CNEL), ALUCP Safety Zone (Montgomery Field), FAA Part 77 Notification Area (MCAS-Miramar, Montgomery Field), and Transit Priority Area within the Kearny Mesa Community Plan area;

WHEREAS, the project site is legally described as Lot 1 of Hall Subdivisions, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6113, Filed in the Office of the County Recorder May 24, 1968.

WHEREAS, on March 8, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;



WHEREAS, on June 7, 2023, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2532236 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2532236:

**A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**

**1. Findings for all Conditional Use Permits:**

**a. The proposed development will not adversely affect the applicable land use plan.**

The project includes the installation of three new battery storage containers with transformers and associated site improvements on a site developed with a small scale industrial building in the Kearny Mesa community. The battery storage system including electrical equipment are in enclosed containers and will provide voltage support to the SDG&E transmission line and substation adjacent to the site to provide flexibility to the electrical grid. The batteries store energy from the grid and will distribute energy back to the grid during times of power outages or peak demands. The battery storage system does not generate energy and would serve the California Independent System Operator (ISO) energy grid. There is no on-site staff associated with the project.

The project is consistent with the site's Community Plan designation of Urban Industrial since the use is characterized as industrial. The project also complies with SDMC Section [141.0408](#) which addresses use regulations for energy generation and distribution stations. No deviations or variances are requested. Therefore, the proposed development will not adversely affect the applicable land use plan.

**b. The proposed development will not be detrimental to the public health, safety, and welfare.**

The project will not be detrimental to the public health, safety, and welfare. There is no on-site staff associated with the project. All mechanical equipment and storage areas shall be located within an enclosed building. The project shall also be screened from the adjacent public right-of-way. The project site does not contain sensitive biological resources and is not within or adjacent to the City's Multiple Habitat Planning Area. Drainage for the project complies with the City's drainage regulations and standards.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect



the public health, safety and welfare. Permit requirements include replacing the existing landscaping with a City standard sidewalk on Dagget Street; implementing a Water Pollution Control Plan; constructing new water and sewer services outside of any driveway or drive aisle, including the abandonment of any unused water and sewer services; installing appropriate private back flow prevention devices on each water service; reconstructing the driveways to comply with City standards, and providing visibility triangle areas for the driveways. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The project complies with SDMC Section [141.0408](#) which addresses use regulations for energy generation and distribution stations. All mechanical equipment and storage areas shall be located within an enclosed building. The project shall also be screened from the adjacent public right-of-way. No deviations or variances are requested. The project is also consistent with the site's Community Plan designation of Urban Industrial since the use is characterized as industrial. Therefore, the proposed development will comply with the regulations of the Land Development Code.

**d. The proposed use is appropriate at the proposed location.**

The project includes the installation of three new battery storage containers with transformers and associated site improvements on a site developed with a small scale industrial building. The project complies with SDMC Section [141.0408](#) which addresses use regulations for energy generation and distribution stations. No deviations or variances are requested. The project is also consistent with the site's Community Plan designation of Urban Industrial since the use is characterized as industrial.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include replacing the existing landscaping with a City standard sidewalk on Dagget Street; implementing a Water Pollution Control Plan; constructing new water and sewer services outside of any driveway or drive aisle, including the abandonment of any unused water and sewer services; installing appropriate private back flow prevention devices on each water service; reconstructing the driveways to comply with City standards, and providing visibility triangle areas for the driveways. Therefore, the proposed use is appropriate at the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2532236 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. Conditional Use Permit No. 2532236, a copy of which is attached hereto and made a part hereof.

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Xavier Del Valle  
Development Project Manager  
Development Services

Adopted on June 7, 2023

IO#: 24008857

DRAFT

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24008857

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2532236  
**MESA HEIGHTS BATTERY STORAGE - PROJECT NO. 677822**  
HEARING OFFICER

This Conditional Use Permit No. 2532226 is granted by the Hearing Officer of the City of San Diego to DAGGET PROPERTY ASSOCIATES LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0303. The 0.89-acre site is located at 7986 Dagget Street and is in the IS-1-1 Zone, Airport Influence Area (MCAS-Miramar Review Area 2, Montgomery Field Review Area 1), Airport Land Use Compatibility Overlay Zone (MCAS Miramar), ALUCP Noise Contours Zone (60-65 CNEL), ALUCP Safety Zone (Montgomery Field), FAA Part 77 Notification Area (MCAS-Miramar, Montgomery Field), and Transit Priority Area within the Kearny Mesa Community Plan area, The project site is legally described as: Lot 1 of Hall Subdivisions, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 6113, Filed in the Office of the County Recorder May 24, 1968.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the installation of three new battery storage containers with transformers described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated June 7, 2023, on file in the Development Services Department.

The project shall include:

- a. Installation of three new battery storage containers with transformers; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 21, 2026.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until the Owner/Permittee signs and returns the Permit to the Development Services Department and the Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this



Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the replacement of the existing landscaping with a City standard sidewalk on Dagget Street, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**WATER AND SEWER DEVELOPMENT REQUIREMENTS:**

14. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the design and construction of new water and sewer services outside of any driveway or drive aisle, including the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, satisfactory to the Public Utilities Department and the City Engineer.

15. The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices (BFPDs) on each water service (domestic, fire and irrigation), satisfactory to the Public Utilities Department and the City Engineer. The BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the public right-of-way.

16. All proposed private water and sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

17. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

**PLANNING/DESIGN REQUIREMENTS:**

18. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the structures under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

19. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**TRANSPORTATION REQUIREMENTS**

20. Prior to issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing western driveway on Dagget Street to a 24-foot wide driveway to comply with City Standards, satisfactory to the City Engineer.

21. Prior to issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing eastern driveway on Dagget Street to a 26-foot wide driveway to comply with City Standards, satisfactory to the City Engineer.

22. The Owner/Permittee shall provide 10-foot x 10-foot visibility triangle areas on both sides of the driveways on Dagget Street measured along the property line. No obstruction (e.g. shrubs, landscape, walls, columns signs etc.) higher than 36 inches shall be located within the visibility triangle areas.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on June 7, 2023, and [Approved Resolution Number].

DRAFT

**ATTACHMENT 5**

Conditional Use Permit No. 2532226  
Date of Approval: June 7, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Xavier Del Valle  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

\_\_\_\_\_  
**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**DAGGET PROPERTY ASSOCIATES LLC  
Owner/Permittee**

By \_\_\_\_\_  
Acie Davis

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**





THE CITY OF SAN DIEGO

Date of Notice: March 8, 2023

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24008857

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**PROJECT NAME / NUMBER:** Mesa Heights Battery Storage / 677822

**COMMUNITY PLAN AREA:** Kearny Mesa

**COUNCIL DISTRICT:** 6

**LOCATION:** The project is located at 7986 Dagget Street, San Diego CA

**PROJECT DESCRIPTION:** Conditional Use Permit (CUP) for an outdoor energy battery storage system and ancillary equipment at 7986 Dagget Street. The project would install three new battery storage containers with transformers on a developed site. The 0.896-acre site is in the IS-1-1 Zone and Airport Influence Area (MCAS Miramar and Montgomery Field) within the Kearny Mesa Community Plan area. The proposed project complies with all height and bulk regulations and can accommodate the public utilities to serve the development.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego, Hearing Officer

**ENVIRONMENTAL DETERMINATION:** 15303 (New Construction)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego, Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review and determined that the project would qualify to be exempt from CEQA pursuant to CEQA Section 15303 (New Construction). Section 15303 applies to projects that consist of the construction of a limited number of new small facilities or structures, including the construction of up to two single family units in a residential zone. Since the project would only install three battery containers, on a previously developed site, in an industrial zone, it was determined that the CEQA exemption was appropriate and the exceptions listed in CEQA Section 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:** Xavier Del Valle  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 557-7941/ [xdelvalle@sandiego.gov](mailto:xdelvalle@sandiego.gov)

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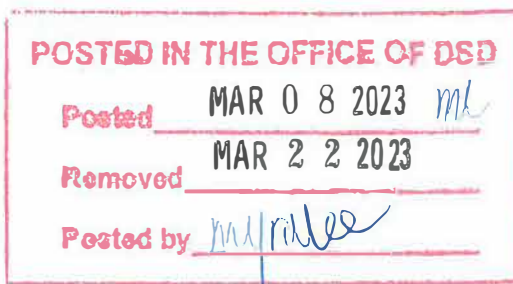
On March 8, 2023 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determinations made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice so the final day to file an appeal is March 22, 2023. Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



## Kearny Mesa Planning Group

Kearny Mesa/Serra Mesa Public Library

Minutes for Meeting of May 18, 2022

### Planning Group Members in Attendance:

- |  |  |  |                                      |
|--|--|--|--------------------------------------|
| <input checked="" type="checkbox"/> Derek Applbaum | <input checked="" type="checkbox"/> Juan Arriaga | <input checked="" type="checkbox"/> Robyn Badilla  | <input type="checkbox"/> Dave Dilday |
| <input checked="" type="checkbox"/> Lori Lents     | <input checked="" type="checkbox"/> Dana Hooper  | <input checked="" type="checkbox"/> Christie Riley | <input type="checkbox"/> Tana Lorah  |
| <input type="checkbox"/> Meredith Marquis          | <input type="checkbox"/> John Mulvihill          | <input type="checkbox"/> Tim Nguyen                | <input type="checkbox"/> Jack Slagle |
| <input checked="" type="checkbox"/> Karen Ruggels  | <input checked="" type="checkbox"/> Jeff Sallen  | <input type="checkbox"/> Isaac Wang                | <input type="checkbox"/> Paul Yung   |

### Community Members in Attendance:

Rosa Kwon, Officer Dave Gibson, Michaela Valk, Elizabeth Ward, Matthew Phy, Will Rhatiga, Jeff Dosick, Kent Lee, Joe Ippolito, Skyler Tennis, Luke Nguyen, Steve Gelb, Sheldon Zemen, Sage Olson, Lisa Lind and Diana Lara.

- 1. Call to Order:** The Meeting was brought to order at 11:36 AM by Jeff Sallen, Chair of the Kearny Mesa Planning Group.
- 2. Meeting Minutes:** The Meeting Minutes from April 2022 were shared with all participants. A motion to approve the minutes was given and the minutes were approved (5-0-2)
- 3. Non-Agenda Public Comments:** Jeff Sallen asked if there were any public comments.
  - Kent Lee introduced himself to the group and attendees. He is running as a democrat for San Diego City Council District 6. The website of his campaign is: [kentleeforsd.com](http://kentleeforsd.com).
  - Following Kent's introduction, Rosa Kwon with the Kearny Mesa Library provided a brief update on library operations. She indicated that the library is now fully open.
  - Police Officer Dave Gibson took the floor and gave a brief overview of the past month's crime report.
  - Diana Lara introduced herself as representative of Toni G. Atkins office.
  - Michaela Valk participated as representative of the Mayor's office.
  - Sheldon Zemen provided updates from Councilmember Chris Cate's office.
- 4. Informational Item(s):**
  - Everett Hauser from The City of San Diego will presented on upcoming Convoy Street Paving, Parking and Multi-Modal Improvement Coordination. Also informed the group of upcoming parking study that will provide recommendations and options regarding parking in Convoy Street.

**5. Action Item(s):**

- Skyler Tennis (Vice President) w/EnerSmart presented and sought a vote from the Planning Group on the below project:

The project located in Dagget St. will provide voltage support to the San Diego Gas & Electric ("SDG&E") transmission line passing near the project site via underground utility feeders (to lower the chances of a local blackout) and provide power to the grid during times of peak demand (lowering prices to the end user, and reducing the chances of a brownout). It should be noted that the battery storage use does not generate electricity. The system will store up to 6 MWh of power, which will be used to:

- Regulate Frequency - The battery storage project will be highly reliable and decrease the likelihood of a local power outage by providing frequency stability to the SDG&E power grid. A reliable power grid is essential for local residents and the economy.
- Increase the grid's capacity for renewable energy sources - Allow more renewable energy resources to be placed on the grid by helping stabilize SDG&E's system. This plays a crucial role in assisting with California's goal to achieve 100% renewable power by 2045. Our project will have zero emissions, use no water, and have no negative environmental or air quality impacts.
- Level/Lower Cost of Power (A goal of the County's Strategic Energy Plan) – By charging during periods of low demand/low cost, and discharging during periods of high demand/high cost, this project will not only help lower the cost of power, but will also help lower the risk of potential downtime for local businesses.
- Cleaner Air and Increased Public Safety - Our project will increase public safety and create cleaner air by allowing more renewable energy to displace power generation from nuclear, coal, and gas-fired facilities.

**A motion to support the project was proposed and the motion was approved (6-0-2).**

- 6. Adjournment to next regular meeting:** June 15, 2022. Jeff Sallen thanked everyone for attending and concluded the meeting.



	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  October 2017

**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title:** Mesa Heights Battery Storage Project **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 7986 Dagget Street  
San Diego, CA 92111

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. 201931110574  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: Dagget Property Associates LLC - Mr. Acie Davis  Owner  Tenant/Lessee  Successor Agency

Street Address: 7848 Convoy Court

City: San Diego State: CA Zip: 92111

Phone No.: 858-254-8410 Fax No.: \_\_\_\_\_ Email: adavis@davisadams.com

Signature:  Date: November 2, 2020

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: EnerSmart Mesa Heights BESS LLC  Owner  Tenant/Lessee  Successor Agency

Street Address: 8910 University Center Lane Suite 400

City: San Diego State: CA Zip: 92122

Phone No.: 619-333-6613 Fax No.: \_\_\_\_\_ Email: james@enersmartstorage.com

Signature:  Date: November 2, 2020

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

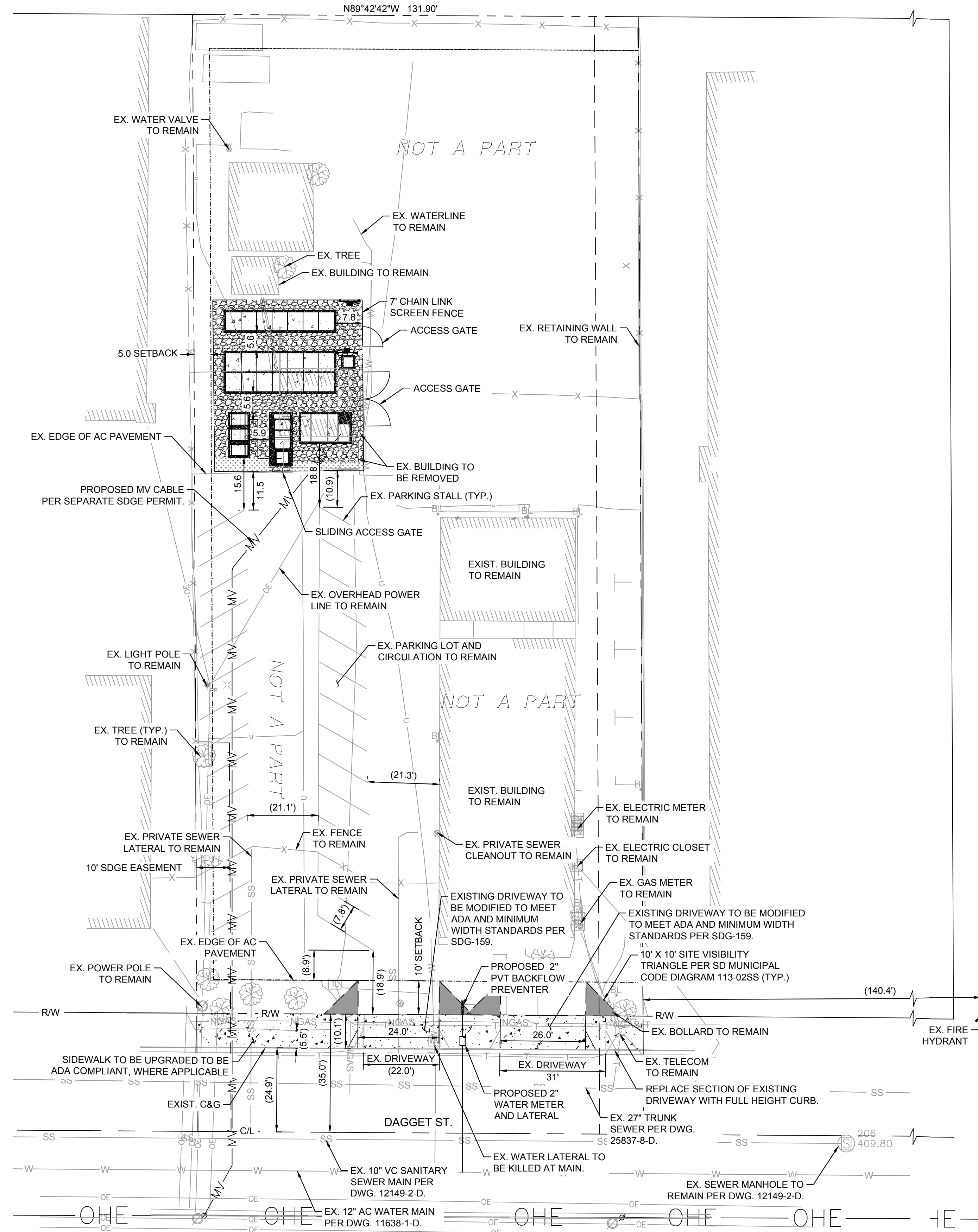
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

**SHEET INDEX**

SHEET	DESCRIPTION
COVER	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	CIVIL GRADING PLAN
L1	LANDSCAPE CONCEPTUAL PLAN

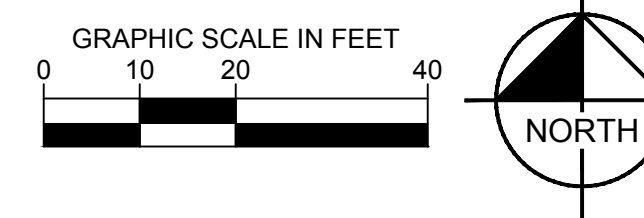
DISCRETIONARY PLANS FOR:  
**ENERSMART MESA**



**SITE PLAN LEGEND**

SYMBOL	DESCRIPTION
COVER	COVER SHEET
C	CIVIL
L	LANDSCAPE
SP	SITE PLAN
E	ELEVATIONS

**SITE PLAN**



**SCOPE OF WORK**

DISCRETIONARY CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF THE INSTALLATION OF (3) NEW BATTERY STORAGE CONTAINERS WITH TRANSFORMERS AND SWITCH AND LANDSCAPING.

**SITE ADDRESS**

7986 DAGGET STREET  
SAN DIEGO, CA 92154

**APN**

356-160-31-00

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1 OF HALL SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6113, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 24, 1968.

APN: 356-160-31-00

**LOT SIZE**

±39,050 SF / ±0.90 AC

**PROJECT INFORMATION**

**BASE ZONE** - IS-1-1

**YEAR BUILT** - 1968

**OVERLAY ZONE DESIGNATIONS**

AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE - MCAS MIRAMAR AND MONTGOMERY FIELD  
PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA)  
TRANSIT PRIORITY AREA (TPA)  
AFFORDABLE HOUSING PARKING DEMAND: HIGH  
FAA PART 77 NOTICING AREA  
PALEONTOLOGICAL SENSITIVITY AREA: MODERATE  
GEOHAZARD CATEGORY - 52  
RESIDENTIAL TANDEM PARKING OVERLAY ZONE (RTPOZ)  
FEMA FLOOD HAZARD ZONE: X MAP NO.: 06073C1610G  
WATERSHED: SAN DIEGO RIVER

**SETBACK**

FRONT: 10' REAR: 10' SIDEYARD: 5' / 0'

**PARKING CALCULATIONS**

STANDARD PARKING TOTAL:	EXISTING: 30	PROPOSED: 0
COMPACT PARKING SPACES:	EXISTING: 0	PROPOSED: 0
ADA PARKING TOTAL:	EXISTING: 0	PROPOSED: 0
CLEAN AIR VEHICLE TOTAL:	EXISTING: 0	PROPOSED: 0
TOTAL PARKING REQUIRED:	EXISTING: 31	PROPOSED: 0
TOTAL PARKING PROVIDED:	EXISTING: 31	PROPOSED: 0

**FLOOR AREA RATIO (FAR)**

EXISTING: 2.0  
PROPOSED: N/A

**FLOOR AREA SUMMARY**

N/A

**USES CATEGORY**

EXISTING = INDUSTRIAL SMALL SCALE  
PROPOSED = ENERGY STORAGE & DISTRIBUTION STATION

**TYPE OF CONSTRUCTION**

COMMERCIAL

**OCCUPANCY GROUPS / CLASSIFICATION(S)**

EXISTING = INDUSTRIAL  
PROPOSED = N/A

**NUMBER OF STORIES**

EXISTING = 1  
PROPOSED = 0

**LANDSCAPE AREA**

121 SF

**OWNER**

DAGGET PROPERTY ASSOCIATES LLC  
7986 DAGGET STREET  
SAN DIEGO, CA 92111

**APPLICANT**

ENERSMART  
8910 UNIVERSITY CENTER LANE, SUITE 400  
SAN DIEGO, CA 92122

**PROJECT TEAM**

CIVIL ENGINEER KIMLEY-HORN 401 B STREET, SUITE 600 SAN DIEGO, CA 92101	ELECTRICAL ENGINEER PURE POWER ENGINEERING 111 RIVER STREET, SUITE 1110 HOBOKEN, NJ 07030
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**CODES & REGULATIONS**

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING GOVERNING CODES:  
2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA ELECTRICAL CODE

**SITE WORK INFORMATION**

DISTURBANCE QUANTITIES TABLE
TOTAL DISTURBANCE AREA: 2233 SF
EXISTING AMOUNT OF IMPERVIOUS AREA: 2233 SF
PROPOSED AMOUNT OF REPLACED IMPERVIOUS AREA: 2233 SF
PROPOSED AMOUNT OF NEW IMPERVIOUS AREA: 0 SF
TOTAL IMPERVIOUS AREA: 2233 SF

**EARTHWORK QUANTITIES TABLE**

CUT QUANTITIES: 2.20 CYD
FILL QUANTITIES: 2.55 CYD
IMPORT: 0.35 CYD
MAX CUT DEPTH UNDER THE BLDG FOOTPRINT: N/A FT
MAX FILL DEPTH UNDER THE BLDG FOOTPRINT: N/A FT
MAX CUT DEPTH OUTSIDE THE BLDG FOOTPRINT: 0.33 FT
MAX FILL DEPTH OUTSIDE THE BLDG FOOTPRINT: 0.20 FT
FY1: 5 FEET OR MORE OF CUT/FILL MEASURED VERTICALLY THAT IS NOT DIRECTLY UNDER THE FOOTPRINT/ENVELOPE OF THE PROPOSED STRUCTURE REQUIRES A SEPARATE GRADING PERMIT. (PER SDMC 129.0602)

**EXPORT QUANTITIES NOTE:**

THE PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

**STANDARD REQUIREMENTS**

10.1.7 - TRANSIT STOPS: BALBOA AVE AND CONVOY ST - APPROX. 690' FROM PROJECT.

**UTILITY NOTE:**  
NO SEWER, WATER, OR STORM DRAIN PROPOSED. ALL EXISTING UTILITIES TO REMAIN UNDISTURBED.

**REVISIONS TABLE**

NO.	DATE	REVISION / ISSUE

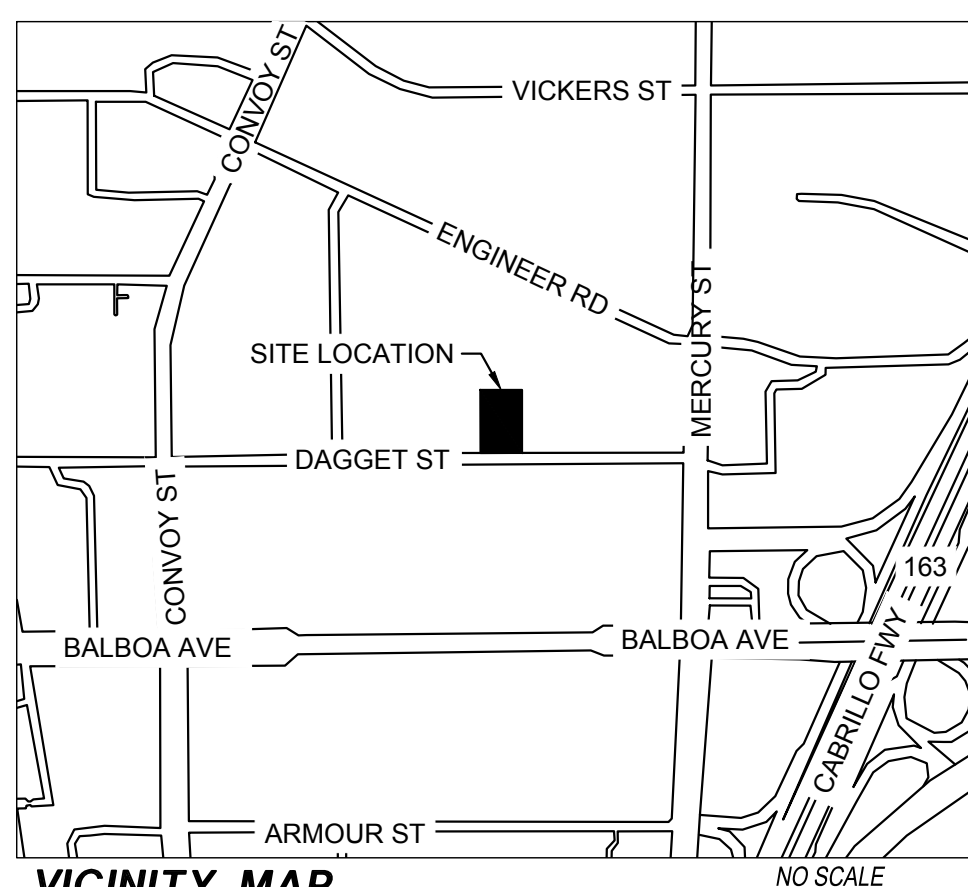
**COVER SHEET - DISCRETIONARY PERMIT:**

**ENERSMART MESA**

**ADDRESS:** 7986 DAGGET ST  
SAN DIEGO, CALIFORNIA 92111

The City of **SAN DIEGO** DEVELOPMENT SERVICES DEPARTMENT  
SHEET 1 OF 3 SHEETS

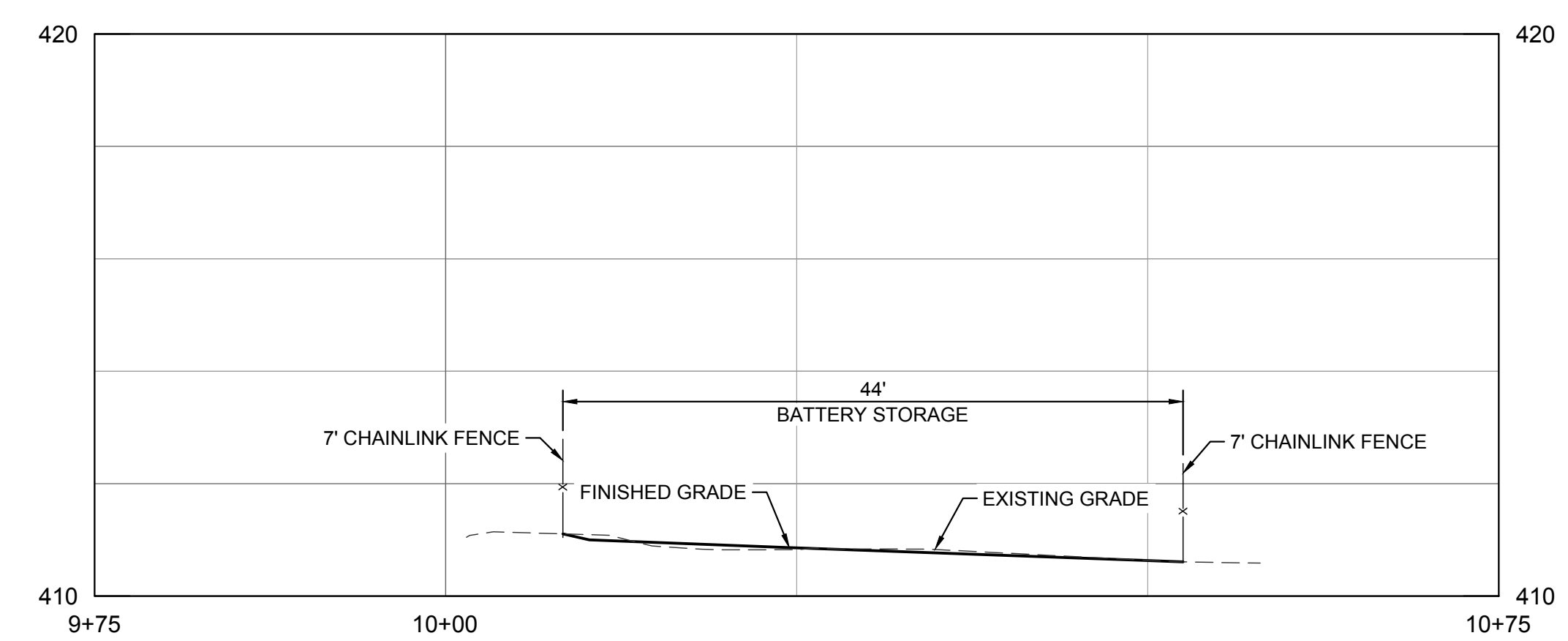
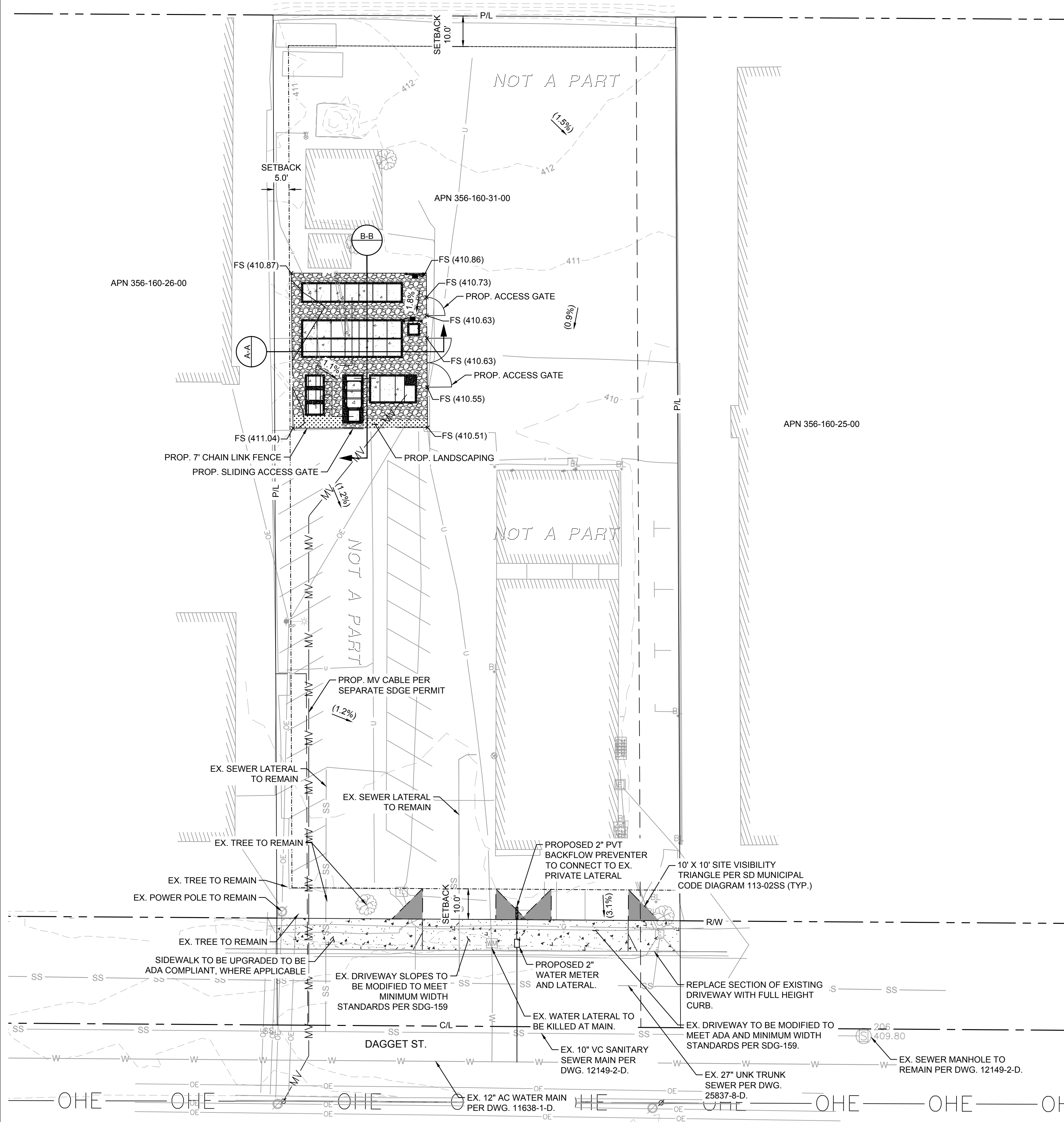
PROJECT NO. \_\_\_\_\_  
SHEET TITLE:  
**COVER**



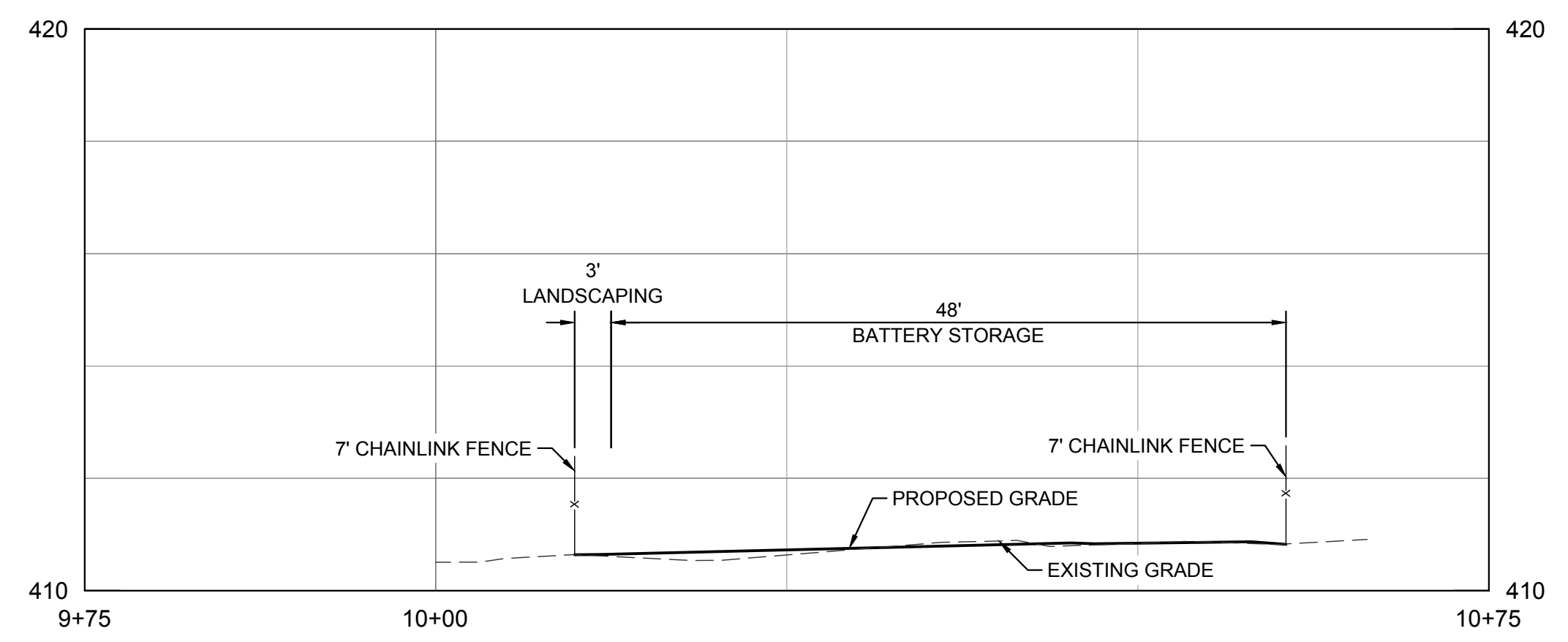




Plotted By: Mckelton, Samantha - Sheet Sck2a - Layout: GRADING PLAN - December 13, 2022 05:23:45pm - K:\SND\_DEVELOPMENT\196376001 - EnersmartMesa\Design\CIP\PCS CIVIL GRADING PLAN.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by KIMLEY-HORN AND ASSOCIATES, INC. shall be without liability to KIMLEY-HORN AND ASSOCIATES, INC.



SECTION A-A  
 HORZ: 1" = 10'  
 VERT: 1" = 2'



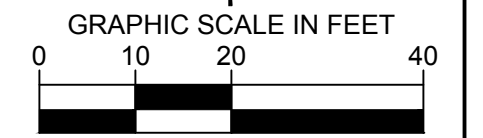
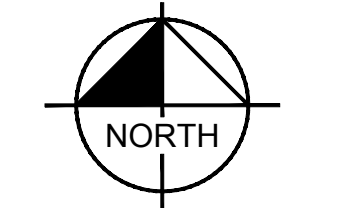
SECTION B-B  
 HORZ: 1" = 10'  
 VERT: 1" = 2'

**LEGEND**

- ROW/PROPERTY LINE
- CENTERLINE
- - - EASEMENT
- - - SETBACK LINE
- - - XX EXISTING CONTOURS
- - - XX PROPOSED CONTOURS
- - - x-x PROPOSED FENCE
- [Pattern] PROPOSED GRAVEL
- [Pattern] PROPOSED CONCRETE
- [Pattern] PROPOSED LANDSCAPING

**NOTES**

NEAREST TRANSIT STOP LOCATED AT THE INTERSECTION OF BALBOA AVENUE AND MERCURY STREET-APPROXIMATELY 690' AWAY FROM PROPOSED PROJECT



**REVISIONS TABLE**

NO.	DATE	REVISION / ISSUE

**GRADING PLAN- DISCRETIONARY PERMIT:**  
**ENERSMART MESA**  
**ADDRESS:** 7986 DAGGET ST  
 SAN DIEGO, CALIFORNIA 92111

The City of **SAN DIEGO** DEVELOPMENT SERVICES DEPARTMENT  
 SHEET **3** OF **3** SHEETS

PROJECT NO. \_\_\_\_\_  
 SHEET TITLE: **C2**







## Similiar Battery Storage System and Screening

