



FLUENCE FALLBROOK ENERGY STORAGE PROJECT

FALLBROOK, CA. SAN DIEGO COUNTY

PROJECT DESCRIPTION

The Fallbrook Energy Storage Project's concept is inspired by the function within the facility. This plant is creating a battery-based energy storage to traditional peaking facilities. The Fallbrook Energy Storage Project is cutting edge and focused on energy performance and sustainability. Adaptive to the ever changing environment, this plant consists of 16 corrugated metal containers with 16 adjacent inverters/transformers to ensure thermal performance and energy efficiencies. Additionally, each storage container allows for visual placement and branding opportunity.

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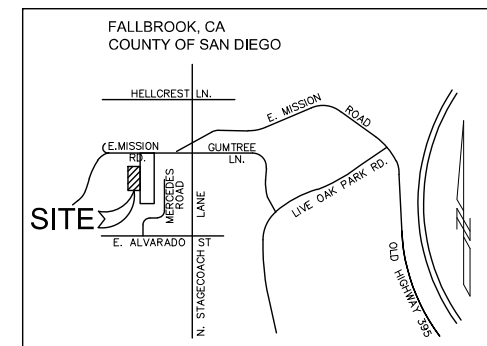
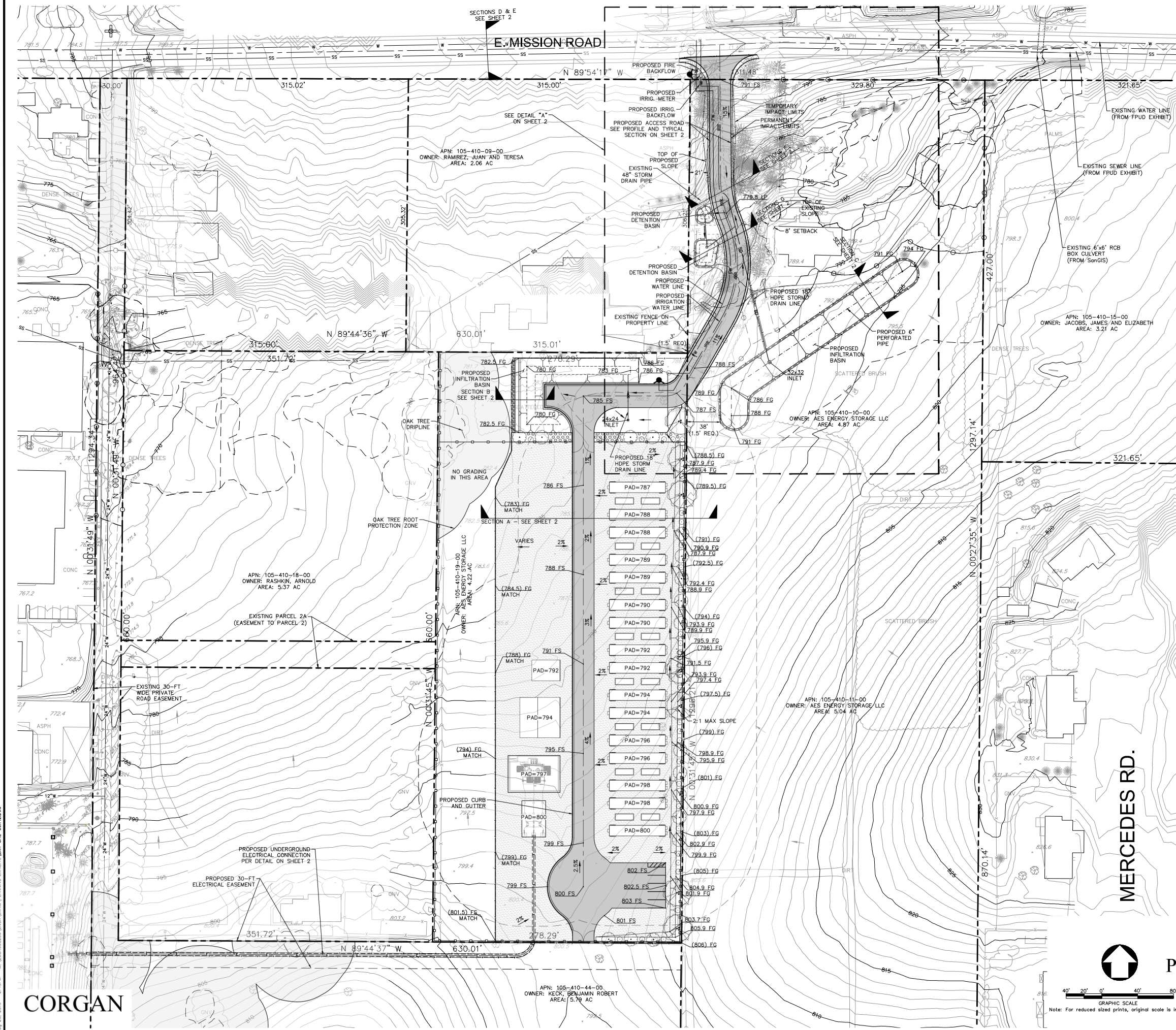
Project Number: 19090.0000



TITLE SHEET

08/28/2019

CORGAN



<u>SHEET INDEX</u>	
<u>SHEET #</u>	<u>TITLE</u>
1	— PRELIMINARY GRADING PLAN
2	— DETAILS AND SECTIONS

LEGEND

ASPHALT PAVEMENT 6"AC/6"AB
(GEOTECHNICAL ENGINEER TO VERIFY)

CRUSHED AGGREGATE BASE - 6 INCH THICK

LANDSCAPING

STORM DRAIN PIPE

FIRE WATER LINE

ELECTRIC LINE

IRRIGATION LINE

EASEMENT

GRATE INLET

FENCE

DRAINAGE ARROW WITH GRADE

PROPERTY LINE

RIP RAP

CURB AND GUTTER

OPEN SPACE SIGNAGE PER OPEN SPACE MA

OPEN SPACE EASEMENTS

OWNER:
AES ENERGY - FALLBROOK SITE
1309 AND 1405 E. MISSION ROAD,
FALLBROOK, CA 92028

ARCHITECT:
CORGAN
12045 EAST WATERFRONT DRIVE, SUITE 425
LOS ANGELES, CA 90094
(310) 873-3601

CIVIL ENGINEER:
PSOMAS
3 HUTTON CENTRE DRIVE, SUITE 200
SANTA ANA, CA 9207
(714) 751-7373 Fax (714) 545-8883

ASSESSOR'S PARCEL NO.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, T. 9 S., R. 3 W., S.B.M. (CENTERLINE OF EAST MISSION ROAD), ACCORDING TO THE MAP NO. 11849 COUNTY OF SAN DIEGO TRACT NO. 4533, I/E N 89°54'17" W

FLOOD ZONE:
SUBJECT PROPERTY IS WITHIN ZONE - "X" PER FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) FIRM MAP NO. 06073C0165G, MAP REVISED MAY
16, 2012.

GRADING QUANTITIES:

CUT:	1460 CY
FILL:	70 CY
NET:	1390 CY EXPORT

NOTES:

1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT THE ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

FALLBROOK
ENERGY STORAGE PROJECT
PRELIMINARY GRADING PLAN

PSOMAS

DATE: 08-28-19 REVISED ON:
JOB No: 2C0R090200

SHEET 1 OF 2

ENERGY STORAGE PROJECT PRELIMINARY GRADING PLAN

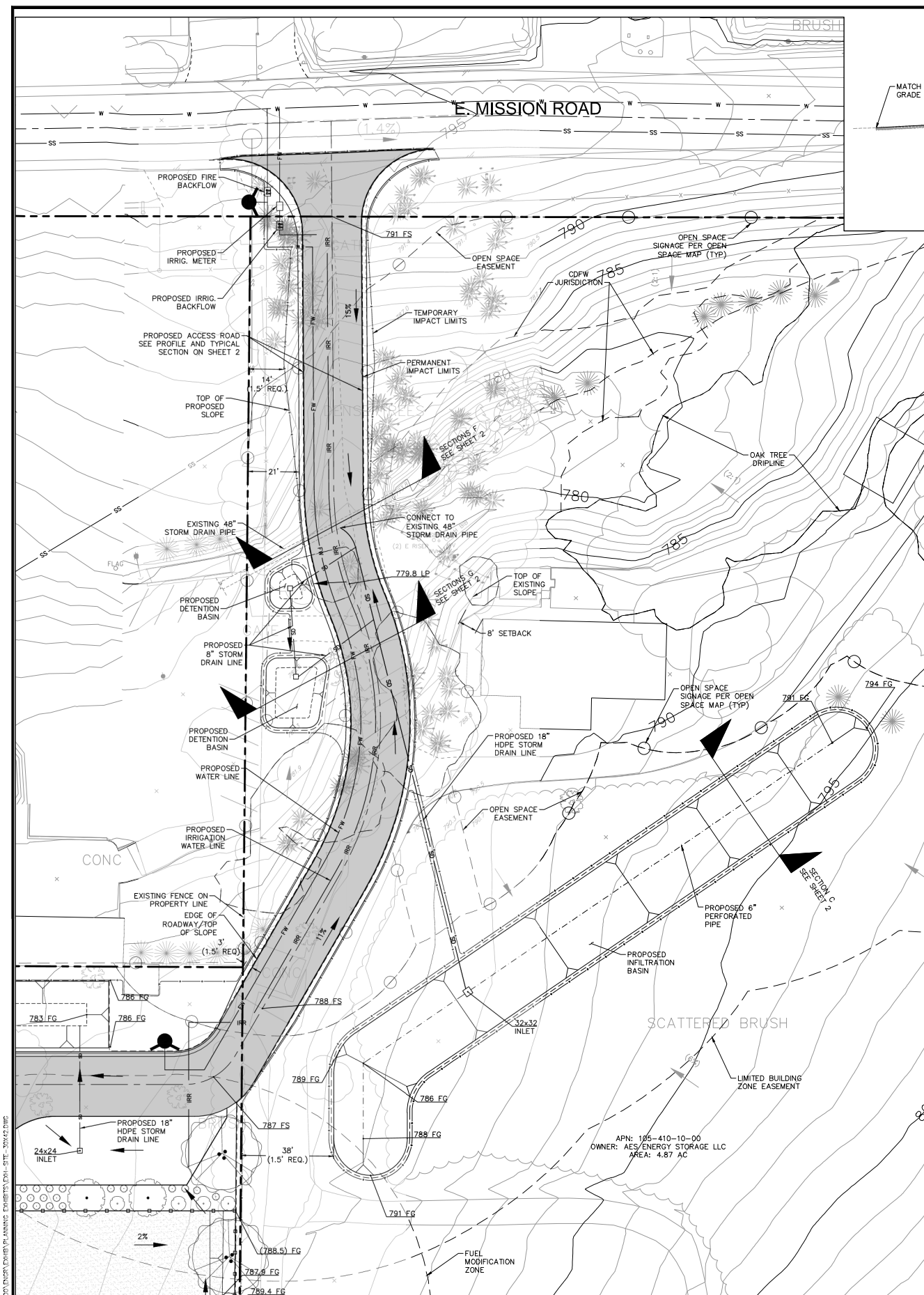
PRELIMINARY GRADING PLAN

PSOMAS

DATE: 08-28-19 REVISED ON:
JOB No:2COR090200

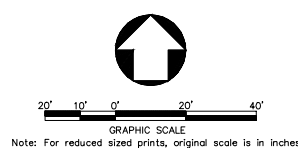
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JOB No:2COR090200

SHEET 1 OF 2

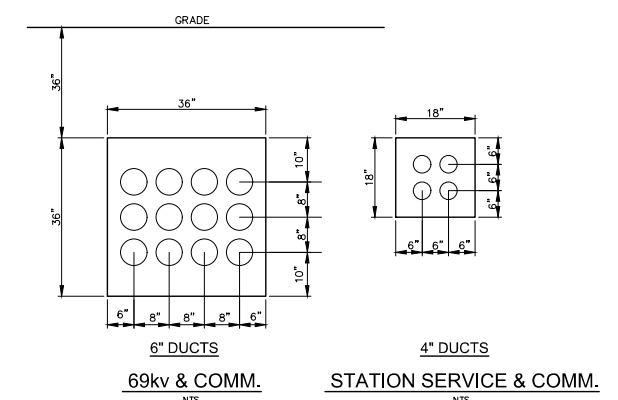
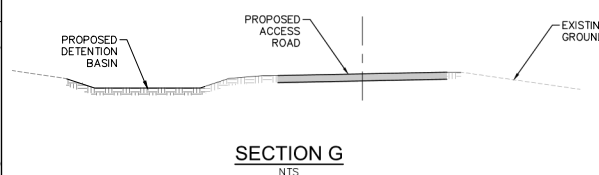
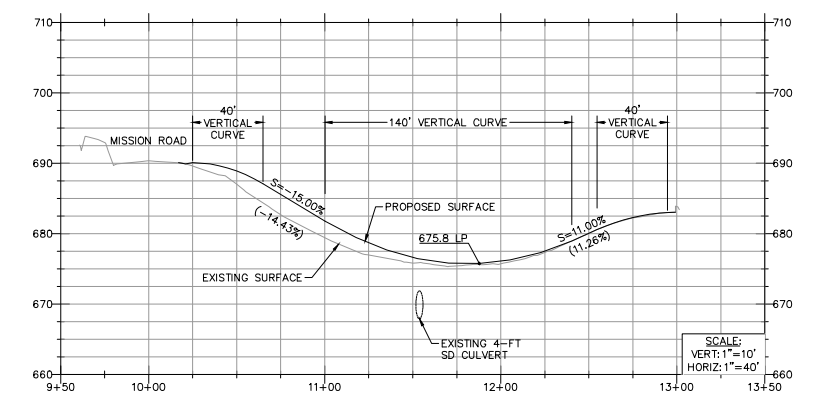
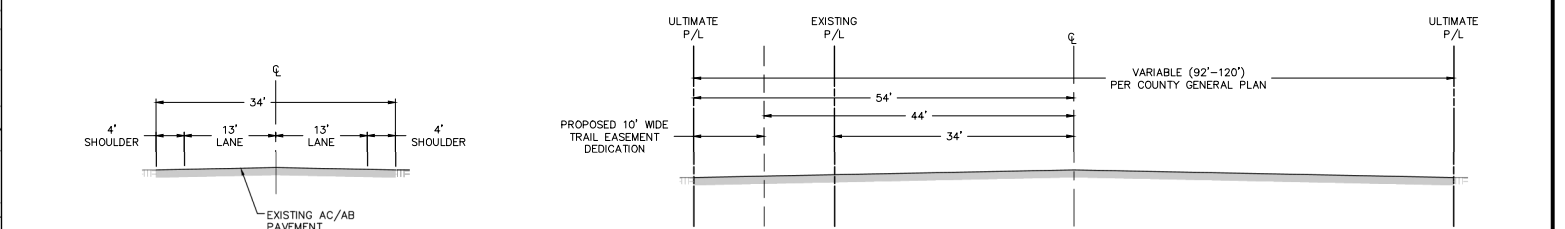
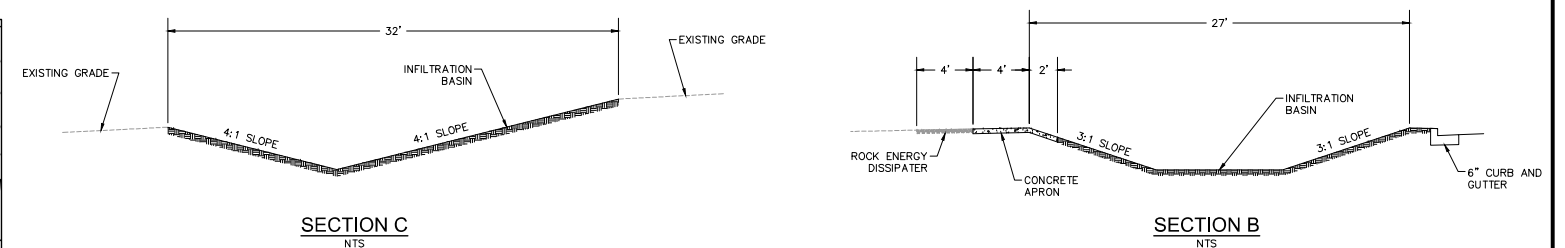
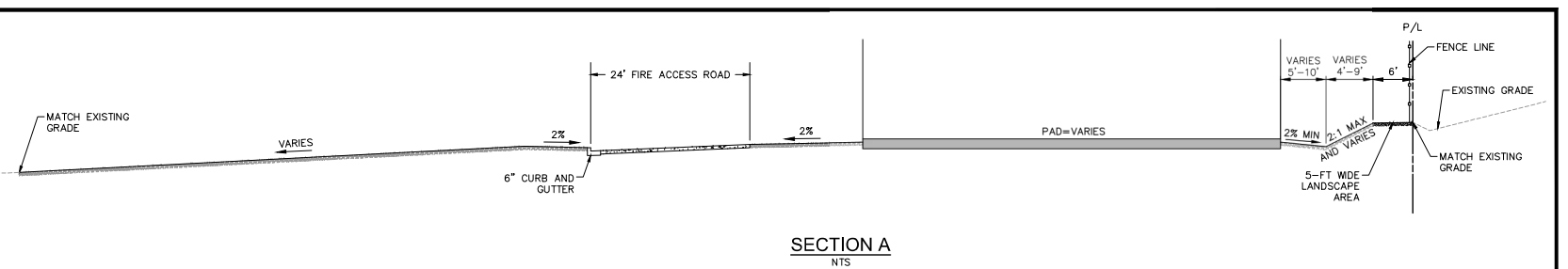


DETAIL "A"

SCALE: 1" = 20'



CORGAN



FALLBROOK ENERGY STORAGE PROJECT SECTIONS AND DETAILS

DATE: 08-28-19 REVISED ON:
JOB No:2COR090200 SHEET 2 OF 2

BIORETENTION PLANT LEGEND

PLANTS ARE FROM SAN DIEGO COUNTY BIORETENTION FACILITIES PLANT LIST

SYMBOL	PLANT NAME	SIZE	* QTY.	DETAIL	SHEET	REMARK	PLANT FACTOR
	CAREX SPISSA SAN DIEGO SEDGE	5 GAL					
	CAREX SUBFUSCA RUSTY SEDGE	5 GAL					
	LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE WILD RYE	5 GAL					
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL					

* CONTRACTOR TO VERIFY EXACT QUANTITIES OF PLANT MATERIALS BASED ON CONDITIONS AND PLANT MATERIALS COVERAGE

LEGEND

- LIMIT OF WORK
- ===== FUEL MODIFICATION ZONE - REMOVE ALL DEAD AND DYING VEGETATION. WEEDS AND ANNUAL GRASSES SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6 INCHES.
- PROPOSED 8'-0" HIGH CHAINLINK FENCE. REFER TO TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

BIORETENTION GRASSES



CAREX SPISSA



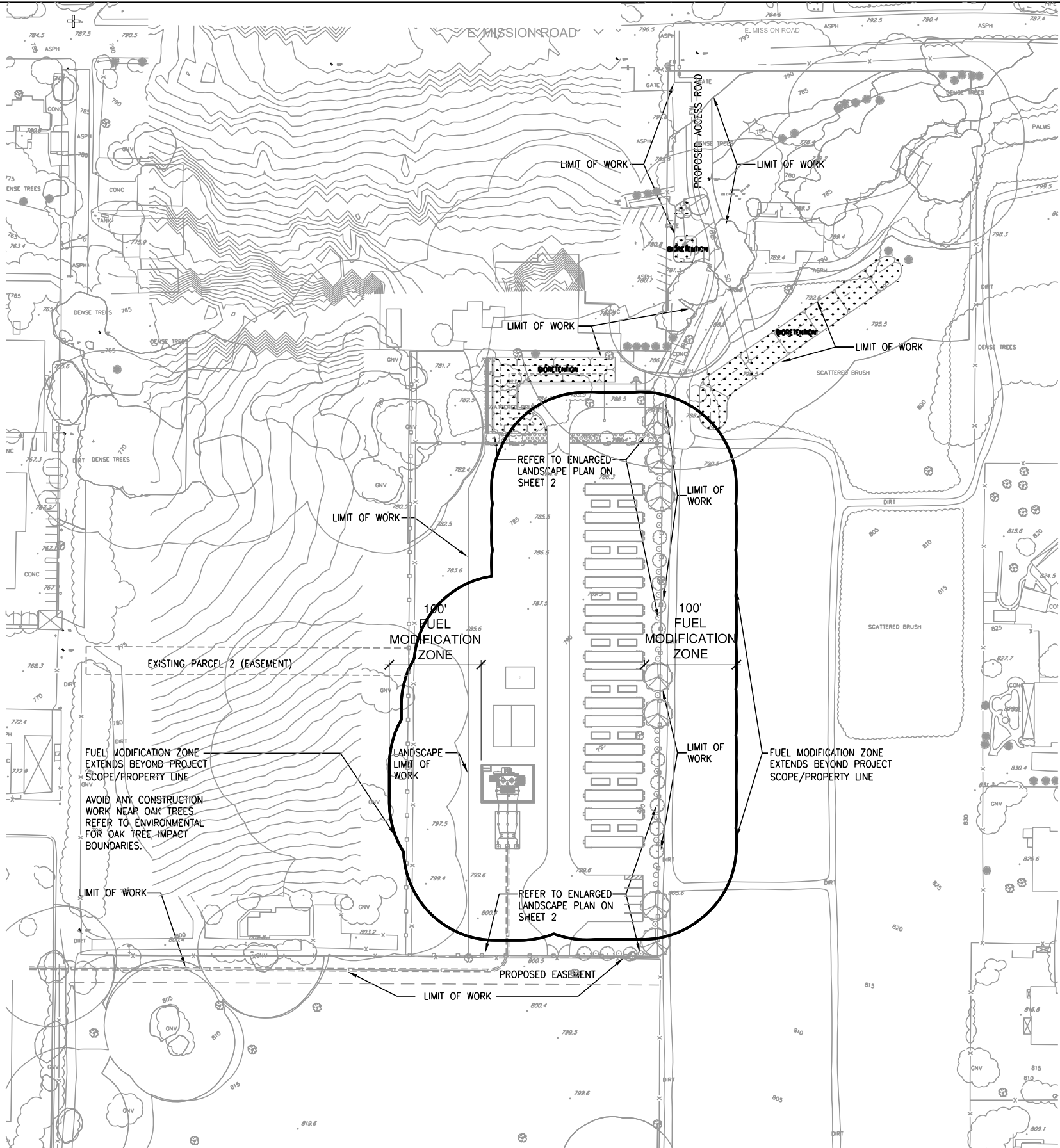
CAREX SUBFUSCA



LEYMUS CONDENSATUS 'CANYON PRINCE'



MUHLENBERGIA RIGENS



OVERALL
LANDSCAPE
PLAN

SCALE: 1" = 60'



SHEET 1 OF 3

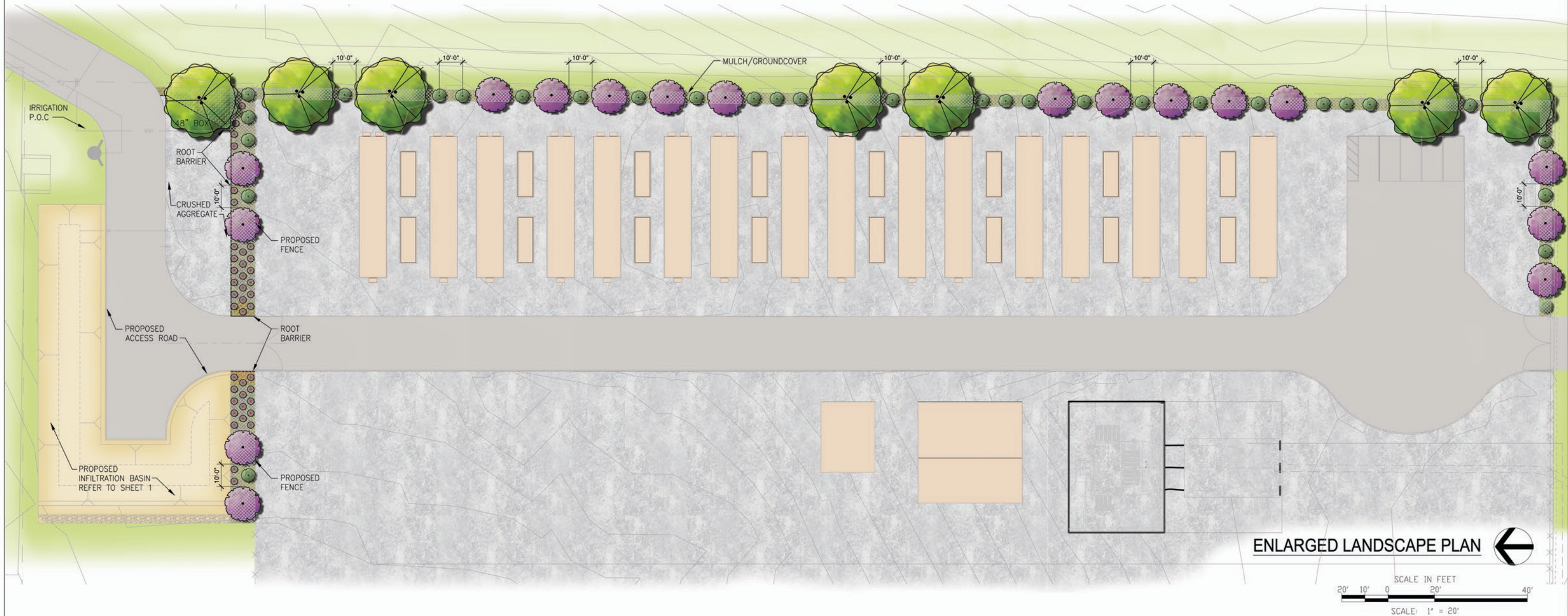
LANDSCAPE DESIGN PLAN
FALLBROOK ENERGY STORAGE SITE
08/29/2019



LYNN CAPOUYA INC.
LANDSCAPE ARCHITECTS

17992 MITCHELL SOUTH SUITE 110 IRVINE, CA 92614 PHONE (949) 756-0150

I:\Corgan\Fallbrook Energy Storage System\LCI Plan\Landscape Design Plan - Sheet 2.dwg



TREE LEGEND

SYMBOL	PLANT NAME	SIZE	* QTY.	DETAIL	SHEET	REMARK	PLANT FACTOR
	CERCIS OCCIDENTALIS WESTERN REDBUD	36" BOX	-	-	-	STANDARD TRUNK	LOW 0.3
	PARKINSONIA ACULEATA MEXICAN PALO VERDE	48" BOX 36" BOX	- -	- -	- -	MULTI-TRUNK	LOW 0.3

SHRUB/ GROUND COVER LEGEND

SYMBOL	PLANT NAME	SIZE	* QTY.	DETAIL	SHEET	REMARK	PLANT FACTOR
	CISTUS CRISPUS ROCK ROSE	5 GAL	-	-	-	SPACING PER PLAN	LOW 0.3
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	-	-	-	18" O.C. SPACING	VERY LOW 0.2
	XYLOSMA CONGESTUM SHINY XYLOSMA	15 GAL	-	-	-	10'-0" O.C. SPACING	LOW 0.3
	SALVIA SONOMENSIS CREEPING SAGE	5 GAL	-	-	-	3'-0" O.C. SPACING	LOW 0.3

* CONTRACTOR TO VERIFY EXACT QUANTITIES OF PLANT MATERIALS BASED ON CONDITIONS AND PLANT MATERIALS COVERAGE

ROOT BARRIER: -----

ROOT BARRIER SHALL BE PROVIDED FOR ALL TREES WITH (5) FEET OF HARDSCAPE.

MULCH:

PLACE 3" THICK LAYER OF "FOREST FLOOR 1/2"-1 1/2" BY AGUINAGA IN ALL PLANTING AREAS.
SUBMIT SAMPLE FOR APPROVAL. AVAILABLE THROUGH: AGUINAGA SALES AND RESEARCH DIVISION
16355 CONSTRUCTION CIRCLE WEST
IRVINE, CA 92606

NOTES:

1. ALL NEW PLANTING AREAS WILL BE SERVED BY AN AUTOMATIC, WEATHER-BASED IRRIGATION SYSTEM WITH LOW FLOW DRIP TUBING OR EMITTERS.
2. REFER TO ARCHITECTURAL, CIVIL, AND ENVIRONMENTAL PLANS FOR ADDITIONAL INFORMATION.

LANDSCAPE DESIGN PLAN
FALLBROOK ENERGY STORAGE SITE
08/29/2019

LCI LYNN CAPOUYA INC.
LANDSCAPE ARCHITECTS
17992 MITCHELL SOUTH SUITE 110 IRVINE, CA 92614 PHONE (949) 756-0150

SHEET 2 OF 3

I:\Corgan\Fallbrook Energy Storage System\LCI Plan\Landscape Design Plan - Sheet 3.dwg

CONCEPTUAL LANDSCAPE NOTES

1. THE CONCEPTUAL LANDSCAPE PLAN DEMONSTRATES COMPLIANCE WITH THE FALLBROOK DESIGN GUIDELINES, DESIGN REVIEW CHECKLIST FOR INDUSTRIAL DEVELOPMENTS AND FIRE PROTECTION DISTRICTS IN SAN DIEGO COUNTY.
2. REFER TO ENVIRONMENTAL PLANS FOR EXISTING VEGETATION TO REMAIN, LOCATION OF ALL TREES TO BE REMOVED, LOCATION OF ALL HABITAT TYPES TO REMAIN, EXISTING TREE AND HABITAT PROTECTION DURING CONSTRUCTION ACTIVITIES AND RECOMMENDED PROCESS TO REPLACE THESE TREES IN KIND IF DAMAGED DURING CONSTRUCTION.
3. FINAL LANDSCAPE PLANS (LANDSCAPE DOCUMENTATION PACKAGE) WILL BE COMPLIANT WITH THE COUNTY'S CLIMATE ACTION PLAN, SPECIFICALLY, MEASURE W-1.2 (REDUCE OUTDOOR WATER USE). THE PROPOSED PLANTINGS FOR THIS PROJECT WILL BE ABLE TO MEET THIS REQUIREMENT.
4. THE PROPOSED LANDSCAPE WILL BE EFFICIENTLY IRRIGATED, COMPLIANT WITH THE COUNTY'S WATER CONSERVATION IN LANDSCAPING ORDINANCE AND WILL MEET THE STATE MANDATE AB1881 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO).
5. AES (OWNER) WILL BE RESPONSIBLE FOR THE ON-GOING MAINTENANCE OF THE LANDSCAPING, INCLUDING THE PUBLIC RIGHT-OF-WAY. AES TECHNICIANS WOULD TRAVEL TO THE SITE APPROXIMATELY ONCE PER MONTH TO PROVIDE CONTRACTED MAINTENANCE SERVICES INCLUDING LANDSCAPING.
6. REFER TO CIVIL PLANS FOR LOCATIONS OF ANY PROPOSED VEGETATED STORM WATER BMP'S.
7. REFER TO ENVIRONMENTAL PLANS FOR REMOVAL OF ALL INVASIVE SPECIES FROM THE SITE, INCLUDING FROM WITHIN THE EXISTING NATIVE HABITATS AND DRAINAGE CHANNEL AND EXISTING EUCALYPTUS TREES.
8. REFER TO FIRE PROTECTION PLAN FOR COORDINATION WITH ANY FIRE DISTRICT REQUIREMENTS FOR BRUSH MANAGEMENT.
9. REFER TO ENVIRONMENTAL PLANS FOR EXISTING NATIVE VEGETATION TO REMAIN, LOCATION OF THE PROPOSED 'NO GRADING' ZONE. REFER TO FIRE PROTECTION PLAN FOR MAINTENANCE AND FIRE PROTECTION NOTES.
10. FIRE PROTECTION NOTE: CROWNS OF MATURE TREES LOCATED WITHIN DEFENSIBLE SPACE SHALL BE MAINTAINED A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET FOR FIRE RESISTANT TREES. MATURE TREES SHALL BE PRUNED TO REMOVE LIMBS TO MAINTAIN A VERTICAL SEPARATION OF THREE TIMES THE HEIGHT OF THE LOWER VEGETATION OR 6 FEET, WHICHEVER IS LESS, ABOVE THE GROUND SURFACE ADJACENT TO THE TREES. DEAD WOOD AND LITTER SHALL BE REGULARLY REMOVED FROM TREES.

GENERAL PLANTING NOTES

1. ALL TREE & SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. IF CONTRACTOR CANNOT LOCATE MATERIAL OF ACCEPTABLE SIZE AT THE TIME OF INSTALLATION, CONTACT LANDSCAPE ARCHITECT FOR SPECIES SUBSTITUTION. DOWN-SIZING OR SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL NOT BE ALLOWED.
2. TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD. WHERE FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNDERGROUND UTILITIES AND OUT OF DRAINAGE FLOW LINES AND THREE (3) FEET FROM SPRAY HEADS. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR A DECISION ON TREE PLACEMENT.
3. FINISH GRADE IN ALL PLANTER AREAS SHALL BE 2 INCHES FOR SHRUB 1 INCH FOR TURF BELOW FINISH SURFACE OF SURROUNDING HARDSCAPE AND/OR UTILITY BOXES.
4. WHERE IT IS OBVIOUS IN THE FIELD THAT CONDITIONS DEViate FROM WHAT IS INDICATED ON THE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
5. INSTALL 3 INCHES OF SHREDDED WOOD MULCH OR AS NOTED PER DRAWINGS IN ALL NEWLY PLANTED AREAS UPON COMPLETION OF PLANTING. REFER TO SPECIFICATIONS FOR MULCH MATERIAL.
6. CONTRACTOR TO VERIFY EXACT QUANTITIES OF PLANT MATERIALS BASED ON CONDITIONS AND PLANT MATERIALS COVERAGE. QUANTITY PROVIDED IN THE LEGEND IS FOR CONVENIENCE ONLY.

SHRUB/ GROUND COVERS



CISTUS CRISPUS, ROCKROSE



LANTANA X 'NEW GOLD', LANTANA



SALVIA SONOMENSIS, CREEPING SAGE



XYLOSMA CONGESTUM, SHINY XYLOSMA

TREES



CERCIS OCCIDENTALIS, WESTERN REDBUD

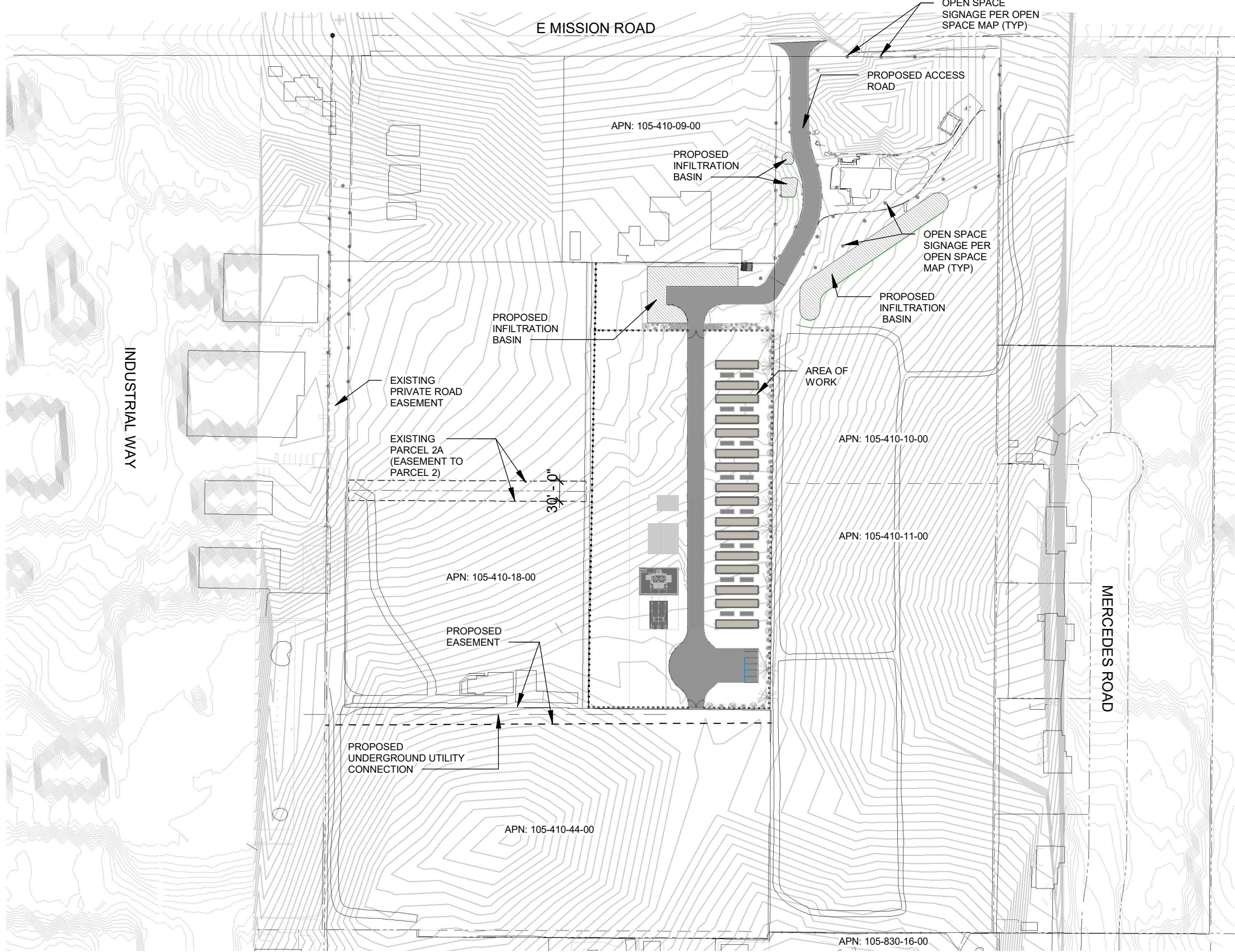


PARKINSONIA ACULEATA, MEXICAN PALO VERDE



MULCH

INERT MATERIALS



1. REFER TO ATTACHED SITE EXHIBIT BY PSOMAS FOR ADDITIONAL INFORMATION.
2. REFER TO ATTACHED ARCHITECTURAL PLOT PLAN FOR ADDITIONAL INFORMATION.

Project Number: 19090.0000



SITE PLAN
As indicated
08/28/2019

OWNER:
AES Energy Storage LLC
4300 Wilson Blvd
Arlington, VA 22203

CONTACT:
Dauren Kilish
690 N. Studebaker Road
Long Beach, CA 90803
Ph. 562.577.7706

SITE ADDRESS:
1405 E. Mission Road
Fallbrook, CA 92028

APN: 105-410-19-00

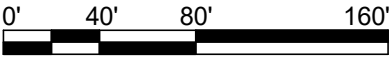
SUMMARY TABLE
Existing:
LOT ACRES: 4.220
LOT Sq. Ft: 183,823

Proposed:
Total Fenced Area: 179568 Sq. Ft.
New access road
Switchgear PDC, Aux Transformer
16 Battery Containers: 756 Sq. Ft. ea.
16 Inverter/Transformers: 130 Sq. Ft. ea.

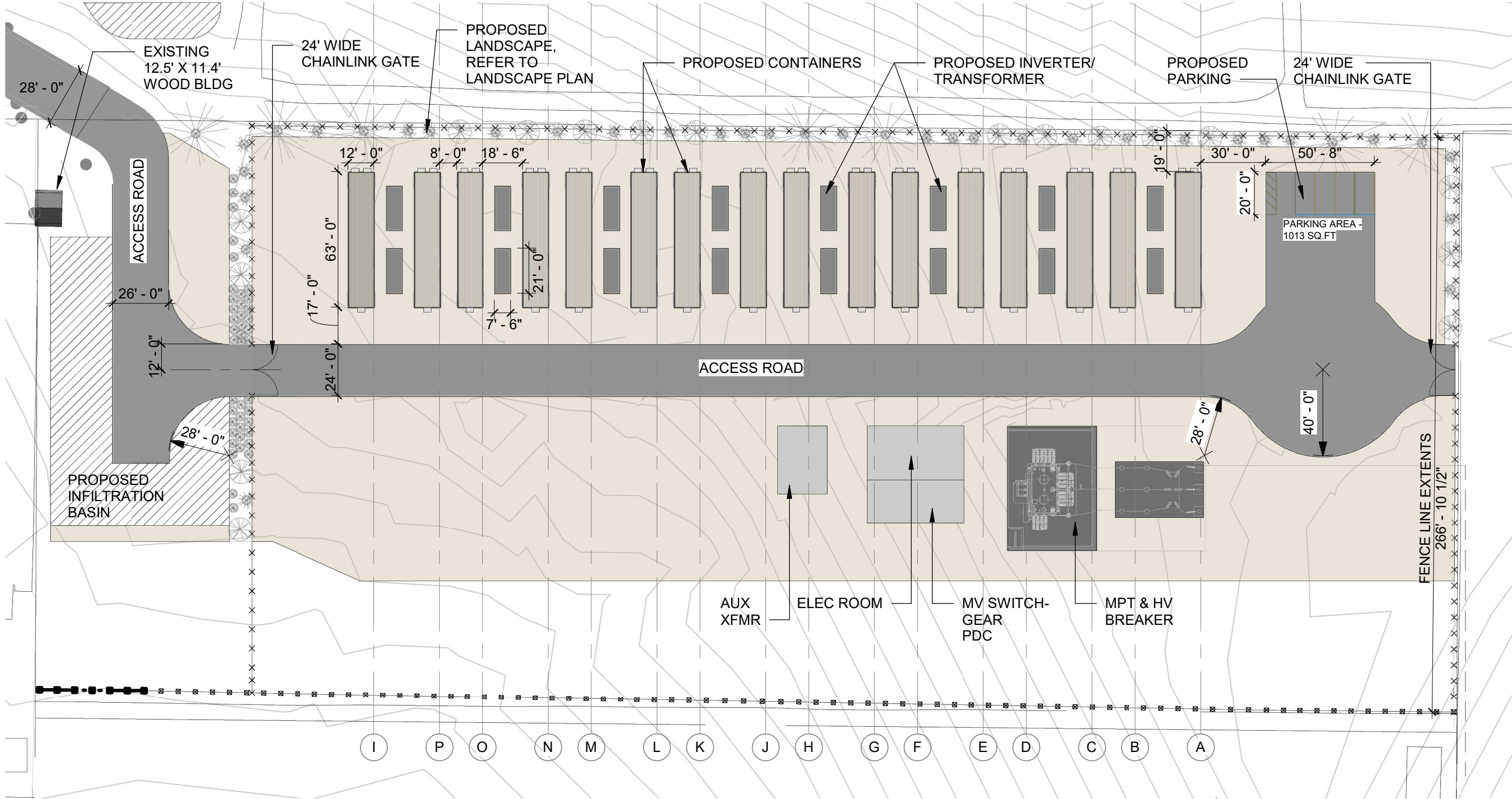
FALLBROOK, CA
COUNTY OF SAN DIEGO



VICINITY MAP
NOT TO SCALE



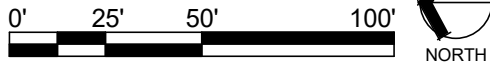
CORGAN



NOTES:

1. SITE LIGHTING WILL BE DESIGNED PER SAN DIEGO DEPARTMENT OF BUILDING & SAFETY REQUIREMENTS.
2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL SITE INFORMATION

- PROPOSED 8'-0" HIGH CHAINLINK FENCE. FENCE POSTS WITH 45 DEG ANGLE ON TOP AND BARBED WIRE ATTACHED BETWEEN POSTS
- EXISTING PROPERTY LINE
- EXISTING FENCE TO BE REPLACED
- EXISTING FENCE TO REMAIN
- PROPOSED INFILTRATION BASIN, REFER TO CIVIL & LANDSCAPE DRAWINGS
- PROPOSED GRAVEL INFILL, REFER TO CIVIL DRAWINGS
- PROPOSED ASPHALT ACCESS ROAD, REFER TO CIVIL DRAWINGS



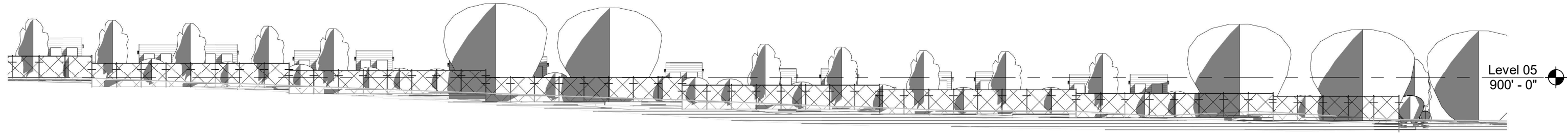
Project Number: 19090.0000



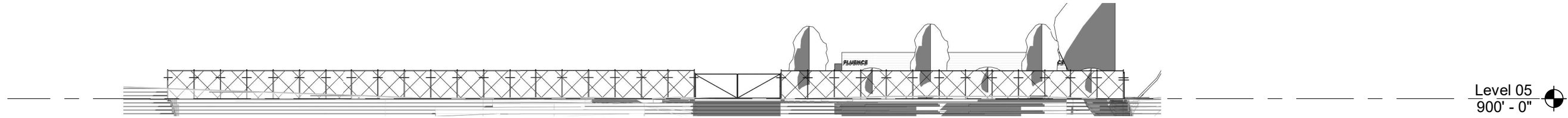
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PLOT PLAN
As indicated
08/28/2019

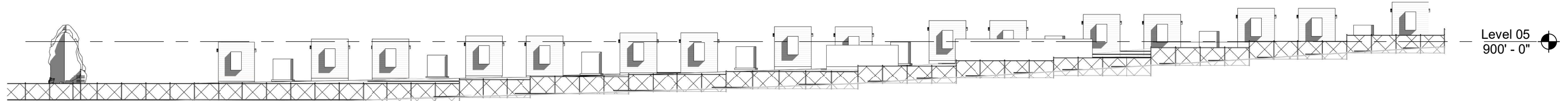
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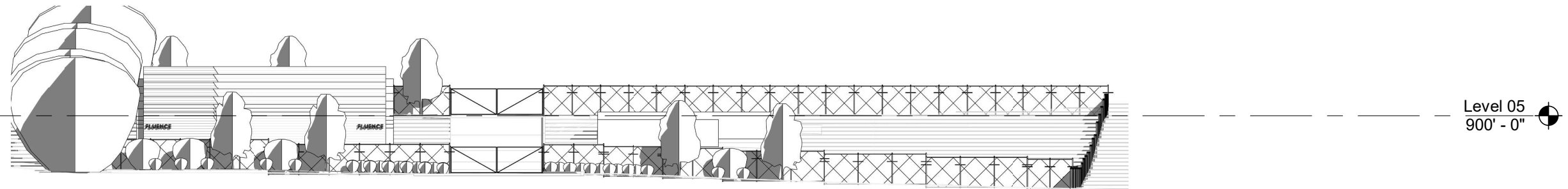
4 EAST ELEVATION
1/32" = 1'-0"



3 SOUTH ELEVATION
1/32" = 1'-0"



2 WEST ELEVATION
1/32" = 1'-0"



1 NORTH ELEVATION
1/32" = 1'-0"

Project Number: 19090.0000



ELEVATIONS

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VIEW FROM NORTH

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VIEW FROM NORTH-EAST

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VIEW FROM SOUTH-EAST

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VIEW FROM SOUTH-WEST

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Project Number: 19090.0000



VIEW FROM WEST

08/28/2019

CORGAN 