



County of San Diego

DAHVIA LYNCH
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

VINCE NICOLETTI
ASSISTANT DIRECTOR

NOTICE OF PREPARATION AND PUBLIC SCOPING MEETING FOR A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: October 26, 2023

NOTICE IS HEREBY GIVEN that the County of San Diego, Planning & Development Services, will be the Lead Agency and will prepare an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) for the following project. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the EIR. A Notice of Preparation (NOP) document, which contains a description of the probable environmental effects of the project, can be reviewed at the following website link: http://www.sdcounty.ca.gov/pds/ceqa_public_review.html.

SEGURO STORAGE, PDS2023-MUP-23-012

Description of the Project:

The Seguro Storage Project (Project) is a Major User Permit from the County of San Diego (County) to construct, operate, and maintain a 400-megawatt (MW) battery storage facility located in unincorporated northeastern San Diego county west of the Interstate (I-) 15 and State Route (SR-) 78 interchange (see Figure 1, Project Location and Figure 2, Project Site). The Project would include development of a battery energy storage system (BESS) and would interconnect to the San Diego Gas & Electric (SDG&E) Escondido Substation via a proposed Project generation tie (gen-tie) line. The Project site comprises the BESS site (approximately 22.55 acres) and an approximately 1-mile gen-tie line and associated gen-tie corridor to connect to the SDG&E Escondido Substation (approximately 22.25 acres). Collectively, the BESS site and gen-tie corridor total approximately 44.80 acres (referred to as the Project site). As the Project moves through advanced design, the gen-tie corridor would be revised to a single route, but for the purposes of evaluating impacts, the entire corridor is being evaluated. The Project site is located within the San Dieguito Community Planning area and is bordered to the west by County Club Drive, between County Club Drive and Huston Ranch (a private road). Regional access to the Project site would be provided by I-15 and SR-78. Primary local access would be provided via County Club Drive, a County maintained road.

The Project would include the following primary components:

- Battery storage containers: Energy storage enclosures and appurtenances would be constructed that would provide energy storage capacity and dispatch for the electric grid. Battery enclosures would be up to 11 feet tall, 9 feet wide, and 40 feet long.
- Inverters and transformers: Power inverters to convert between alternative current (AC) and direct current (DC) would be included, along with transformers that would step up the voltage.
- On-site collector substation: The Project would step the electricity from the inverter-transformer up to the kilovolt (kV) level of the transmission system, delivering it into the grid via a gen-tie line. The collector substation would be approximately 240 feet by 385 feet.
- A gen-tie line would be constructed from the on-site collector substation to the SDG&E Escondido Substation. If overhead, approximately 6 poles structures not to exceed 120 feet tall would be constructed within the gen-tie corridor.
- A detention pond is proposed in the center of the BESS site to collect and process stormwater runoff.
- Access driveways: Six site access driveways and internal circulation would be developed on the BESS site.
- Supervisory Control and Data Acquisition (SCADA): One Control Enclosure for the SCADA system.
- Modular battery racks designed for ease of maintenance.
- Integrated heat, smoke, gas, and fire detection system.
- Perimeter security fencing and lighting: The entire BESS site perimeter would be secured with wood/chain-link/vinyl fencing and/or block/concrete walls, 6 to 10 feet high. Internal safety lighting would be installed in various locations throughout the BESS site.
- Improvements to the SDG&E Escondido Substation.
- Temporary construction laydown yard(s).

The proposed 230-kV gen-tie line would carry load to and from the on-site collector substation and the SDG&E Escondido Substation. The gen-tie line would be located on undeveloped lands to the east of County Club Drive and extend approximately 1 mile to the east from the Project's collector substation to the point of interconnection at the SDG&E Escondido Substation.

Construction

Construction of the Project is anticipated to occur over approximately 12 to 18 months and would consist of several construction phases. Construction phases would include site mobilization, demolition of existing structures, site preparation, grading, battery/container installation, substation installation, gen-tie installation, stormwater protections, and commissioning. Grading would be required throughout the entire development footprint. Grading is expected to result in 23,000 cubic yards of cut and 62,000 cubic yards of fill, which would result in a net import of 39,000 cubic yards of fill.

Decommissioning

The operational lifespan of the Project would be approximately 35 years after which time the facility would be decommissioned. Decommissioning of the facility would last approximately 12 months. Following decommissioning of the Project, the use of the land would return to a use that is consistent with the County of San Diego Zoning Ordinance.

Project Location

The proposed Project would be located on a privately owned 44.80-acre site in northeastern San Diego county (see Figure 1, Project Location and Figure 2, Project Site). The Project site is located within the San Dieguito Community Plan area. The Project site is located southwest of the I-15 and SR-78 interchange. The Project site is located west of Country Club Drive, between Country Club Drive and Huston Ranch (a private road). Access would be provided by Country Club Drive, a County maintained road.

Potential Environmental Effects

The impact analysis in the EIR will be conducted in accordance with the CEQA Guidelines and the County's Guidelines for Determining Significance.

Potential issues and impacts to the existing environment to be analyzed in the Draft EIR include the following environmental topics:

- | | | |
|----------------------------|-----------------------------------|---------------------------------|
| • Aesthetics | • Hazards and Hazardous Materials | • Recreation |
| • Air Quality | • Hydrology and Water Quality | • Transportation |
| • Biological Resources | • Land Use and Planning | • Tribal Cultural Resources |
| • Cultural Resources | • Noise | • Utilities and Service Systems |
| • Energy | • Public Services | • Wildfire |
| • Geology and Soils | | |
| • Greenhouse Gas Emissions | | |

The EIR, consistent with CEQA, will include sufficient information to facilitate meaningful public review and informed public decision making regarding the significant effects on the environment that may be caused by the Project. The EIR will include information regarding the environmental baseline, including the past, current, and reasonably foreseeable expected future environmental impacts of implementing the Project. Where

needed, the Draft EIR will identify potentially feasible mitigation measures to avoid and/or substantially lessen any significant adverse effects identified in the EIR's impact analysis.

The EIR will also address the cumulative environmental consequences of the proposed Project in combination with other closely related past, present, and reasonably foreseeable future projects in the area. This will serve to satisfy CEQA requirements regarding potential regional cumulative effects.

In compliance with CEQA Guidelines Section 15126.6, the EIR will describe and evaluate the effects of a reasonable range of alternatives to the proposed Project and will compare the impacts of the alternatives to the impacts of the proposed Project. The EIR will also identify any alternatives that were considered but rejected by the lead agency as infeasible and briefly explain their reasoning. The EIR will provide an analysis of the No Project Alternative and will also identify the Environmentally Superior Alternative. The alternatives to be analyzed in the EIR will be developed during the environmental review process and will consider input received during the public scoping period.

Public Scoping Meeting

The County will conduct a public scoping meeting at the theater of Del Lago Academy located at 1740 Scenic Trail Way, Escondido, CA 92029 on Wednesday, November 8, 2023, at 6:00 p.m. The scoping meeting will involve a presentation about the proposed Project and the environmental review process and schedule. The purpose of the meeting is to facilitate the receipt of written comments about the scope and content of the environmental analysis to be addressed in the Draft EIR. The scoping meeting is for information gathering; it is not a public hearing and no public testimony will be taken. No decisions about the Project will be made at the public scoping meeting. The meeting date and time are as follows:

Date: Wednesday, November 8, 2023

Time: 6:00 p.m. – 8:00 p.m.

Submitting Comments:

At this time, the County is soliciting comments on the NOP regarding your views on how the Project may affect the environment. This information will be considered when preparing the Draft EIR's discussion of environmental topics, significant effects, mitigation measures, and alternatives. Because of time limits mandated by State law, comments should be provided no later than 4:00 p.m. on December 4, 2023 (the end of 30-day comment period, which starts on October 26, 2023).

You have several options for submitting comments: (1) in writing during the scoping meeting, (2) by U.S. mail, or (3) by email. Comments provided by email should include "Seguro Storage Project – NOP Scoping Comments" in the subject line.

Please send all comments to:

County of San Diego

Attention: Jae Roland-Chase

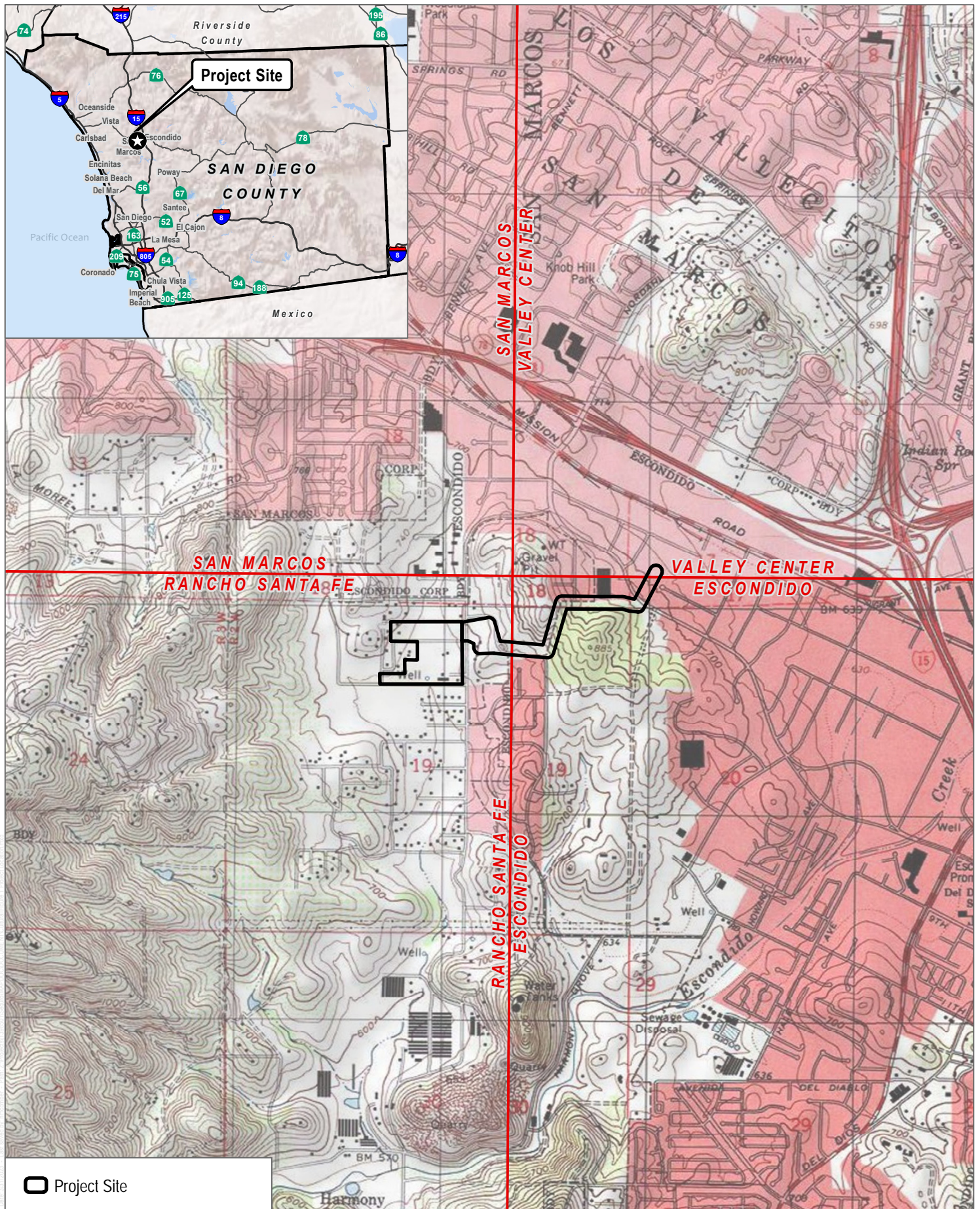
Mailing Address: 5510 Overland Avenue, Suite 310, San Diego, CA 92123

OR via email: jae.rolandchase@sdcounty.ca.gov; include "Seguro Storage" – NOP
Scoping Comments" in the subject line.

Attachments:

Figure 1 – Project Location

Figure 2 – Project Site



SOURCE: USGS 7.5-Minute Series Rancho Santa Fe, Valley Center, Escondido Quadrangles
Township 12S; Range 2W; Sections 17, 18, 19, 20

DUDEK

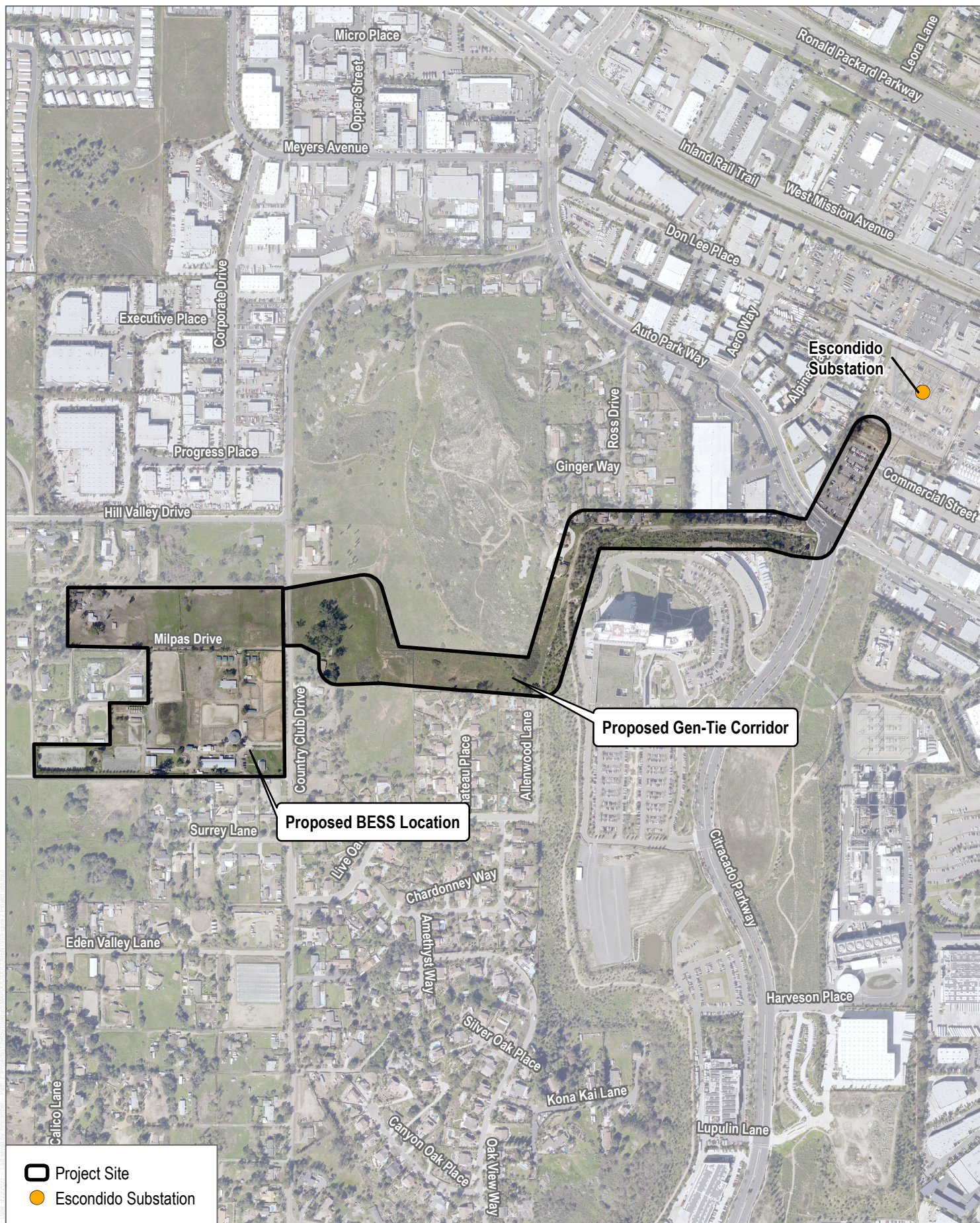


0 1,000 2,000 Feet

FIGURE 1

Project Location

Seguro Storage Project



SOURCE: SanGIS 2023

DUDEK



FIGURE 2

Project Site

Seguro Energy Storage Project