

# San Diego Planning Commission Meeting

**PHONE-IN TESTIMONY PERIOD NOW OPEN FOR  
(PRJ-1075505 – 14110 Stonebridge Parkway)**

**Telephone** - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 758 6412**

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**Development Services Department**

**14110 STONEBRIDGE PARKWAY  
PROJECT NO. 1075505**

**Item # 5**

**Planning Commission**

**August 29, 2024**

# Memorandum



THE CITY OF SAN DIEGO

## MEMORANDUM

DATE: August XX, 2024

TO: Planning Commissioners

FROM: Robin MacCartee, Development Project Manager II, Development Services Department

SUBJECT: Item No. X - 14110 Stonebridge Parkway Project No. PRJ-1075505 - Issuance of an Errata to the Addendum to Environmental Impact Report as adopted by City of Poway, as Lead Agency, and edits to draft hearing documents

The City of Poway, as Lead Agency under the California Environmental Quality Act (CEQA) for the Nighthawk Energy Storage Project issued an Errata to the Addendum to South Poway Planned Environmental Impact Report State Clearinghouse (SCH) No. 84053008 and Rancho Encantada Precise Plan Environmental Impact Report LDR No. 99-1094/SCH No 2000011053 (Attachment 1) which was adopted by City of Poway's City Council on August 20, 2024 (City of Poway Resolution No. 24-XXX). The City of San Diego, as a Responsible Agency pursuant to CEQA Guidelines Section 15096, has reviewed and considered the adopted Addendum and associated Errata and determined the environmental document to be adequate for the City of San Diego's actions related to 14110 Stonebridge Parkway Project (PRJ-1075505).

Consistent with the adopted Errata, corrections to Environmental Resolution Exhibit B, Addendum, and Mitigation, Monitoring Reporting Program (Planning Commission Report Attachments 14, 15 and 18, respectively) are identified by ~~STRIKEOUT~~ for language removed from the documents and UNDERLINE for added language, as referenced below.

**Environmental Resolution, Exhibit B Mitigation Monitoring and Reporting Program, Mitigation Measure C.2**

**2. Biological Resources (Habitat Mitigation - Upland)**

Prior to the issuance of any construction permits, including but not limited to the first grading permit, demolition permit, and building permit, whichever is applicable, the Owner/Permittee shall provide a Final Restoration Plan that is reviewed and accepted by City's Development Services Department (Environmental Analysis Section) and City Planning Department (MSCP), verifying sensitive upland habitat impacted during construction shall be mitigated in accordance with the City's Biology Guidelines. Accordingly, the Owner/Permittee



# Project Scope

**Location:** Rancho Encantada, from Beeler Canyon Road to Stonebridge Parkway  
Rancho Encantada Precise Plan  
Agricultural-Residential (AR) 1-1 Zone

**Project Size:** 2.9 acre

**Approvals:** Process Level 4  
Site Development Permit / Conditional Use Permit / Neighborhood Development Permit

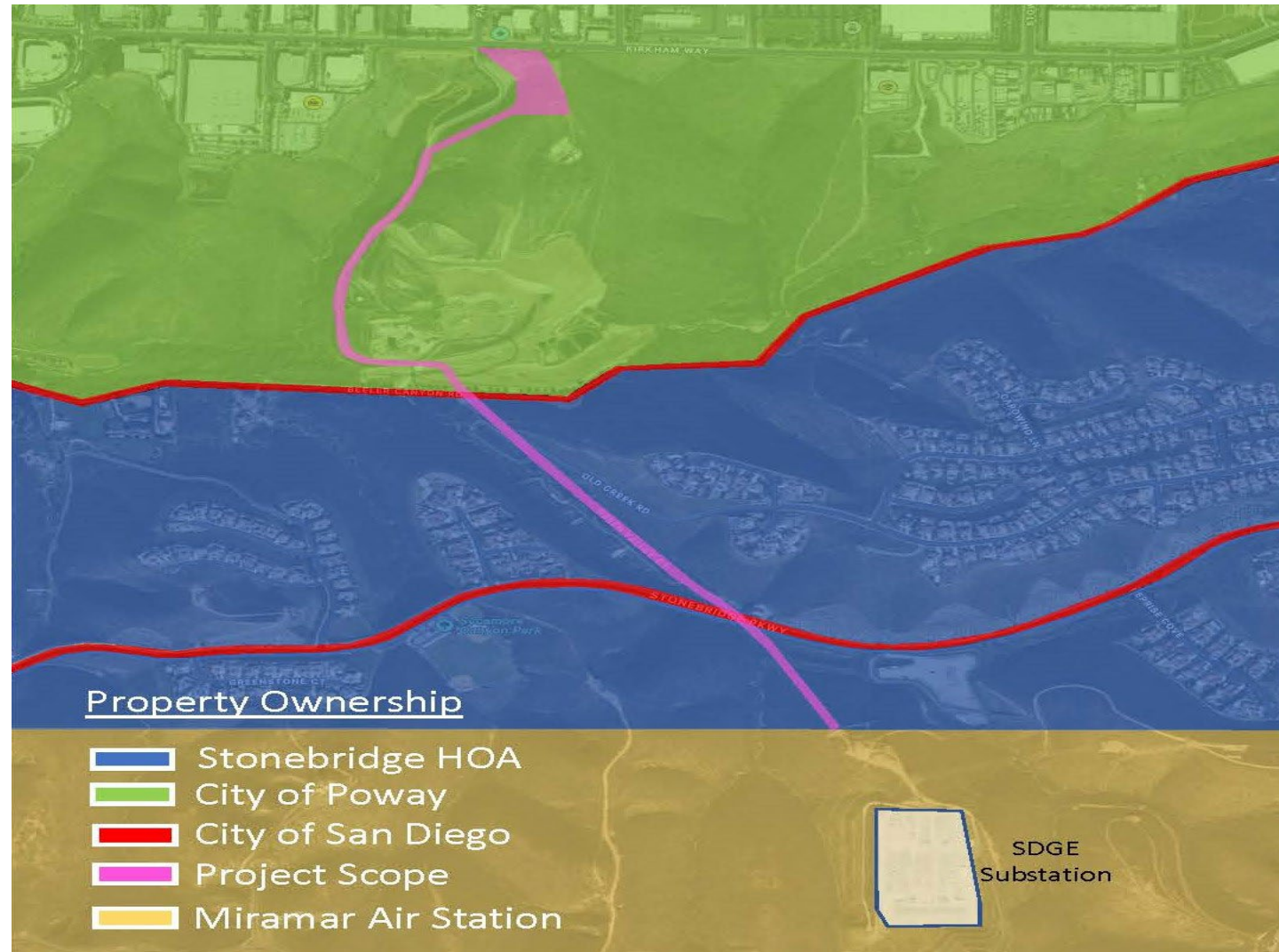
**CEQA Determination:** Findings of Fact, a Statement of Overriding Considerations, the Addendum to the Rancho Encantada Precise Plan EIR, LDR No. 99-1094/SCH No. 2000011053, and a Mitigation Monitoring and Reporting Program for PRJ-No. 1075505

# Project Scope

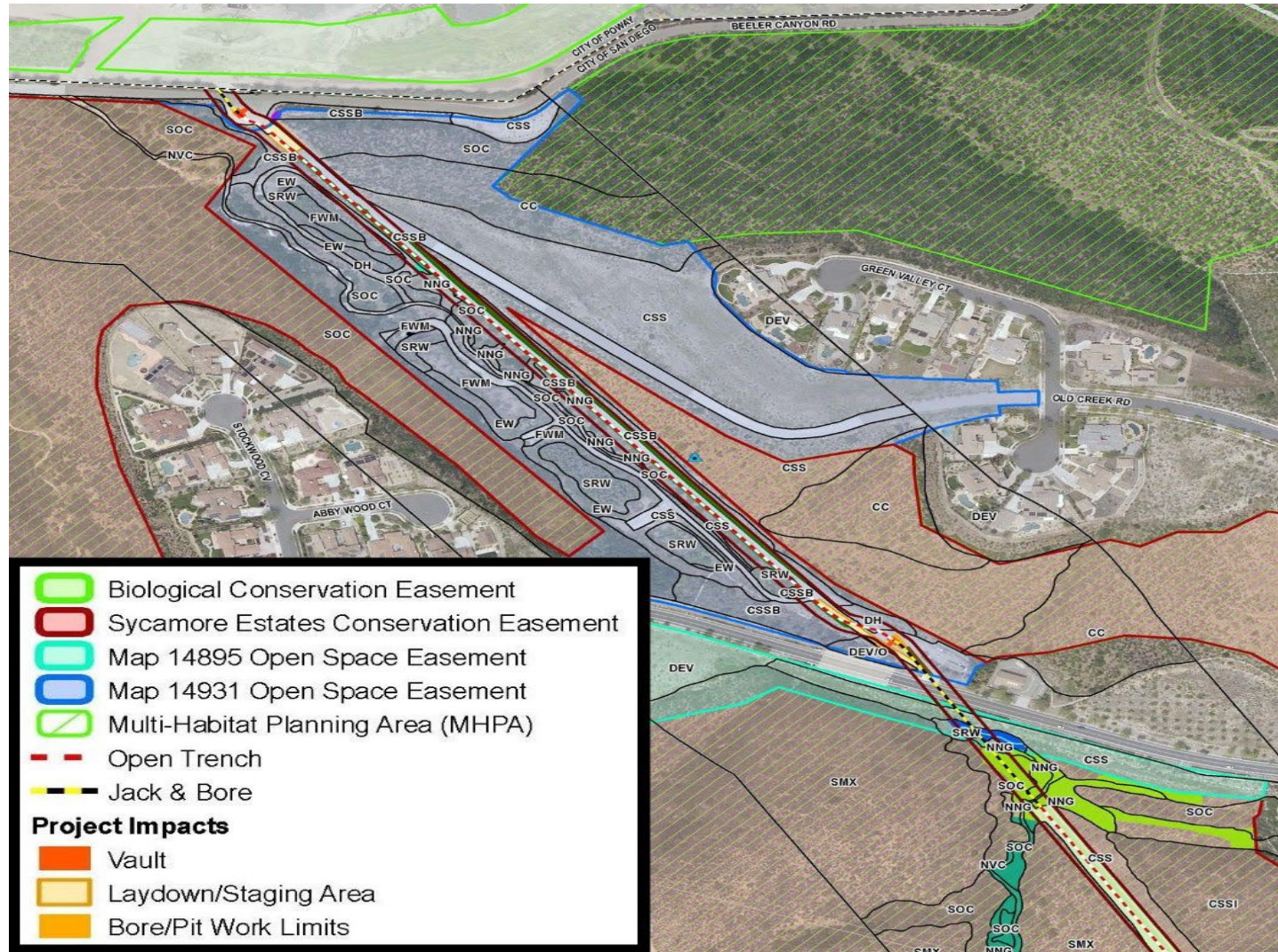
- Nighthawk Energy LLC & Stonebridge Estates Master Association
- City of Poway / City of San Diego / Sycamore Estates HOA / SDGE Substation
- Battery Energy Storage System (BESS)
- Underground Transmission Line
- Conservation Easement, Open Space Easement concurrence
- Environmental Protections and Impact Mitigation



# Jurisdiction Map

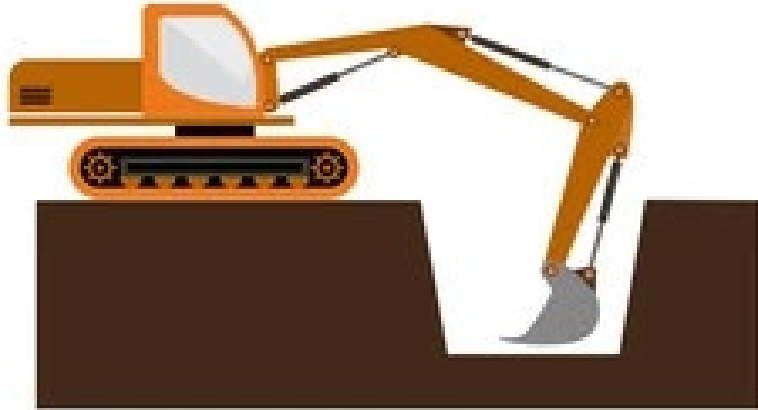


# Easement Map

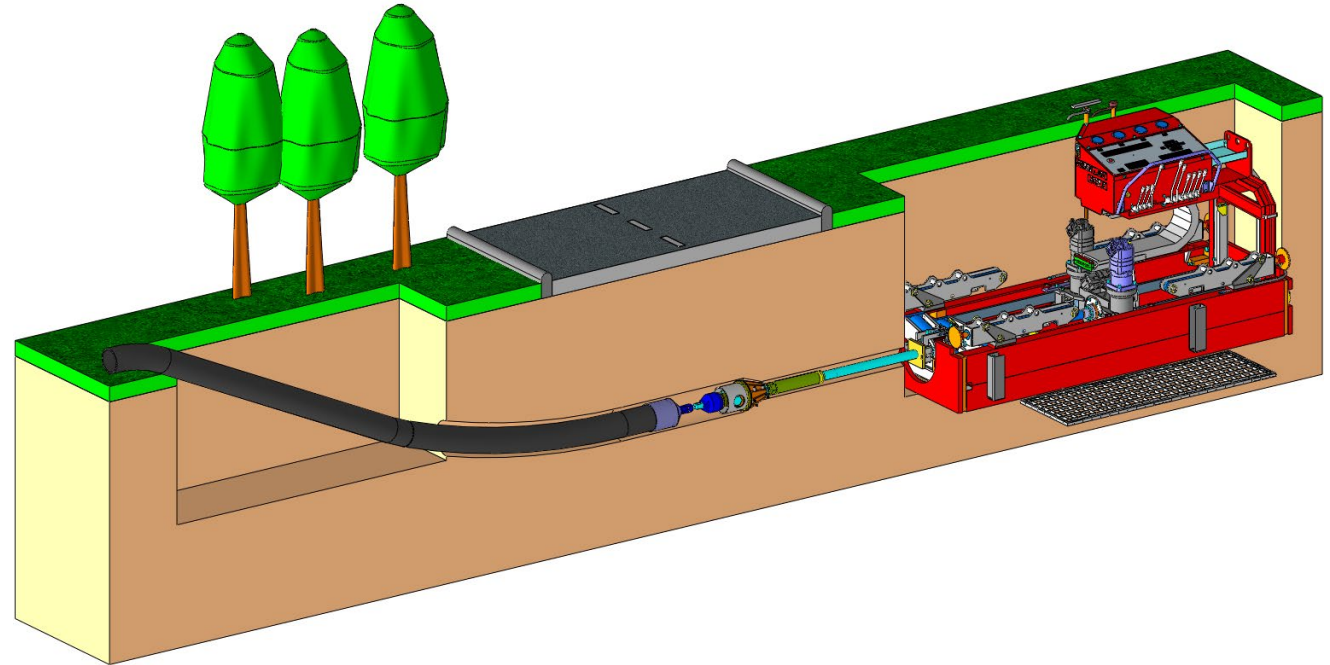




# Construction Methods



OPEN CUT TRENCH METHOD



JACK & BORE METHOD



# CPG Recommendation

## Recommendations

- May 7, 2024  
Scripps Ranch Planning Group  
Vote 9-0-6

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		<b>Community Planning Committee Distribution Form</b>
Project Name: Nighthawk Battery Storage Transmission Line			Project Number: PRJ - 1075505	
Community: Scripps Ranch Planning Group				
For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a> . Select "Search for Project Status" and input the Project Number to access project information.				
<input checked="" type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
9	0	6		
Conditions or Recommendations: Existing Easement - DOC #2024-0054691 None				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Victoria LaBruzzo				
TITLE: SRPG Chair			DATE: 05-07-2024	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

# City of Poway Approvals

## Approvals

- August 20, 2024  
City of Poway  
Resolution No. 24-060  
Addendum to South Poway Planned  
Community Development Plan Poway  
Environmental Impact Report SCH No.  
84053008

### RESOLUTION NO. 24-060

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POWAY, CALIFORNIA, APPROVING AN ADDENDUM TO THE SOUTH POWAY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT, SOUTH POWAY PLANNED COMMUNITY AMENDMENTS SUBSEQUENT ENVIRONMENTAL IMPACT REPORT AND CALMAT-POWAY SUBSEQUENT ENVIRONMENTAL IMPACT REPORT ANALYZING THE POTENTIAL IMPACTS OF SPECIFIC PLAN AMENDMENT (SPA) 22-0002 AND DEVELOPMENT REVIEW (DR) 22-0001, TO ALLOW THE USE AND CONSTRUCTION OF NIGHTHAWK BATTERY ENERGY STORAGE SYSTEM; ASSESSOR'S PARCEL NUMBER 320-031-03-00

WHEREAS, on July 30, 1985, the City Council of the City of Poway approved the South Poway Specific Plan (SPSP) (PC 84-01) via Resolution P-85-45, which also contained a Poway General Plan Amendment (GPA) to set the policy framework guiding development in the SPSP area using definitions, a land use plan, development standards and design guidelines;

WHEREAS, on July 30, 1985, the SPSP Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 84053008) prepared by the City was certified pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §21000, et seq.), in conjunction with the adoption of SPSP and related entitlements adopted concurrently therewith. The SPSP EIR analyzed the potential impacts of the proposed build-out of the SPSP area in a manner permitted by the Specific Plan;

WHEREAS, on July 26, 1988, the City Council of the City of Poway certified a Subsequent Environmental Impact Report (SEIR) (SCH No. 880427161) via Resolution P-88-074, for amendments to the text of and acreage within the boundaries of the SPSP;

WHEREAS, on July 23, 1991, the City Council certified a second SEIR (SCH No. 89010025) for the CalMat-Poway Conditional Use Permit (CUP) and Reclamation Plan (CUP 89-05) via Resolution 91-078;

WHEREAS, the City Council approved modifications to CUP 89-05 by its approval of CUP 19-009 in February 2020 and CUP 22-0005 in April 2023, each time determining that the approved modifications to the CUP did not require further analyses, and all impacts were analyzed by the previously certified 1990 SEIR;

WHEREAS, a portion of the Project's generation interconnection transmission line (Gen-Tie) is within the Rancho Encantada Precise Plan area in the City of San Diego, and the City of San Diego previously certified an EIR for the Rancho Encantada Precise Plan via Resolution No. 295401 on August 7, 2001 (LDR No. 99-0194; SCH No. 2000011053); and Project components located within the Miramar Marine Corps Base were analyzed in compliance with the National Environmental Policy Act (NEPA) and determined to qualify under Categorical Exclusion 24 CFR 775.6(g) pursuant to Categorical Exclusion Decision Memorandum (NEPA Mrel20220070) dated January 23, 2023, and incorporated into the Addendum by reference pursuant to CEQA guidelines section 15150;

WHEREAS, the Addendum analyzed the Project as a whole including portions within the

# Staff Recommendation

## APPROVE

- **Site Development Permit No. 3196112, Conditional Use Permit No. 3306477 and Neighborhood Development Permit No. 3292221;**

## ADOPT

- **Findings of Fact, a Statement of Overriding Considerations, the Addendum to the Rancho Encantada Precise Plan EIR, LDR No. 99-1094/SCH No. 2000011053, and a Mitigation Monitoring and Reporting Program for PRJ-No. 1075505;**
- **A one-time release (as a permit condition of approval) from the City of San Diego conveyed easement as defined in Conservation Easement (CE) File No. 2003-0547336, Item (G)(7), and again in CE Grant Correction Deed, File No. 2004-0180743, Item (G)(7);**
- **A one-time release (as a permit condition of approval) from the City of San Diego conveyed Open Space Easement File No. 1191172, Map No. 14931, covering those portions of the project scope within APN 325-070-16-00 (HOA Lot B north of Stonebridge Parkway at Green Valley Court); and**
- **A one-time release (as a permit condition of approval) from the City of San Diego conveyed Open Space easement File No. 2004-0999173, Map No.14985 covering those portions of the project scope within APN 325-070-13-00 (HOA Lot I south of Stonebridge Parkway running along the road).**

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