



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: JANUARY 3, 2022 NEW BUSINESS

SUBJECT: 979 GENE AUTRY LLC, (PROPERTY OWNER) FOR HECATE ENERGY DESERT STORAGE 1 LLC, FOR A MAJOR ARCHITECTURAL APPLICATION FOR REVIEW OF LANDSCAPING AND PERIMETER WALL DESIGN FOR THE DEVELOPMENT OF A 20-MEGAWATT BATTERY STORAGE FACILITY IN A 20,836-SQUARE FOOT LEASED AREA ON THE SOUTHERN END OF A LARGER DEVELOPED 3.6-ACRE SITE LOCATED AT 979 SOUTH GENE AUTRY TRAIL, ZONE M-1. (CASE 3.4294 MAJ)(GM)

FROM: Development Services Department – Planning Division

PROJECT DESCRIPTION:

This is a request of the Architectural Review Committee to review landscaping and perimeter wall design associated with the development of a 20-megawatt battery storage facility located in a 20,836-square foot leased area on the southern end of the site occupied by Southwest Boulder and Stone. The facility consists of thirteen (13) power stack “core” units screened by a seven (7) foot tall masonry wall along the street frontages. The storage facility will connect to the nearby Southern California Edison Eisenhower Substation and store energy during off-peak times and then re-supply the grid during peak usage. The Planning Commission approved a Conditional Use Permit on December 8, 2021, and forwarded recommendations to the Architectural Review Committee.

RECOMMENDATION:

That the Architectural Review Committee approve the application.

BUSINESS PRINCIPAL DISCLOSURE:

The applicant has submitted a Public Integrity Disclosure Form which is included as an attachment to the report.

SCOPE OF REVIEW:

1. The Architectural Review Committee will evaluate the Major Architectural Application (Case 3.4294 MAJ) for conformance to criteria listed in PSZC Section 94.04.00 for the proposed site plan, landscaping and design of perimeter wall.
2. The Planning Commission approved a Conditional Use Permit (Case 5.1542 CUP) for conformance to the criteria listed in PSZC Section 94.02.00(B)(6) and made the following recommendations to the ARC:
 - a. Ground cover to be minimum of 3/8 gravel or larger.
 - b. Provide plants that will soften the perimeter wall such as climbing vines or other plant material.
 - c. Palo Verde trees to be 36" box in size.
 - d. Provide irrigation plan.

PROJECT DESCRIPTION:

The applicant, Hecate Energy Desert Storage 1, LLC received from the Planning Commission on December 8, 2021 a Conditional Use Permit to build and operate a 20-megawatt Battery Energy Storage System (BESS) on approximately 20,836-square feet within a leased area on the southern portion of a larger 3.60-acre privately owned parcel at the intersection of South Gene Autry Trail and East Mesquite Avenue. The site is currently operating as Southwest Boulder and Stone which is a landscape supply business that sells decorative stone, rocks and other materials. The subject area to be leased is currently being used for storing of landscaping material as shown in the aerial below.



Project Site: 979 S. Gene Autry Trail

The proposed project would consist of thirteen (13) battery storage “core” units consisting of bi-directional inverters, a transformer, and a battery container or cabinet. Each container will house a battery, fire detection and fire suppression systems, controls, and a cooling units. In addition, each unit will have a transformer cabinet and one switchgear box. Below is a table listing the dimensions for each:

Unit Type	Length	Width	Height
Battery Container	53' feet	12' feet	9'-10" feet
Transformer	19' feet	12' feet	9'-6" feet
Switchgear Enclosure	12' foot	12' feet	12' feet

The proposed BESS facility will be unmanned and access would be provided via three sliding gates along the northern boundary of the project site internal within the landscape business site. The battery containers will be setback from the corner of South Gene Autry Trail and East Mesquite Avenue forty-three (43') feet. Staff worked with the applicant to place the units as far away from the corner as possible to limit visual impacts.



Site Simulation

The project will include a 12.5 KV switchgear to allow connection to SCE’s 33KV Eisenhower Substation located to the south across East Mesquite Avenue. Connection would be provided via approximately two hundred (200’) feet of underground cable across Mesquite Avenue. The underground cable would connect to SCE’s electrical system feeding into the substation via a vault on the south side of Mesquite Avenue and northwest

of the substation. The project will store and deliver electricity to the grid through a Generator Interconnection Agreement with SCE.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
11/20/1969	Building Permit issued for construction of warehouse.
12/08/2021	Planning Commission approved a Conditional Use Permit to build and operate a battery storage facility, Resolution #6889.

<i>Most Recent Change of Ownership</i>	
06/14/2018	979 Gene Autry LLC

<i>Neighborhood Notice</i>	
11/02/2021	Affidavit of on-site sign posting submitted by applicant.
12/30/2021	Notice emailed to Neighborhood Organizations within one mile of the project site.

DETAILS OF APPLICATION REQUEST/DEVELOPMENT STANDARDS:

<i>Site Area</i>	
Net Acres	3.06 Acres
Leased Area	20,836-square feet

Pursuant to PSZC Section 92.17.03(E), the following development standards apply for the proposed use:

<i>Standard</i>	<i>Required/ Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Perimeter Wall Height <ul style="list-style-type: none"> • North - Internal • South - Mesquite • East – Gene Autry • West – Existing 	8' Feet	7' Feet	Y
	8' Feet	7' Feet	Y*
	8' Feet	7' Feet	Y*
	8' Feet	8' Feet	Y
Mechanical Equipment	Screened	Wall	Y

- Section 93.02.00(B) of the PSZC allows security fencing to be increased in height to protect public/quasi-public facilities.

Pursuant to PSZC Section 93.06.00, the following parking standards apply for the existing warehouse use:

<i>Parking Requirement</i>							
<i>Use</i>	<i>SF or # of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Comp.</i>
			<i>Reg.</i>	<i>Handi-cap</i>	<i>Reg.</i>	<i>Handi-cap</i>	
Warehouse	15,000	800 per space	19				
Company Vehicle		1 space per truck	10				
TOTAL SPACES REQUIRED			27		27		Y
Regular and Handicap Spaces Req.			25	2	25	2	Y

The off-street parking has been calculated relative to the existing warehouse use. The table above demonstrates that with the development of the battery storage facility resulting in the removal of approximately twenty-five (25) spaces the remaining site is sufficiently parked to service the current and future businesses.

ANALYSIS:

Site Plan:

The project leased area consisting of 20,836-square feet is located at the corner of South Gene Autry Trail and East Mesquite Avenue within the site currently operating as Southwest Boulder and Stone Supply. The business operates from a 15,000-square foot warehouse structure. This business sells hardscape materials such as rocks, rubble, boulders, and decomposed granite for landscapes. Most of the 3.6-acres are used for outdoor display/storage of material for sale with parking for company trucks along the western property edge. Access to the site is from South Gene Autry Trail via a main driveway in the middle of the site with two ancillary driveways on north and south ends of the parcel. The location of the battery storage facility will require the closing of the south ingress/egress to the parking lot. The applicant has submitted an exhibit showing the new circulation within the parking lot providing sufficient maneuvering space for company trucks, visitors and fire apparatus.

The battery storage facility will be located behind a seven (7') foot tall masonry wall along the street frontages and a chain link fencing facing the existing parking lot with three (3) sliding gates to provide access. The leased area will be two hundred forty-five (245') feet fronting East Mesquite Avenue and eight-five (85') feet along South Gene Autry Trail. Staff worked with the applicant to appropriately site the BESS systems as far away from the street corner as possible. The initial site plan had the container units adjacent to the perimeter wall. The plan as presented has the units setback thirty-two (32') feet for the perimeter wall and a total of forty-two feet (42') from the property line. This large setback will help minimize any visual impact at the corner.

The placement of the facility will result in the closing of the southern ancillary driveway entrance, however this will not negatively impact the internal circulation of the landscape business parking lot. Patrons and company vehicles will still be able to access the site via two other driveways and be adequately served by existing parking as shown in the table above.

Mass and Scale:

The project will have a low profile and be smaller in mass and scale to surrounding development. The warehouse building that contains the landscape supply store is approximately twenty (20') feet tall in places, and the mini-storage warehouse facility diagonally across the street is similar in height.

The proposed thirteen (13) BESS units will have a height of 9'-10" tall and will sit on a concrete pad. The containers are metal and will be painted a white color. A seven (7') tall decorative masonry wall will surround the site, as well as landscaping that will help screen and reduce the scale of the project.

Walls and Fences:

The 20,836-square foot leased area will be enclosed by a decorative masonry wall along the street frontages of South Gene Autry Trail and East Mesquite Avenue. The wall will wrap on the north end of the facility and extend approximately twenty (20') feet to meet a sliding access gate. This extension will screen the containers as vehicles drive south on Gene Autry Trail. A chain link fence is proposed along the remainder north perimeter. Wall heights proposed will be seven (7') feet tall located on the property line. Section 93.02.00(B) of the PSZC allows security fencing for public/quasi-public facilities to have greater wall heights than normally permitted. Staff worked with the applicant to devise a decorative masonry wall that will have pillars with a cap piece and square blocks that extend beyond the CMU surface to provide relief and interest.

Buffers and Open Space:

Staffed worked with the applicant to devise a landscape plan along the perimeter of the project that includes enhanced plantings fronting South Gene Autry Trail and the highly visible corner. The plans show thirteen (13) new Palo Verde trees evenly spaced along the street providing shade and screening. Other plants proposed include Lantana and Dasyliion for color; Totem Pole Cactus and Ocotillo for height and accents. Additional hardscape includes boulders and decomposed granite in two colors (gray and gold) forming a pattern along both street fronts.

Grading and Topography:

The existing area to be leased for the project is relatively flat, however the parking lot sits approximately a foot lower than the street/sidewalk for South Gene Autry Trail. Additional

East Mesquite Avenue slopes downward as you move west and sits several feet below the proposed project site. Minimal grading will be required other than providing on-site water retention. The site topography will help in screening the BESS containers due to existing street grades.

Architectural Review Criteria and Findings:

PSZC Section 94.04.00(E) requires the approval authority to evaluate the application and make findings for conformance to the following criteria:

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
1.	<p><i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i></p> <p>The 20,836-square foot leased area will be enclosed by a decorative masonry wall along the street frontages of South Gene Autry Trail and East Mesquite Avenue. The wall will wrap on the north end of the facility and extend approximately twenty (20') feet to meet a sliding access gate. This extension will screen the containers as vehicles drive south on Gene Autry Trail. A chain link fence is proposed along the remainder north perimeter.</p>	Y
2.	<p><i>The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;</i></p> <p>No accessory structures are proposed.</p>	N/A
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p> <p>Wall heights proposed will be seven (7') feet tall located on the property line. Section 93.02.00(B) of the PSZC allows security fencing for public/quasi-public facilities to have greater wall heights than normally permitted. The decorative masonry perimeter wall will have pillars with a cap piece and square blocks that extend beyond the CMU surface to provide relief and interest.</p>	Y
4.	<p><i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i></p> <p>The perimeter wall will be constructed of masonry CMU block in a gray color with square precision blocks extending several inches providing interest and shadows.</p>	Y
5.	<p><i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i></p> <p>The perimeter wall will be CMU block in a gray color similar to the battery "core" units inside the walls.</p>	Y
6.	<p><i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i></p> <p>No shade devices are proposed or necessary for the unmanned utility project.</p>	N/A

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i> The landscape plan shows the planting of thirteen (13) new Palo Verde trees evenly spaced along the street providing shade and screening. Other plants proposed include Lantana and Dasyliirion for color; Totem Pole Cactus and Ocotillo for height and accents. Additional hardscape include boulders, and decomposed granite in two colors (gray and gold) forming a pattern along both street fronts.	Y
8.	<i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements</i> The proposed landscape plan will enhance and help further screen the battery units in conjunction with the permitter block wall.	Y
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i> The planting of new trees between the existing sidewalks and the perimeter wall will provide new shading of the pedestrian walkways.	Y
10.	<i>The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;</i> A lighting plan has been provided that shows security lights located within the battery facility. Proposed fixtures include full cut-off fixtures mounted on the inner surface of the perimeter wall along with LED fixtures on 13 foot tall poles adjacent to each battery “core” unit. The light levels meet the outdoor lighting criteria with no light spill off the site.	Y
11.	<i>Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;</i> No signage proposed	N/A
12.	<i>Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;</i> The proposed battery project will be screened by a seven (7') tall CMU wall with enhanced landscaping as described in detail above.	Y

ENVIRONMENTAL ANALYSIS:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt as a Class 32 exemption per Section 15332 (In-Fill Project). The project meets the following criteria:

- a. Project is consistent with the General Plan and zoning designation.
- b. Development occurs within the City limits on a project less than 5 acres.
- c. No value as habitat for endangered, rare, or threatened species.
- d. No significant effects to traffic, noise, air quality, and water quality.
- e. Site is adequately served by all required utilities and public services.

CONCLUSION:

The proposed project is a utility-scale battery energy storage facility and is intended to augment the availability and reliability of renewable energy to meet the City's energy needs and its surrounding communities. The use is consistent with the City of Palm Springs Zoning Code; therefore staff recommends approval of the Major Architectural Application subject to the recommendations of the Planning Commission.

- a. Ground cover to be minimum of 3/8 gravel or larger.
- b. Provide plants that will soften the perimeter wall such as climbing vines or other plant material.
- c. Palo Verde trees to be 36" box in size.
- d. Provide irrigation plan.

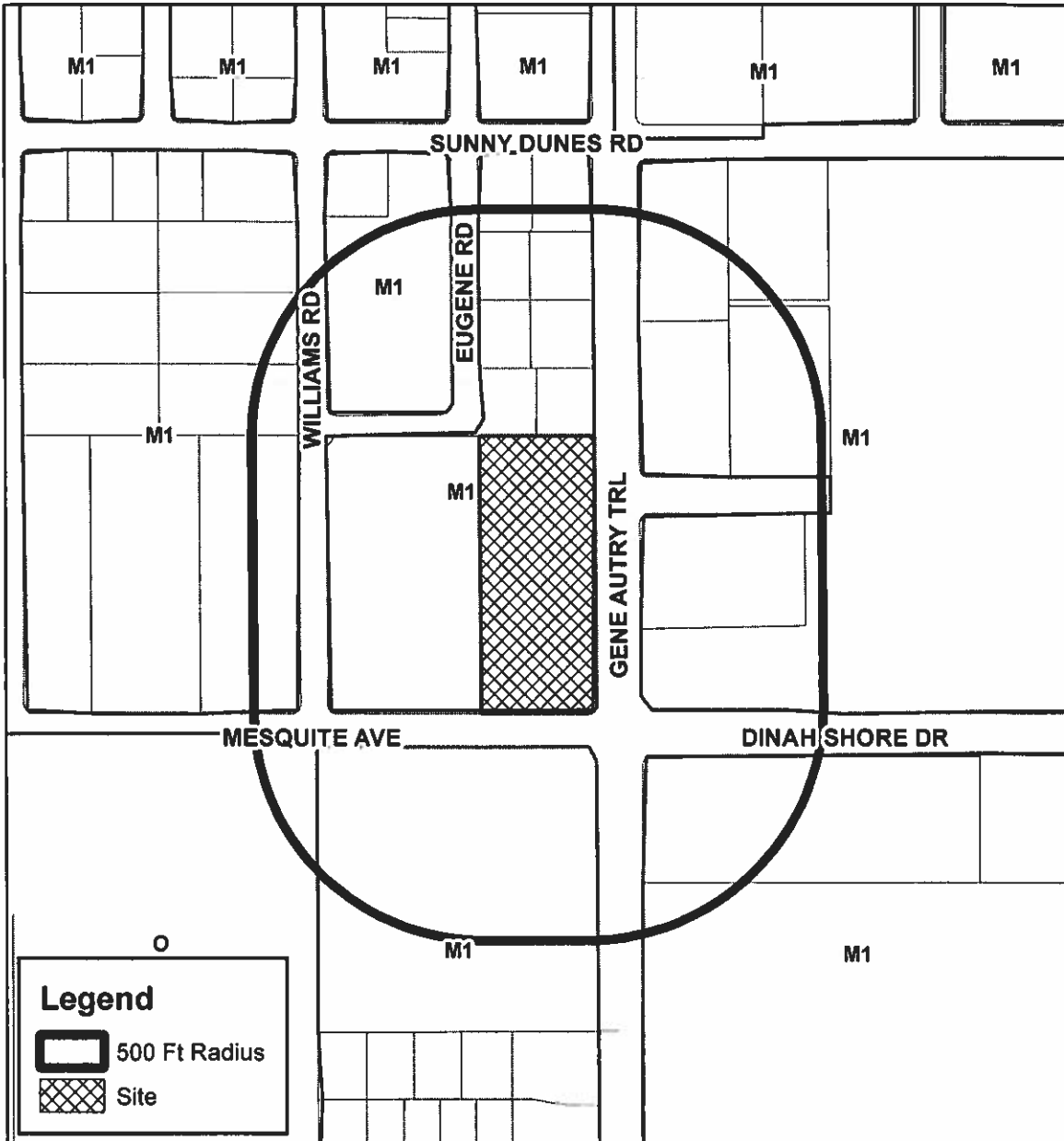
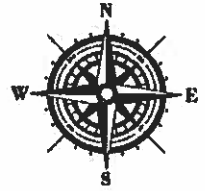
PREPARED BY:	Glenn Mlaker, AICP – Associate Planner
REVIEWED BY:	David Newell, AICP – Assistant Planning Director

ATTACHMENTS:

- 1. Vicinity Map
- 2. Resolution
- 3. Planning Commission Resolution #6889
- 4. Action Summary of Planning Commission Meeting 12/8/2021
- 5. Justification Letter
- 6. Public Integrity Disclosure Form
- 7. Site Photographs
- 8. Photo Simulations
- 9. Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
Hecate Battery Storage
979 South Gene Autry Trail
Cases 5.1542 CUP

RESOLUTION NO.

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MAJOR ARCHITECTURAL APPLICATION FOR LANDSCAPING AND PERIMETER WALL DESIGN FOR DEVELOPMENT OF A 20-MEGAWATT BATTERY STORAGE FACILITY LOCATED AT 979 SOUTH GENE AUTRY TRAIL (CASE 3.4294 MAJ).

THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

- A. 979 Gene Autry LLC, Owner (“Applicant”) for Hecate Energy Desert Storage 1, LLC has filed an application with the City, pursuant to the Palm Springs Zoning Code (PSZC) Sections 94.04.00, for construction of a 20-Megawatt battery storage facility with perimeter wall and landscaping located at 979 South Gene Autry Trail. (“the Project”).
- B. On April 8, 2021, the City Council adopted Ordinance No. 2042, amending Section 94.04.00 of the PSZC to reassign review of Major Architectural Review (MAJ) applications from the City’s Planning Commission to the City’s Architectural Review Committee.
- C. On December 8, 2021, the Planning Commission held a public hearing and approved a Conditional Use Permit (Case # 5.1542 CUP) per Resolution #6889 with the following conditions which are to become part of the Architectural Review Committee (ARC) resolution:
 - 1. Ground cover to be minimum of 3/8 gravel.
 - 2. Provide plants that will soften the perimeter wall such as climbing vines or other plant material.
 - 3. Palo Verde trees to be 36” box in size.
 - 4. Provide irrigation plan.
- D. On January 3, 2022, the City’s Architectural Review Committee held a public meeting in accordance with applicable public law. At said meeting, the Architectural Review Committee carefully reviewed and considered all of the evidence presented in connection with the Project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE ARCHITECTURAL REVIEW COMMITTEE RESOLVES:

Section 1: The proposed battery storage facility is considered a project pursuant to the California Environmental Quality Act (CEQA). The Architectural Review Committee has evaluated the Project pursuant to CEQA and determined it to be Categorically Exempt from further analysis under CEQA Guidelines Section 15332 (Class 32, In-Fill Project).

Section 2: As demonstrated in the staff report, the Project conforms to the Architectural Guidelines of PSZC Sections 94.04.00 (“architectural review”) for the development of the site requiring a decorative masonry CMU screen perimeter wall and landscape plan to include street trees and other plants providing additional screening of the utility facility.

Section 3: Based upon the foregoing, the Architectural Review Committee hereby approves Case 3.4294 MAJ, for the construction of a 20-megawatt battery storage facility on a 20,836-square foot leased area located at 979 South Gene Autry Trail, subject to the conditions of the Planning Commission as stated above.

ADOPTED this 3rd day of January , 2021.

AYES:
NOES:
ABSENT:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

David Newell, AICP
Assistant Planning Director

RESOLUTION NO. 6889

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT APPLICATION FOR A 20-MEGAWATT BATTERY STORAGE FACILITY IN A 20,836-SQUARE FOOT LEASED AREA ON THE SOUTHERN END OF A LARGER DEVELOPED 3.6-ACRE SITE INTERCONNECTING TO EISENHOWER SUBSTATION LOCATED AT 979 SOUTH GENE AUTRY TRAIL, ZONE M-1. (CASE 5.1542 CUP)

A. 979 Gene Autry, LLC, ("Owner") represented by Hecate Energy Desert Storage 1, LLC has filed an application with the City pursuant to Section 94.02.00 of the Zoning Ordinance for a Conditional Use Permit (CUP) to allow the installation and operations of an energy storage facility consisting of a Battery Energy Storage System.

B. Notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case No. 5.1542-CUP was given in accordance with applicable law.

C. On December 8, 2021, a public hearing on the application was held by the Planning Commission in accordance with applicable law.

D. The Planning Department has reviewed this project under the provisions of the California Environmental Quality Act (CEQA), and determined that the project is Categorically Exempt as a Class 32 exemption per Section 15332 (In-Fill Project). The project meets the following criteria:

- a. Project is consistent with the General Plan and zoning designation.
- b. Development occurs within the City limits on a project less than 5 acres.
- c. No value as habitat for endangered, rare, or threatened species.
- d. No significant effects to traffic, noise, air quality, and water quality.
- e. Site is adequately served by all required utilities and public services.

E. The Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

F. Pursuant to Section 94.02.00 of the Palm Springs Zoning Code for a Conditional Use Permit the Planning Commission finds:

1. *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

The Project site is located within the "M-1" (Service/Manufacturing) zone. An energy storage use qualifies as a Utility Installation in the M-1 zone, subject to approval of a Conditional Use Permit by the Planning Commission. Section 94.02.00(A)(2)(o) of the City's Zoning Code states that "public utility structures and installations" may be permitted when such uses are deemed by the Planning Commission to be essential or desirable for the public welfare and convenience and in conformity with the general plan and its objectives.

2. *That the use is necessary or desirable for the development of the*

community, is in harmony with the various elements or objectives of the general plan and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.

The Project will be constructed on a 20,836-square foot leased site on an existing parking lot surrounded by other light industrial uses. The City's General Plan Land Use map designates the project site as Industrial. According to the General Plan Land Use Element, "Industrial uses typically include research and development parks, light manufacturing, laboratories, and industrial services". The intensity and operational characteristics of the project will be consistent with the other uses intended for the Industrial land use designation and will not conflict with any of the uses specified in the Land Use Element. As proposed, the energy storage facility will help the City meet several important goals and policies related to the use of alternative, renewable, and wind energy sources and reduce risk to life, property and essential facilities through energy storage preparedness during extreme heat events consistent with the General Plan Safety Goal. SA8. Therefore, the proposed energy storage facility will not be detrimental to existing or future uses specifically permitted in the area in which the proposed use is to be located.

3. *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

The Project site has been determined to be adequate in size to accommodate the proposed use. Installation and operation of the energy storage facility on the site will not require any zoning variances and will comply with all development standards related to yards, setbacks, walls or fences, landscaping and other features required in order to meet the development standards of the zoning designation.

4. *That the site for the proposed use relates to the streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The subject site is currently accessible via South Gene Autry Trail which is a State Highway classified as a Major Throughfare. Upon the completion of construction activities, the use is expected to generate a very minimal weekly and monthly vehicle trips and is not anticipated to intensify uses on the site or in the immediate surroundings of the project area.

5. *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards.*

All proposed conditions of approval are necessary to ensure compliance with the Zoning Ordinance requirements and to ensure public health and safety. Adequate

measures will be taken to make sure that the applicant complies with all the conditions of approval that addresses matters concerning public health, safety and general welfare. Furthermore, any future modifications to the site will be subject to review and approval of the Planning Commission.

THE PLANNING COMMISSION RESOLVES:

That the findings and determinations reflected above are true and correct and are incorporated by this reference herein as the cause and foundation for the action taken by and through this Resolution. Based upon the foregoing, the Planning Commission hereby approves Conditional Use Permit application Case No. 5.1542-CUP for the installation and operations of an energy storage facility located in a 20,836-square foot leased area at 979 South Gene Autry Trail subject to the conditions of approval attached herein as Exhibit A.

The approvals are subject to the conditions contained in Exhibit A, which is attached hereto and made a part of this resolution.

ADOPTED this 8th day of December, 2021.

AYES: AYLAIAN, ERVIN, HIRSCHBEIN, MORUZZI, ROBERTS, WEREMIUK
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA



David Newell, AICP
Assistant Planning Director

RESOLUTION NO. 6889

CONDITIONS OF APPROVAL

Case No. 5.1542-CUP

Hecate Energy Desert Storage
979 South Gene Autry Trail

CITY OF PALM SPRINGS, CALIFORNIA, PLANNING DEPARTMENT	
PLANNING COMMISSION APPROVAL	
Date: 12/21/21	Case # 5.1542 CUP
Reso No. 6889	Planner: CM

December 8, 2021

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning, the Building Official, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS:

- ADM 1. Project Description. This approval is for the project described per Case 5.1542-CUP; except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped November 1, 2021, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Department except as approved with conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 5.1542-CUP. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City

of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of Conditional Use Permit 5.1462 shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. The appeal period for Conditional Use Permit application is 15 calendar days from the date of the project approval. Permits will not be issued until the appeal period has concluded.
- ADM 9. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in-lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the artwork and protect the public rights of access and viewing.

PROJECT SPECIFIC CONDITIONS:

PLANNING DEPARTMENT:

- PLN 1. No storage facilities of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 2. Landscaping. Landscape plan shall include thirteen (13) Palo Verde trees to be planted along the perimeter of the site with a minimum box size of twenty-four (24) inches.
- PLN 2. Electrical Distribution Lines.
To the extent economically prudent, as determined by the planning commission, electrical distribution lines on the project site shall be undergrounded up to the low voltage side of the step-up transformer or to the utility interface point of an on-site substation.
- PLN 4. General Conditions. The city may impose conditions on the granting of a conditional use permit to achieve the purposes of this Zoning Code and the general plan and to protect the health, safety or general welfare of the community.
- PLN 5. Notification. Upon approval of a conditional use permit, the city shall provide written notice to the California Public Utilities Commission, the California Energy Commission and the concerned utility.
- PLN 6. Use of Permit. Any conditional use permit that is granted shall be used within two (2) years from the effective date thereof or within such additional time as may be set in the conditions or approval, which shall not exceed a total of four (4) years; otherwise, the permit shall be null and void. Notwithstanding the foregoing, if a permit is required to be used within less than four (4) years, the permittee may, prior to its expiration, request an extension of time pursuant to Section 94.12.00 in which to use the permit. An extension of time may be granted by the commission upon a determination that valid reason exists for permittee not using the permit within the required period. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of four (4) years, calculated from the effective date of the issuance of the permit. The term "use" shall mean the beginning of substantial construction or commencement of the use that is authorized, which construction must thereafter be pursued diligently to completion.

Planning Commission imposed conditions:

- PLN 7. Developer to provide a performance bond for the specific purpose of battery removal costs in an amount as determined by the Director of Development Services.

PLN 8. Provide a security plan to be reviewed by City Staff.

PLN 9. Recommendations to Architectural Review Committee:

1. Ground cover to be a minimum of 3/8 gravel or larger.
2. Provide plants that will soften the perimeter wall such as climbing vines or other plant material.
3. Palo Verde trees to be 36" box in size.
4. Provide irrigation plan.

BUILDING DEPARTMENT:

1. The applicant shall obtain permits for all construction involved with the site.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC 1. Any new outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

ALUC 2. The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include lands capping utilizing water features, aquaculture, outdoor production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- (e) Children's schools, day care centers, libraries, hospitals, nursing homes, places of worship, buildings with more than two aboveground habitable floors, critical community infrastructure facilities, and aboveground bulk storage of 6,000 gallons or more of flammable or hazardous materials.
- (f) Highly noise-sensitive outdoor nonresidential uses.
- (g) Any use which results in a hazard to flight, including physical (e.g. tall objects), visual, and electronic forms of interference with the safety of aircraft operations.

ALUC 3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.

ALUC 4. Prior to issuance of a building permit, the property owner shall convey an avigation easement to Palm Springs International Airport. Copies of the recorded avigation easement shall be forwarded to the Airport Land Use Commission and to the City of Palm Springs.

ALUC 5. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name,

telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

- ALUC 6. This project has been evaluated as a battery storage facility with 13 battery storage cores. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the project's proposed single parcel area will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.
- ALUC 7. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Banning Airport Manager
- ALUC 8. The project shall satisfy all applicable Fire and Building & Safety codes, regulations and standards. This finding of consistency is not valid if the project fails to meet these requirements.

FIRE DEPARTMENT:

1. These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review. Conditions are subject to final plan check and review.
2. Fire Department Conditions were based on the 2019 California Fire Code as adopted by City of Palm Springs, Palm Springs Municipal Code, PSFD Appendix "T" Development Requirements and latest adopted NFPA Standards. Electronic plans for fire sprinkler/alarms systems must be submitted prior to a building permit being released.
3. **Conditions of Approval** – "Conditions of Approval" received from the Palm Springs Planning Department must be submitted with each plan set. Failure to submit will result in a delay of plan approval.
4. **Plans and Permits (CFC 105.1):**
Permits and scaled drawings are required for this project. Plan reviews can take up to 20 working days. Submit a minimum of three (3) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set.

Plans shall be submitted to:

City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall include all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supporting data, (calculations and manufacturers technical data sheets) including fire flow data, shall be submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

5. **Access During Construction (CFC 503):** Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13'-6". Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.
6. **Required access (CFC 504.1):** Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.
7. **Key Box Required to be Installed (CFC 506.1):** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.
8. **Key Box Contents (CFC 506.1):** The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.

9. **Energy Storage Systems (CFC 12)** This project must be built in accordance with CFC Chapter 12 - Energy Storage and applicable NFPA Codes.
10. **Building Construction:** Based on how much Lithium-Ion is used for facility this may be considered a type H occupancy classification. Please work with your Architect to determine the construction requirements, if the case. A C1 D1 or C1 D2 room may be required for your operation based on the quantity of Lithium Ion being used and stored on-site.
11. **Dead-end Fire Apparatus Access Roads:** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus. The City of Palm Springs has two (2) approved turn around provisions. One is a cul-de-sac with an outside turning radius of forty-five (45) feet from centerline; and the other is a hammerhead turnaround meeting the Palm Springs Public Works and Engineering Department standard dated 8/3/2016
12. **Fire Hydrants:** Fire Hydrants shall be placed in accordance with Fire Code Section 507 and Appendix C. Due to the length of Building A, a hydrant or fire access lane may be need in the courtyard.
13. **Fire Protection Systems.** This project may need a specialized fire protection system. This system must be installed in compliance with the CA Fire Code Chapter 9 and applicable NFPA codes

ENGINEERING DEPARTMENT:

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

All Grading Plans, Improvement Plans, Required Studies and Documents listed below, must be submitted to Engineering Services Department for review and approval.

STREETS

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit. All improvements are subject to inspection and a 48-hour inspection notification is required.
- ENG 2. Applicant shall obtain State permits and approval of plans for any work done on State Highway 111. A copy of an approved Caltrans encroachment permit shall be provided to the City Engineer prior to the issuance of any certificate of occupancy if there is any work being done in the public right-of-way on State Highway 111.

MESQUITE AVENUE

- ENG 3. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

GENE AUTRY TRAIL (HWY 111)

- ENG 4. Remove the existing driveway approach on the southern end of the property and replace with curb, gutter, and sidewalk to match the existing street improvements per applicable standards.
- ENG 5. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ON-SITE

- ENG 6. The on-site layout of drive aisles and parking spaces is subject to further review and approval by the City Engineer. Adjustment of drive aisle, and deletion or relocation of proposed parking spaces may be required during review and approval of construction plans for on-site improvements, as required by the City Engineer. Approval of the preliminary site plan does not constitute approval of the on-site layout of streets and parking spaces as proposed.
- ENG 7. The minimum pavement section for all on-site pavement drive aisles shall be 2-1/2 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 8. All on-site drive aisles shall be two-way with a minimum 24 feet wide travel way (as measured from face of curb) where no on-street parking is proposed.
- ENG 9. On-site drive aisles and parking lot shall be constructed with curbs, gutters, and cross-gutters, as necessary to accept and convey street surface drainage of the on-site streets to the on-site drainage system, in accordance with applicable City standards.

GRADING

- ENG 10. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Services Department for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.
- a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Services Department for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Services Department with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Services Department prior to approval of the Grading plan.
 - b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report; and a copy of the associated Hydrology Study/Report; a copy of the project-specific Final Water Quality Management Plan.
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- ENG 11. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed at the limits of grading and/or disturbed areas. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed prior to issuance of Grading Permit and commencement of grading operations.
- ENG 12. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the

perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.

- ENG 13. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- ENG 14. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of eight hundred dollars (\$800) (if there is disturbance of 5,000 square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 15. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Services Department with the first submittal of a grading plan. (if required)
- ENG 16. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided even though there may not be a grading plan for the project. Prior to issuance of Building Permits.
- ENG 17. In cooperation with the California Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (Revised - RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 6819 East Gage Avenue, Commerce, CA 90040 (Phone (760) 782-3271, (562) 505-6415), Sonia.Oran@cdfa.ca.gov.

WATER QUALITY MANAGEMENT PLAN

- ENG 18. This project shall be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP's) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP's, including mechanical or other means for pre-treating contaminated stormwater and non-stormwater runoff, shall be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat contaminated stormwater and non-stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development (if any).
- ENG 19. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to the adjacent property or public streets is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.
- ENG 20. Prior to issuance of any grading or building permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific Water Quality Management Plan (WQMP). Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&Rs); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to issuance of any grading or building permits.
- ENG 21. For industrial facilities subject to the General Permit for Stormwater Discharges Associated with Industrial Activity as defined by the Standard

Industrial Classification (SIC) code, prior to issuance of certificate of occupancy (OR of "final" approval by City), the applicant shall demonstrate that General Permit coverage has been obtained by providing a copy of the Notice of Intent submitted to the SWRCB and a copy of the notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing.

DRAINAGE

- ENG 22. All stormwater runoff passing through and falling onto the site shall be accepted and conveyed to a new drainage system to be constructed as part of the development. An on-site retention basin and other storm drainage facilities approved by the City Engineer shall be required.
- ENG 23. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. No more than 40-50% of the street frontage parkway/setback areas should be designed as retention basins. On-site open space, in conjunction with dry wells and other subsurface solutions should be considered as alternatives to using landscaped parkways for on-site retention.

GENERAL

- ENG 24. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115.
- ENG 25. All proposed utility lines shall be installed underground.
- ENG 26. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.

- ENG 27. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
- ENG 28. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Services Department prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
- ENG 29. Nothing shall be constructed or planted in the corner cut-off area of any intersection or driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.
- ENG 30. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.
- TRAFFIC
- ENG 31. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and streetlights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 32. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.

END OF CONDITIONS

2. PUBLIC HEARINGS:

- 2A. BEVERAGE & MORE, INC. (DBA BEVMO!) FOR AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 5.1392 TO MODIFY OPERATING HOURS OF AN EXISTING LIQUOR STORE LOCATED AT 333 SOUTH PALM CANYON DRIVE, SUITE 4 (APN: 513-203-013), ZONE CBD (CASE 5.1392 CUP AMND) (NK)**

Weremiuk, seconded by Roberts to approve with added conditions.

AYES: AYLAIAN, ERVIN, HIRSCHBEIN, MORUZZI, ROBERTS, WEREMIUK

(Final action)

- 2B. HECATE ENERGY DESERT STORAGE 1 LLC, ON BEHALF OF 979 GENE AUTRY LLC (PROPERTY OWNER), FOR A CONDITIONAL USE PERMIT TO DEVELOP AND OPERATE A 20-MEGAWATT BATTERY STORAGE FACILITY IN A 20,836-SQUARE FOOT LEASED AREA ON THE SOUTHERN END OF A LARGER DEVELOPED 3.6-ACRE SITE INTERCONNECTING TO EISENHOWER SUBSTATION LOCATED AT 979 SOUTH GENE AUTRY TRAIL, ZONE M-1 (CASE 5.1542 CUP) (GM)**

Roberts, seconded by Aylaian to approve with added conditions.

AYES: AYLAIAN, ERVIN, HIRSCHBEIN, MORUZZI, ROBERTS, WEREMIUK

(Final action)

- 2C. SANBORN ARCHITECTURE, ON BEHALF OF ALURE PALM SPRINGS, LLC, FOR AN AMENDMENT TO FINAL DEVELOPMENT PLANS FOR PLANNED DEVELOPMENT DISTRICT 309 AND MAJOR ARCHITECTURAL APPROVAL FOR THE CONSTRUCTION OF TWENTY-SIX (26) SINGLE-FAMILY RESIDENCES ON A 4.1-ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF ROSA PARKS ROAD AND EL DORADO BOULEVARD, ZONE PD-309 (CASE 5.1037 PD 309 AMND / 3.4286-MAJ) (ER)**

Weremiuk, seconded by Roberts to continue to date certain of January 26, 2022.

AYES: AYLAIAN, ERVIN, HIRSCHBEIN, MORUZZI, ROBERTS, WEREMIUK

ALL ACTIONS ARE DRAFT PENDING APPROVAL OF FINAL MINUTES.



August 11, 2021

Attention: City of Palm Springs Department of Planning Services
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262

Reference: Hecate Desert Storage 1 LLC Battery Storage Project Justification Letter, 979 S. Gene Autry Trail, Palm Springs, California, APN: 680160057

PROJECT DESCRIPTION

Hecate Desert Storage 1 LLC, (Project) a wholly owned subsidiary of Hecate Grid LLC (Hecate), proposes to develop an up to 20-megawatt (MW) Battery Energy Storage System (BESS) on approximately 0.48-acre located at 979 S. Gene Autry Trail in the City of Palm Springs (City). The project site is located within the southeastern portion of a 3.60-acre, privately-owned parcel (680160057) at the intersection of S. Gene Autry Trail and E. Mesquite Avenue (Attachment A), currently developed with a commercial landscaping supply store (Southwest Boulder & Stone; Appendix B). The existing use of the adjacent property as a landscaping supply store would continue after the construction of the project. The project proposes to interconnect to Southern California Edison’s (SCE) 33kV Eisenhower Substation, approximately 200 feet south across Mesquite Avenue.

Land Use and Zoning

The project site is surrounded by commercial and industrial uses and is categorized as Industrial in the City’s General Plan, within the southern edge of the Ramon-Bogie Central Business District. Gene Autry Trail is designated as a Major Thoroughfare (4-lane divided) and Mesquite Avenue is designated as a Secondary Thoroughfare (4-lane divided) at the project site intersection. Adjacent land uses are described in more detail below in Table 1.

Table 1. Surrounding Zoning and Land Uses

Direction/ Parcel	General Plan Land Use	Zoning	Description
West 680-160-056	Industrial	Service/Manufacturing Zone (M-1)	Private/Commercial
South 680-020-038	Public/Utilities	M-1	Southern California Edison Company (SCE) Eisenhower Substation
East 680-561-007	Industrial	M-1	Vacant/Native American Reservation
North 680-160-047/048	Industrial	M-1	Private/Commercial

Reference: **Hecate Desert Storage 1 LLC Battery Storage Project Justification Letter, 979 S. Gene Autry Trail, Palm Springs, California, APN: 680160057**

The project site is zoned Service/Manufacturing Zone (M-1) with a Noise Overlay (N), subject to development standards as presented in Table 2.

Table 2. M-1 Zone Development Standards

Dimensional Standard	M-1 Zone (N Overlay)
Lot Area (minimum)	20,000 sf or 40,000 sf if abutting a major or secondary thoroughfare (project applicable)
Lot Width (minimum)	150 feet or 200 feet if abutting a major or secondary thoroughfare (project applicable)
Lot Depth (minimum)	150 feet or 200 feet if abutting a major or secondary thoroughfare (project applicable)
Lot Coverage (maximum)	60%
Front Yard Setback (minimum)	25 feet
Building/Structure Height (maximum)	40 feet; provided that, any portion of buildings in excess of 30 feet are: (a) located on a parcel of not less than 1 acre in size; and (b) set back 1 foot from any property line for every 1 foot of vertical rise.
Intersection Visibility	No visual obstructions in corner cutback area; In commercial and industrial zones, the corner cutback area shall consist of a triangular area created by the diagonal connection of 2 points measured 10 feet back from the intersection of the prolongation of the front and side front property lines.
Wall and Fence Height (maximum)	<ul style="list-style-type: none"> • 6 feet in side and rear yards and lot lines • 8 feet in interior side or rear yard; walls not exceeding 8 feet may encroach into any front yard not more than 5 feet • 3.5 feet in corner cutback area
Noise Overlay Use Requirements / Restrictions	Avigation easement and nonsuit covenant required; residential soundproofing required; prohibits churches, elderly care facilities, hospitals/ convalescent homes/assisted living facilities, libraries, mobile homes/mobile home parks, performing arts facilities, recreational vehicle parks, schools, TV and radio studios.

Project Components

The proposed project would consist of battery storage “cores.” Each core would consist of bi-directional inverters, a transformer, and a battery container or cabinet. Each container would be self-enclosed, housing batteries, fire detection and suppression systems, controls, and cooling units.

Reference: **Hecate Desert Storage 1 LLC Battery Storage Project Justification Letter, 979 S. Gene Autry Trail, Palm Springs, California, APN: 680160057**

Major equipment or project components would include:

- battery modules assembled in racks monitored by a Battery Management System (BMS)
- bi-directional power inverters
- battery chiller units
- fire detection/ suppression systems
- gas detection
- electrical switching equipment and auxiliary power panels
- computer and telecommunications equipment
- transformers
- switchgear
- security lighting and signage
- perimeter masonry wall
- vegetative screening

The preliminary configuration for the facility layout is shown in Attachment C, Preliminary Site Plans. Project components are summarized in Table 3.

Table 3. Project Components Summary

Project Component	Quantity	Approx. Dimensions (each)
Battery Core	13	10'H x 53'L x 9'W
Transformer/Invertor	13	9'6"H x 19'L x 8'W
Switchgear	1	12'H x 12'L x 8'W
Overall Facility Area	1	245'L x 85'W

The proposed BESS facility would be unmanned and would not include restrooms; however, water connection to the Desert Water Agency may potentially be required for fire hydrants, if not already deemed sufficient at the site. Limited water required during the construction phase would be trucked in, as necessary. Police and fire services would be provided by the City of Palm Springs Police and Fire Departments.

Access to the project would be provided via three sliding gates along the northern boundary of the project site, internal from within the project parcel.

The Project will store and deliver electricity to the grid through a Generator Interconnection Agreement (GIA) with SCE. Project will lease the land, then build and commission the project. The project will be owned and operated by Hecate Grid LLC or its successor.

Project Operations

The project would be owned and operated by Hecate Energy Desert Storage 1 LLC for a planned useful life of 20 to 25 years. The project would be co-located with the existing commercial business which would not be displaced. The long-term operational workforce would entail Hecate-contracted maintenance staff who would maintain the facility on a periodic basis over the project life. The project would require a four-person crew for maintenance visits twice a month on average. The crew would normally consist of one operator,

Reference: Hecate Desert Storage 1 LLC Battery Storage Project Justification Letter, 979 S. Gene Autry Trail, Palm Springs, California, APN: 680160057

one contracted field engineer, and two mechanical or electrical technicians. The project would be primarily operated remotely.

Planned maintenance would typically be developed and scheduled a few months in advance. Typical maintenance intervals for major project components would include:

- Fire protection system – twice a year
- HVAC and chiller units – twice a year
- Battery core – once a year
- Relay protection – once every two years
- Project performance testing – once a year
- Project switchgear – once a year

The project would be designed with multiple automatic and manual power-down/safety mechanisms. Electrical and fire systems would be designed to open breakers automatically during fault conditions. Each fire protection system would have a signal that would trigger core power-down during fire, electrical fire, overheating, etc. The entire project power-down would occur automatically during electrical fault conditions (e.g., high-voltage, high-frequency, ground fault etc.). Each cube includes a button/switch that would de-energize the entire core upon activation. In addition, the project would be equipped with breakers that could be opened manually to power-down different equipment or the project as a whole.

The project would be designed to be in operation for 30- years, with the option to be reassessed for additional years of continued operation. After completion of operations, most of the project's electrical equipment (breakers, transformers, inverters) would be removed and recycled. Project batteries would be returned to the battery manufacturer for recycling. Equipment foundations and pads would be demolished and removed.

ARCHITECTURAL DETAILS

The proposed project would have a relatively low profile and would be consistent with the surrounding urban and developed industrial and commercial land uses, including Eisenhower Substation and existing overhead transmission lines across Mesquite Avenue to the south. The BESS cabinets would be a maximum of 53 feet long by 9 feet wide by 10 feet tall, depending on equipment manufacturer. Consistent with City Design Guidelines, masonry perimeter walls and enhanced landscape screening has been incorporated into the project design. Visual simulations/renderings are provided in Attachment D. The Conceptual Landscape Plan, with colors and materials information, is included as part of Attachment C. Project design will be reviewed by the Architectural Advisory Committee as part of the City's permit process.

COMMUNITY BENEFITS

The proposed project would benefit the community and area by providing local area capacity for electrical system reliability and flexibility. Battery-based energy storage provides flexibility to the electrical grid by storing energy produced during periods of oversupply and discharging to the electrical grid during periods of high demand. A battery system can provide instantaneous response, as compared to a slower ramping rate of a traditional gas-fired generation resource and can provide response repeatedly in all hours. Energy

August 11, 2021

City of Palm Springs Department of Planning Services

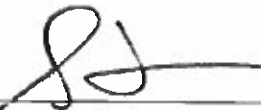
Page 5 of 5

Reference: Hecate Desert Storage 1 LLC Battery Storage Project Justification Letter, 979 S. Gene Autry Trail, Palm Springs, California, APN: 680160057

storage speed of response serves to reduce the total amount of reserve power needed to manage the grid effectively, providing savings and reliability benefits. By building the proposed project, a clean, sustainable, reliable resource would be gained to help integrate renewables, reduce dependence on gas-fired generation, reduce freshwater consumption, and reduce greenhouse gas and criteria air pollutant emissions. Economically, the Project would be beneficial to the community by providing property tax revenue and creation of jobs.

Hecate is currently constructing a similar BESS facility in Santa Ana, California, which is anticipated to reach commercial operations in September of this year, and has successfully constructed five additional BESS facilities in Ontario, Canada, which are currently operational. Additional information can be provided upon request.

Regards,



Shruti Ramaker
Principal, Environmental Planner &
Permitting Specialist
Office: 805-963-9532
Direct: 805-308-9162
Mobile: 805-570-5566
Fax: 805-966-9801
Shruti.ramaker@stantec.com

Attachment:

- A - Preliminary Title Report
- B - Site Photographs
- C - Preliminary Site Plans
- D - Simulations/Renderings
- E - PSZC Findings of Approval
- F - Public Hearing Map/Labels

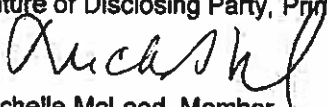


PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

1.	Name of Entity 979 Gene Autry LLC
2.	Address of Entity (Principle Place of Business) 5002 2nd Street, Fallbrook, CA 92028
3.	Local or California Address (if different than #2) 979 S Gene Autry Trail, Palm Springs, CA 92264
4.	State where Entity is Registered with Secretary of State California <i>If other than California, is the Entity also registered in California?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
5.	Type of Entity <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)
6.	Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify) <i>Note: If any response is not a natural person, please identify all officers, directors, members, managers and other fiduciaries for the member, manager, trust or other entity</i> Michael McLeod _____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input checked="" type="checkbox"/> Member <input type="checkbox"/> Manager [name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____ Michelle McLeod _____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input checked="" type="checkbox"/> Member <input type="checkbox"/> Manager [name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____ _____ [name] <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE <i>JANE DOE</i>	<i>50%, ABC COMPANY, Inc.</i>
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
A. Michael McLeod	50%
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
B. Michelle McLeod	50%
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
C.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
D.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
E.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Disclosing Party, Printed Name, Title  Michelle McLeod, Member	Date December 1, 2021
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PENALTIES
Falsification of information or failure to report information required to be reported may subject you to administrative action by the City.

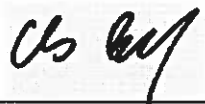


PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

1.	Name of Entity	Hecate Energy Desert Storage 1 LLC																																	
2.	Address of Entity (Principle Place of Business)	621 W. Randolph Street Chicago, IL 60661																																	
3.	Local or California Address (if different than #2)																																		
4.	State where Entity is Registered with Secretary of State	Delaware <i>If other than California, is the Entity also registered in California? <input type="checkbox"/> Yes <input type="checkbox"/> No</i>																																	
5.	Type of Entity	<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)																																	
6.	Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify) <i>Note: If any response is not a natural person, please identify all officers, directors, members, managers and other fiduciaries for the member, manager, trust or other entity</i>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; width: 45%;">Chris Bullinger</td> <td style="width: 5%;"></td> <td style="width: 50%;"><input checked="" type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager</td> </tr> <tr> <td style="text-align: center;">[name]</td> <td></td> <td><input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> Other _____</td> </tr> <tr><td colspan="3"> </td></tr> <tr> <td style="border-bottom: 1px solid black;">_____</td> <td></td> <td><input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager</td> </tr> <tr> <td style="text-align: center;">[name]</td> <td></td> <td><input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> Other _____</td> </tr> <tr><td colspan="3"> </td></tr> <tr> <td style="border-bottom: 1px solid black;">_____</td> <td></td> <td><input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager</td> </tr> <tr> <td style="text-align: center;">[name]</td> <td></td> <td><input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> Other _____</td> </tr> </table>	Chris Bullinger		<input checked="" type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager	[name]		<input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner			<input type="checkbox"/> Other _____				_____		<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager	[name]		<input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner			<input type="checkbox"/> Other _____				_____		<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager	[name]		<input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner			<input type="checkbox"/> Other _____
Chris Bullinger		<input checked="" type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager																																	
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		<input type="checkbox"/> Other _____																																	

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE <i>JANE DOE</i> <hr/> [name of owner/investor]	 <i>50%, ABC COMPANY, Inc.</i> <hr/> [percentage of beneficial interest in entity and name of entity]
A. <hr/> [name of owner/investor]	 <hr/> [percentage of beneficial interest in entity and name of entity]
B. <hr/> [name of owner/investor]	 <hr/> [percentage of beneficial interest in entity and name of entity]
C. <hr/> [name of owner/investor]	 <hr/> [percentage of beneficial interest in entity and name of entity]
D. <hr/> [name of owner/investor]	 <hr/> [percentage of beneficial interest in entity and name of entity]
E. <hr/> [name of owner/investor]	 <hr/> [percentage of beneficial interest in entity and name of entity]

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Disclosing Party, Printed Name, Title 	Date 12/1/2021
---	-----------------------

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 Falsification of information or failure to report information required to be reported may subject you to administrative action by the City.

RECEIVED

NOV 01 2021

HECATE DESERT STORAGE 1 LLC PROJECT SITE PHOTOGRAPHS
NOVEMBER 21, 2020

PLANNING SERVICES
DEPARTMENT

5.1542



Photo 1. View south from Project site towards Mesquite Avenue



Photo 2. View west across Project site from north side of driveway entrance



Photo 3. View southwest across Project site from north side of driveway entrance



Photo 4. View west across Project site southern boundary



Photo 5. Panoramic view of Project site from north side of driveway entrance



Photo #1 View of the eastern portion of the Subject Property which is parking and segregated rock materials for sale.



Photo #2 View of the locked portion of the Subject Property with segregated rock material for sale.



Photo #3 View of the adjacent parking lot and active stone yard warehouse store and rock materials for sale.



Photo #4 View of the landscaping and sidewalk to the south of the Property beyond which is East Mesquite Avenue.

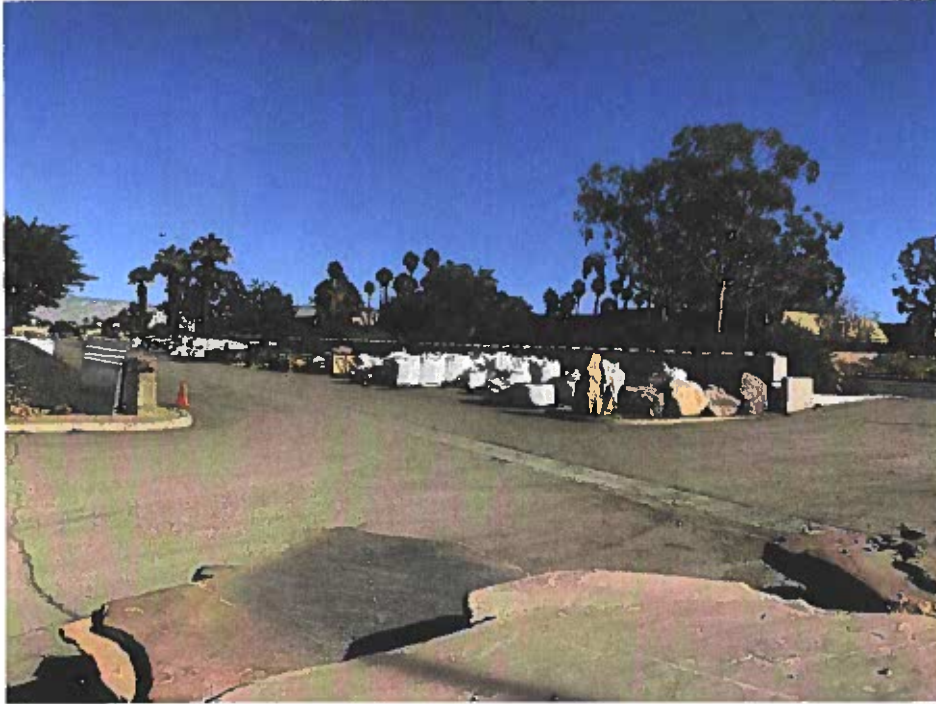


Photo #5 View of the adjacent parking lot and rock materials for sale beyond which is a sidewalk and South Gene Autry Trail and a religious institution building.



Photo #6 View of the concrete drainage channel along the eastern site boundary.

BIRDS-EYE
PERSPECTIVE 02

STREET
VIEW 03

STREET
VIEW 04

STREET
VIEW 02

BIRDS-EYE
PERSPECTIVE 01

STREET
VIEW 01

HECATE DESERT STORAGE 1 LLC

AERIAL / PLAN VIEW





HECATE DESERT STORAGE 1 LLC

BIRDS-EYE PERSPECTIVE 01



HECATE DESERT STORAGE 1 LLC

BIRDS-EYE PERSPECTIVE 02





HECATE DESERT STORAGE 1 LLC

STREET VIEW 02





HECATE DESERT STORAGE 1 LLC

STREET VIEW 04

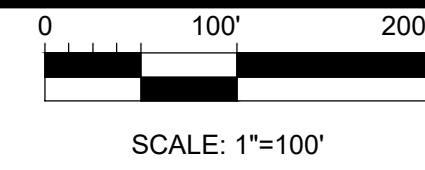


VINCINITY MAP
NOT TO SCALE

LEGEND

- BATTERY YARD AREA: 0.5 ACRES (25,535 SQ. FT.)
- DOOR SWING ZONE
 - POWIN 53' STACK360P (QTY: 13)
 - SUNGROW SC500UD-MV-US INVERTER AND GSI SKID (QTY: 13)
 - PROPERTY LINE
 - LEASED AREA
 - UNDERGROUND GEN-TIE
 - GRAVEL BATTERY YARD
 - 24' WIDE ASPHALT CONCRETE PAVEMENT

CONCEPTUAL DESIGN



Consultants



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www.stantec.com

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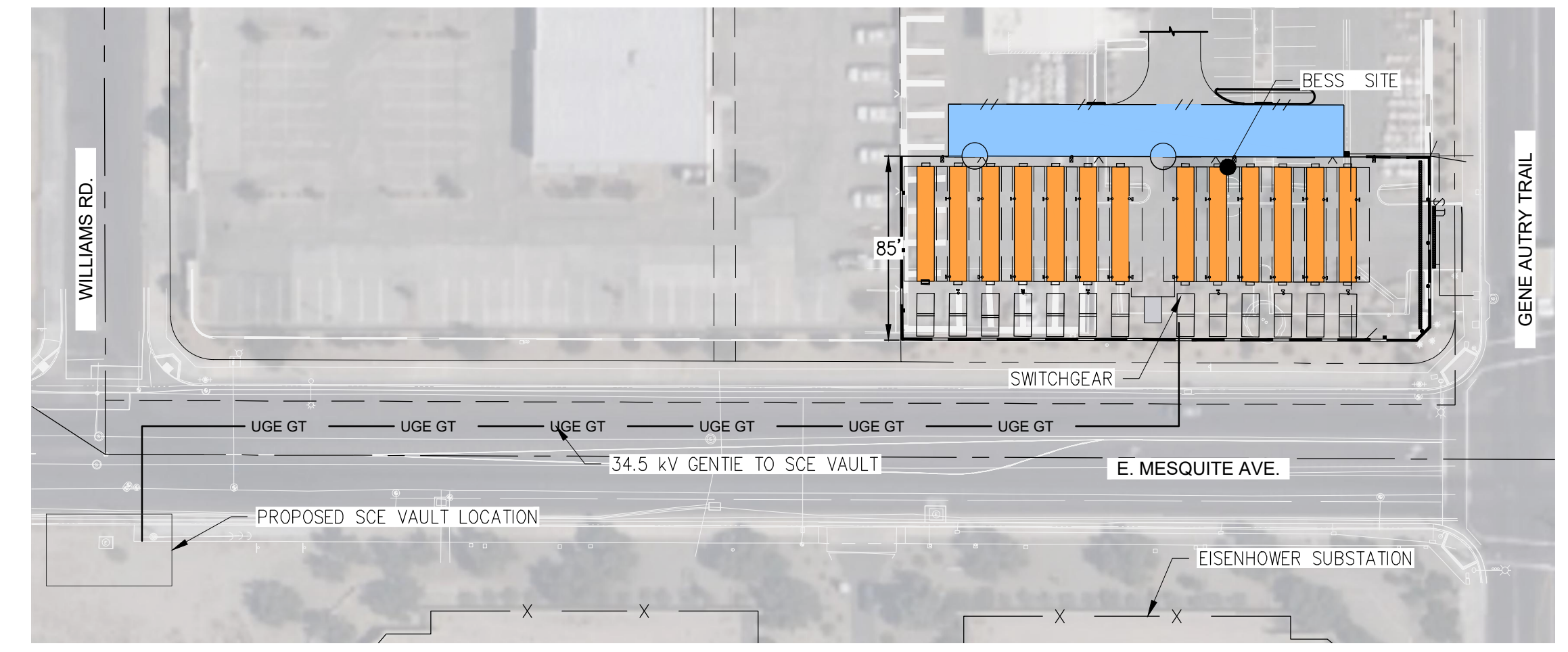
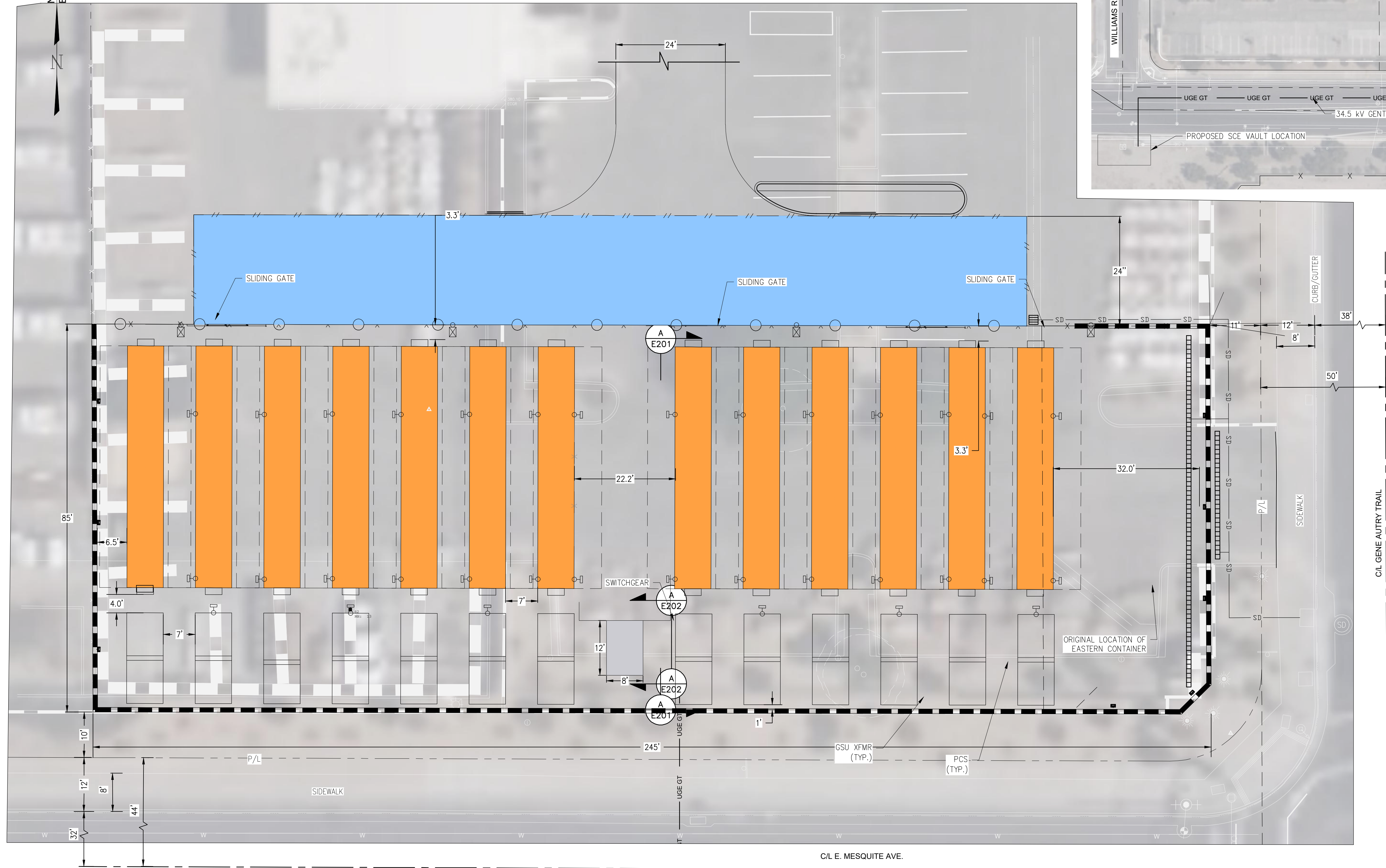
Client/Project
HECATE DESERT STORAGE 1 LLC,
A WHOLLY OWNED SUBSIDIARY OF HECATE GRID LLC
HECATE DESERT STORAGE 1 LLC
PROPOSED BESS
979 S GENE AUTRY TRAIL, PALM SPRINGS, CA 92264

File Name: E200 POWIN 20MW Rev H
Dwn. Chkd. Dsgn. 21.05.17
YY.MM.DD

Title	
CONCEPTUAL - BESS LAYOUT	
POWIN STACK360P	
Project No.	Scale
185804944	AS NOTED
Drawing No.	Sheet
E200A	1 of 2
Revision	
	H

V:\0077\p19520\workgroup\185804944\03_data\CAD_Rep\Electrical\E200 POWIN 20MW Rev H.dwg
 2021/07/21 12:20 PM JY_KOENIGS

NORTH-SOUTH
BASELINE



OVERALL SITE
SCALE: 1"=60'-0"

0 60'-0" 120'-0"

SCALE: 1"=60'-0"

LEGEND BATTERY YARD AREA: 0.5 ACRES (25,535 SQ. FT.)

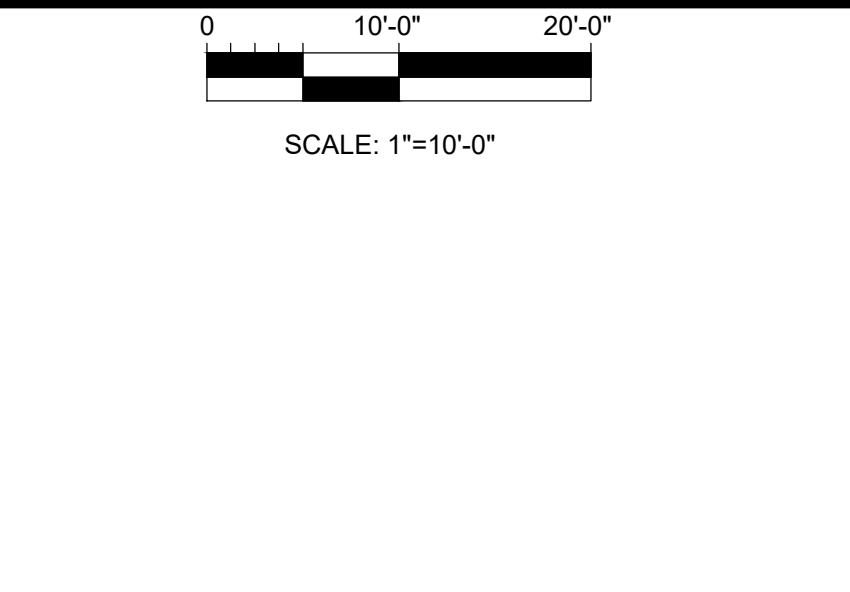
- DOOR SWING ZONE
- POWIN 53' STACK360P (QTY: 13)
- SUNGROW SC500UD-MV-US INVERTER AND GSU SKID (QTY: 13)
- WALL-MOUNT LUMINAIRE
- SHIELDED/FULL CUTOFF HIGH-LUMEN TYPE I LUMINAIRE, WELDED TO POST
- SHIELDED/FULL CUTOFF HIGH-LUMEN TYPE II LUMINAIRE, WELDED TO TOP OF CONTAINER
- PROPERTY LINE
- LEASED AREA
- SECURITY FENCE
- BLOCK WALL
- UNDERGROUND COLLECTION
- UNDERGROUND GENTIE
- DRIVE PATH
- GRAVEL BATTERY YARD
- 24' WIDE ASPHALT CONCRETE PAVED FIRE ACCESS
- 24'-0" SLIDING GATE (QTY: 3)

CONCEPTUAL DESIGN

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Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD
H	VAD	ODR	21.10.22
G	VAD	ODR	21.09.22
F	ODR	WAZ	21.08.10
E	ODR	WAZ	21.07.22
D2	ODR	LYZ	21.07.30
D1	ODR	VSYI	21.07.27
D	ODR	WAZ	21.07.14
C	ODR	LYZ	21.05.17
B	CDI	SR	21.04.22
A	ODR	MPV	21.03.09



Consultants

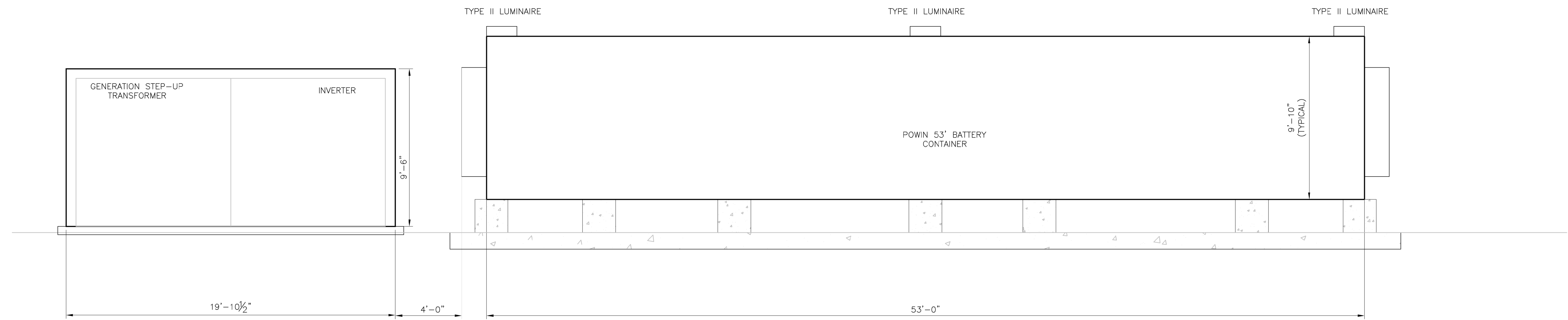
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 HECATE DESERT STORAGE 1 LLC,
 A WHOLLY OWNED SUBSIDIARY OF HECATE GRID LLC
 HECATE DESERT STORAGE 1 LLC
 PROPOSED BESS
 979 S GENE AUTRY TRAIL, PALM SPRINGS, CA 92264

File Name: E200 POWIN 20MW Rev H BMW ODR LYZ 21.05.17
 Dwn. Chkd. Dsgn. YY.MM.DD

Title	
CONCEPTUAL - BESS LAYOUT	
POWIN STACK360P	
Project No. 185804944	Scale AS NOTED
Drawing No. E200B	Sheet 2 of 2
	Revision H



A-A' ELEVATION BATTERY LINE-UP
 - Not To Scale

\\1027\p0550\workgroup\1858\active\1858\office\1858\4944_hecate_desert_storage\form_springs\03_data\cads\elec\elec\2001\powin elevations.dwg
 2/24/2017 10:32:40 AM by: scaprasse, sri

Revision	By	Appd.	YY.MM.DD

B	SUNGROW OPTION, ADD LUMINAIRES	ODR	WAZ	21.08.10
A	CONCEPTUAL DESIGN	ODR	LYZ	21.07.30
Issued		By	Appd.	YY.MM.DD

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 HECATE DESERT STORAGE 1 LLC,
 A WHOLLY OWNED SUBSIDIARY OF HECATE GRID LLC

HECATE DESERT STORAGE 1 LLC
 PROPOSED BESS

979 S GENE AUTRY TRAIL, PALM SPRINGS, CA 92264

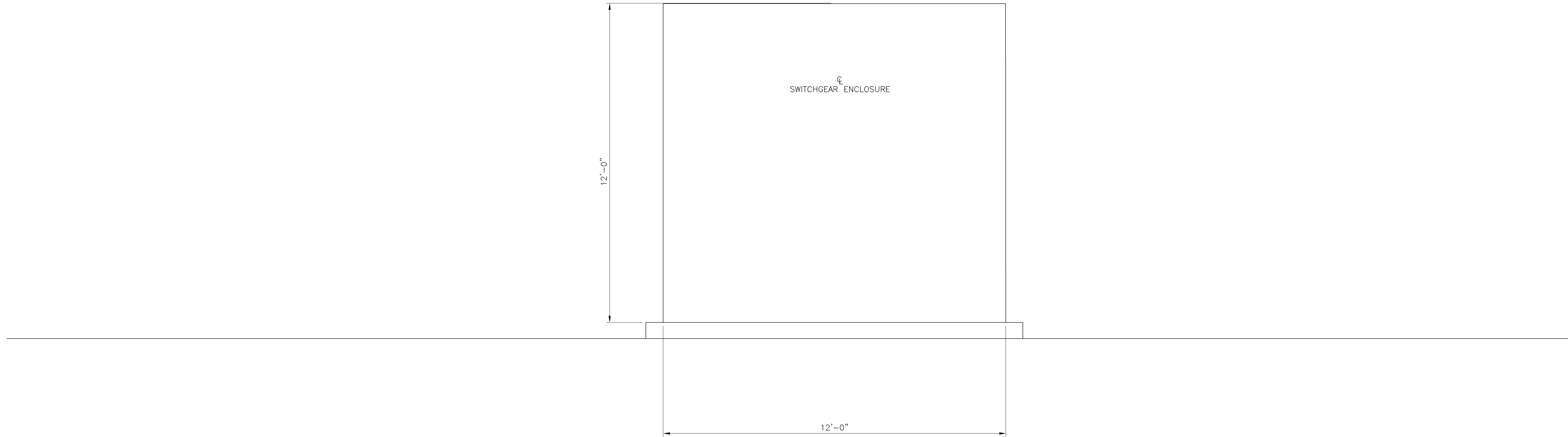
File Name: E201 Powin Elevations BMW ODR LYZ 21.05.17
 Dwn. Chkd. Dsgn. YY.MM.DD

Title
 BATTERY LINEUP ELEVATION A-A

Project No. Scale
 185804944 N.T.S.

Drawing No. Sheet Revision
 E201 1 of 1 B

V:\10377\p0350\1\workgroup\1858\active\185804944\hecate_desert_storage\form_springs\03_data\cadd_files\electrical\E202_SWGR Elevations.dwg
2017/08/18 10:34:44 AM 5/1/2017/08/18 10:34:44 AM 5/1/2017/08/18 10:34:44 AM




A-A ELEVATION — CONTROL ENCLOSURE
— Not To Scale

Revision	By	Appd.	YY.MM.DD

B	MOVED SWITCHGEAR	ODR	WAZ	21.08.10
A	CONCEPTUAL DESIGN	ODR	LYZ	21.07.30
Issued		By	Appd.	YY.MM.DD

Consultants			

Consultants			

 **Stantec**

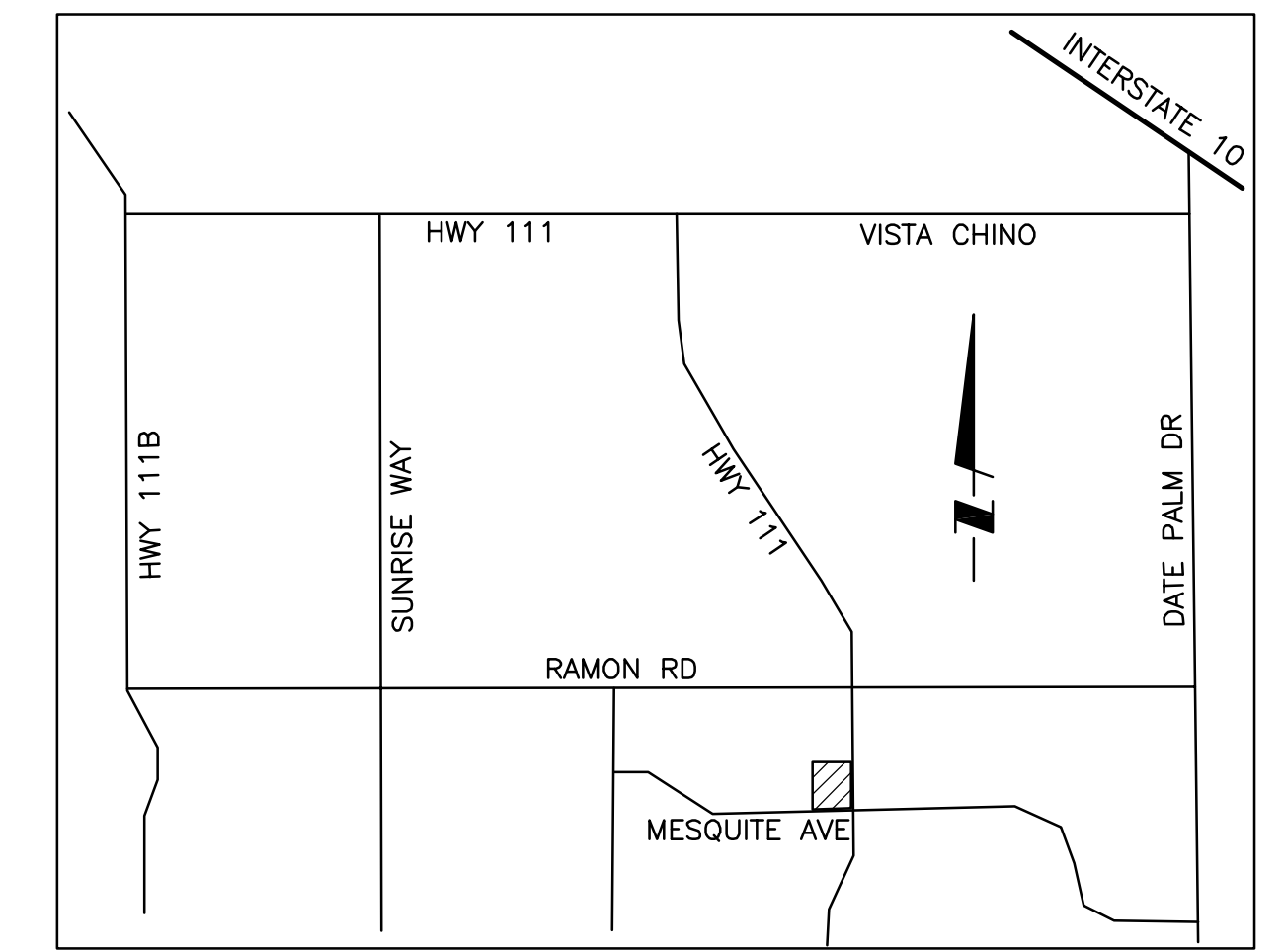
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San Diego, CA 92123, US
www.stantec.com

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A WHOLLY OWNED SUBSIDIARY OF HECATE GRID LLC
HECATE DESERT STORAGE 1 LLC
PROPOSED BESS
979 S GENE AUTRY TRAIL, PALM SPRINGS, CA 92264

File Name: E202 SWGR Elevations	BMW	ODR	LYZ	21.05.17
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Title			
SWITCHGEAR ELEVATION A-A			
Project No. 185804944	Scale N.T.S.		
Drawing No. E202	Sheet 1 of 1	Revision B	



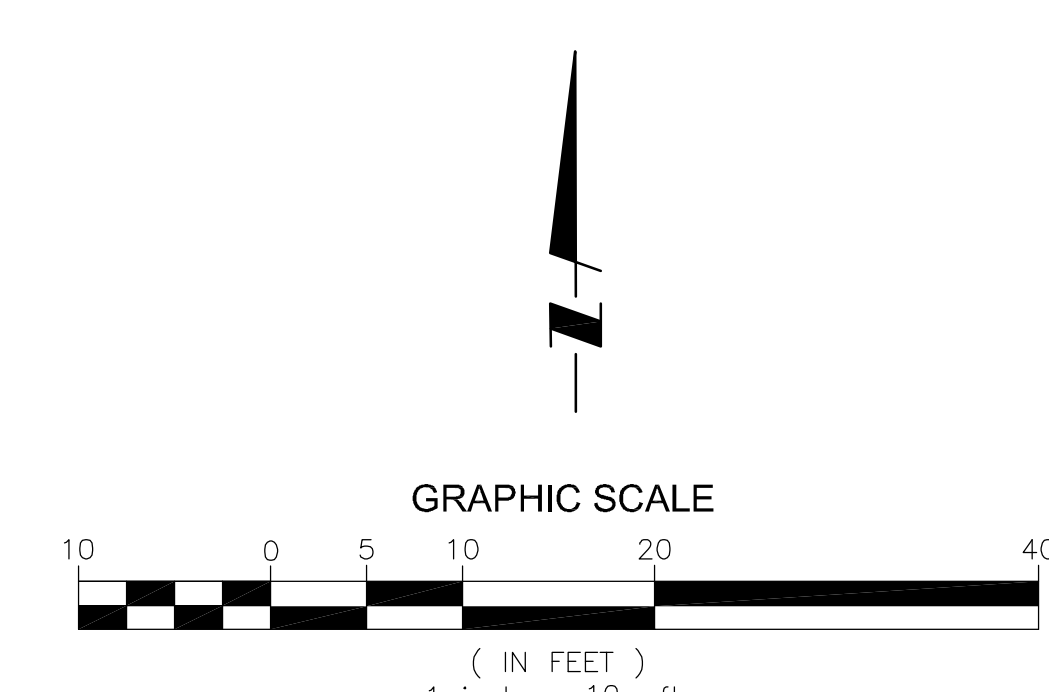
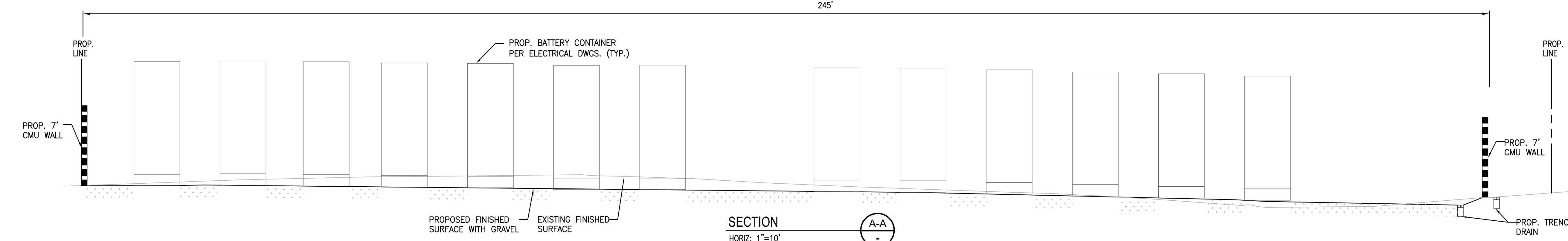
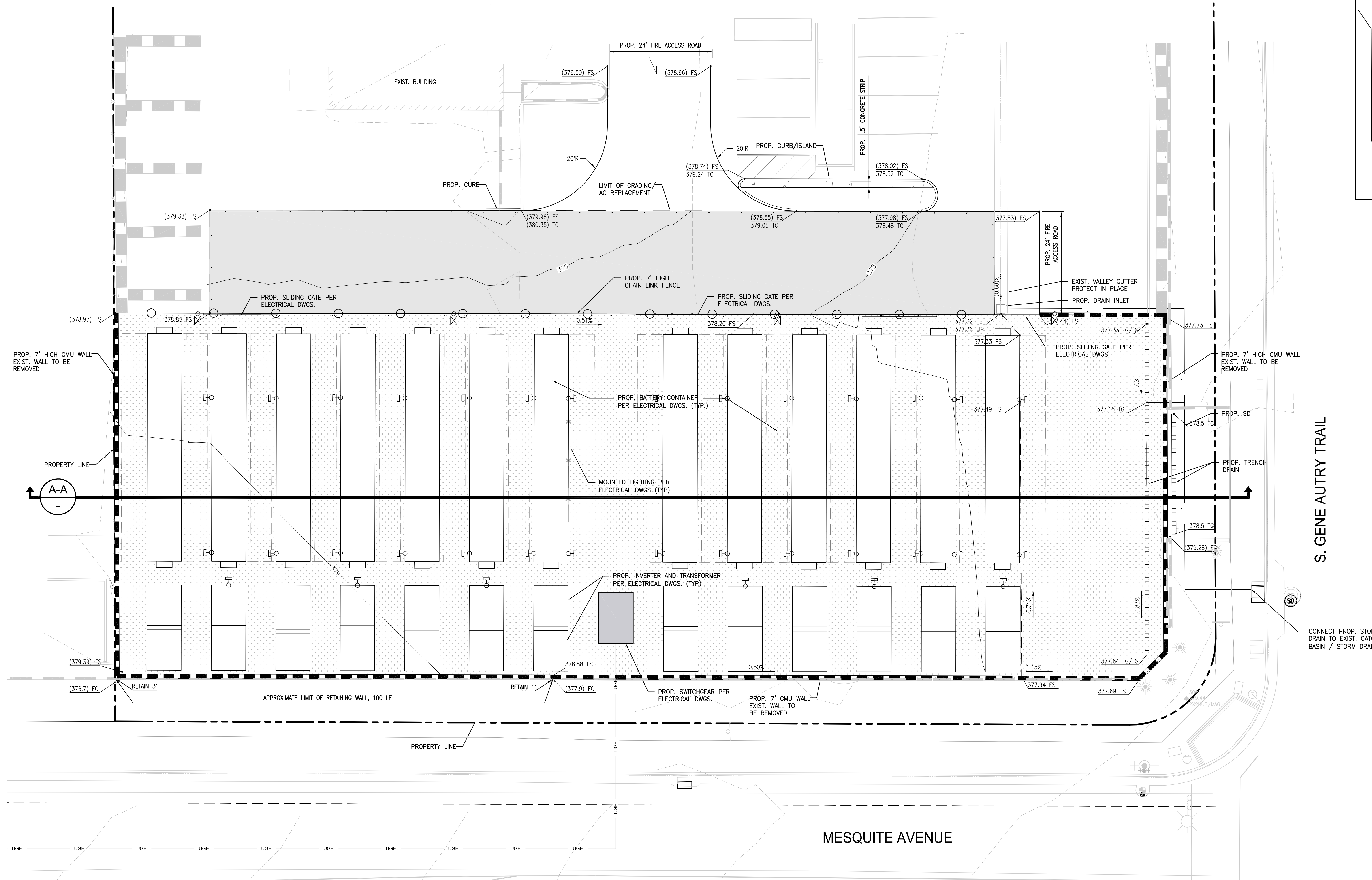
VINCINITY MAP
NOT TO SCALE

LEGEND

	PROPERTY LINE
	LIMIT OF GRADING
	GRADE BREAK
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	PROPOSED 7' HIGH CMU WALL
	PROPOSED 7' HIGH CHAIN LINK FENCE
	ASPHALT CONCRETE
	GRAVEL BASE
	CONCRETE

EARTHWORK QUANTITIES ESTIMATE:

RAW CUT:	327 CY
RAW FILL:	37 CY
TOTAL EXPORT:	290 CY



NO.	DATE	REVISIONS	APPR.	DATE

SECTION A-A
HORIZ: 1"=10'
VERT: 1"=5'

DRAWN BY: VSU/ST	DATE: 10/19/21
DESIGNED BY: YSI/ST	DATE: 10/19/21
CHECKED BY: DW	DATE: 10/19/21

PREPARED BY:

38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.923.6000 stantec.com

DALE A. WATSON R.C.E. 59808 (EXP.12/31/22)

CLIENT:

HECATE DESERT STORAGE 1 LLC.
A WHOLLY OWNED SUBSIDIARY OF
HECATE GRID LLC.

HECATE ENERGY DESERT STORAGE 1 LLC

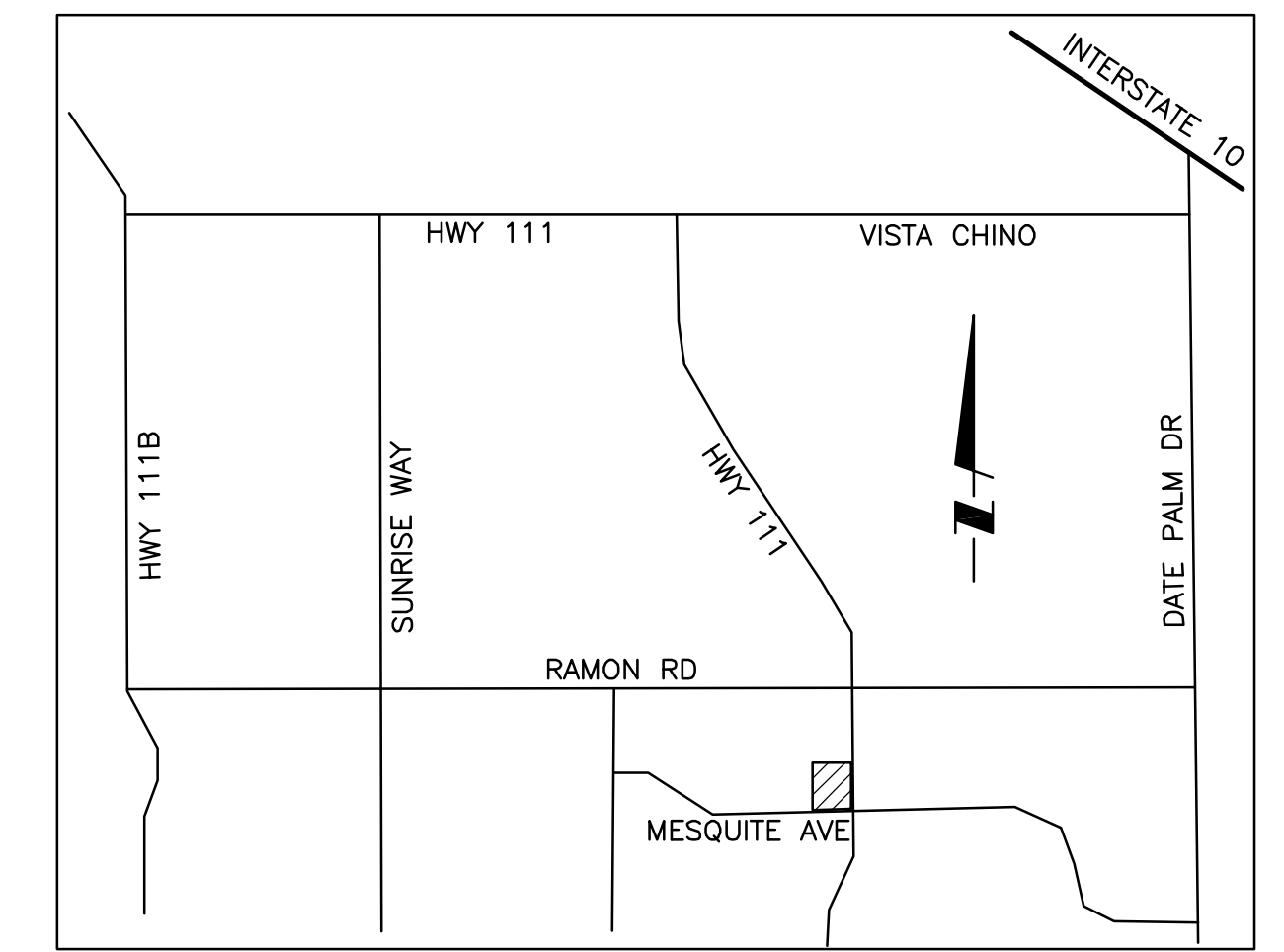
979 S. GENE AUTRY TRAIL, PALM SPRINGS, CA

PRELIMINARY GRADING AND DRAINAGE PLAN

PLAN CHECK NO.	
PERMIT NO.	
SHEET 1 OF 1	

JOB NO. 18580494

DRAWING: A:\2021\cshd\18580494\18580494.dwg (US) 10/24/2021 5:08 PM BY: m. wick



VINCINITY MAP
NOT TO SCALE

LEGEND

AC	ASPHALT CONCRETE
BLDG	BUILDING
BLDG-OH	BUILDING OVERHANG
CONC	CONCRETE
DI	DRAIN INLET
EO	EDGE OF CONCRETE
FH	FIRE HYDRANT
HCR	HANDICAP RAMP
LS	LANDSCAPE
LT	LIGHT
NG	NATURAL GROUND
SDMH	STORM DRAIN MANHOLE
TSPB	TRAFFIC SIGNAL PULL BOX
WV	WATER VALVE
○	TREE
—	WALL
○—○	TRAFFIC SIGNAL

SURVEYOR'S NOTES

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING N15°08'51"W BETWEEN CORNERS CONTROL STATIONS DSSC AND P564 AS PER RECORDS ON FILE WITH NGS.

COORDINATES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE VI, NAD 83 (2010.00 EPOCH ADJUSTMENT), AS PER RECORDS ON FILE WITH NGS.

ALL DISTANCES SHOWN ARE GROUND DISTANCES.
GRID - GROUND COMBINATION FACTOR = 0.999975368

BENCHMARK

NGS BM "F 753 RESET"
ELEV = 422.6 FEET (NAVD 88)

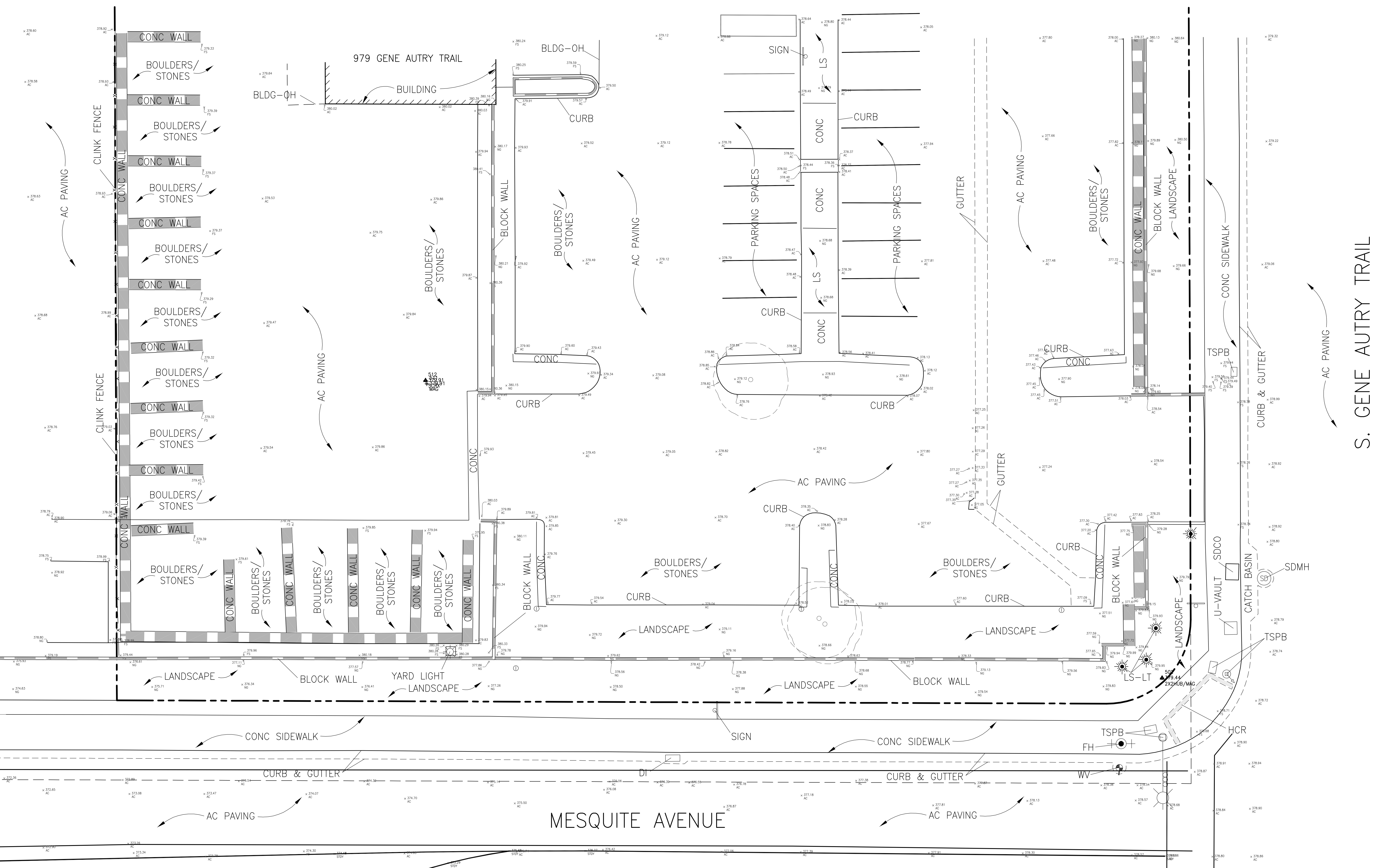
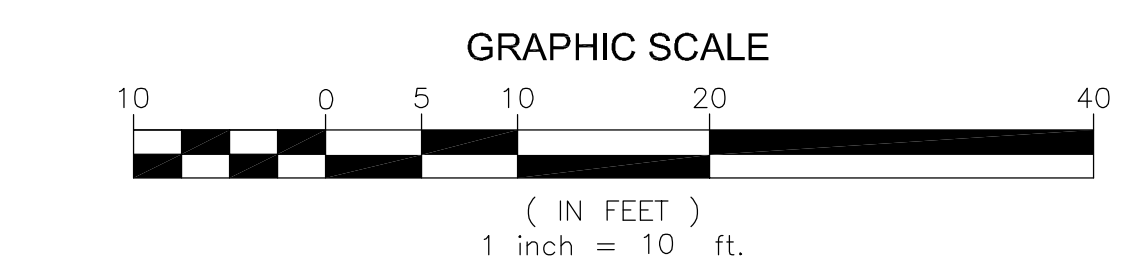
THE STATION IS LOCATED ABOUT 8.2 MI (13.2 KM) NORTHWEST OF RANCHO MIRAGE, 4.1 MI (6.6 KM) NORTHWEST OF CATHEDRAL CITY AND 1.9 MI (3.1 KM) EAST-SOUTHEAST OF PALM SPRINGS AT THE PALM SPRINGS CITY HALL BUILDING. THE STATION IS SITUATED 55 FT (16.8 M) NORTH OF THE DRIVEWAY CURB, 30.5 FT (9.3 M) EAST OF ENTRANCE WAY, 26.0 FT (7.9 M) NORTHEAST OF A CIRCULAR PATIO WITH THREE PALM TREES AND 1.7 FT (0.5 M) SOUTH OF TUBULAR WALL.

TOPOGRAPHY

THIS SURVEY IS BASED UPON A FIELD SURVEY COMPLETED ON DECEMBER 3, 2020 BY STANTEC.

UTILITIES

SURFACE VISIBLE INDICATIONS OF UTILITIES ARE SHOWN HEREON.



NO.	DATE	REVISIONS	APPR.	DATE

PREPARED BY: **Stantec**
38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.923.6000 stantec.com

PROFESSIONAL ENGINEER
DALE A. WATSON
No. 59808
Exp. 12/31/22
CIVIL

DATE: 07/29/21
DESIGNED BY: VSYI
CHECKED BY: DW
DATE: 07/29/21

DEVELOPER:
**HECATE DESERT STORAGE 1 LLC,
A WHOLLY OWNED SUBSIDIARY OF
HECATE GRID LLC.**

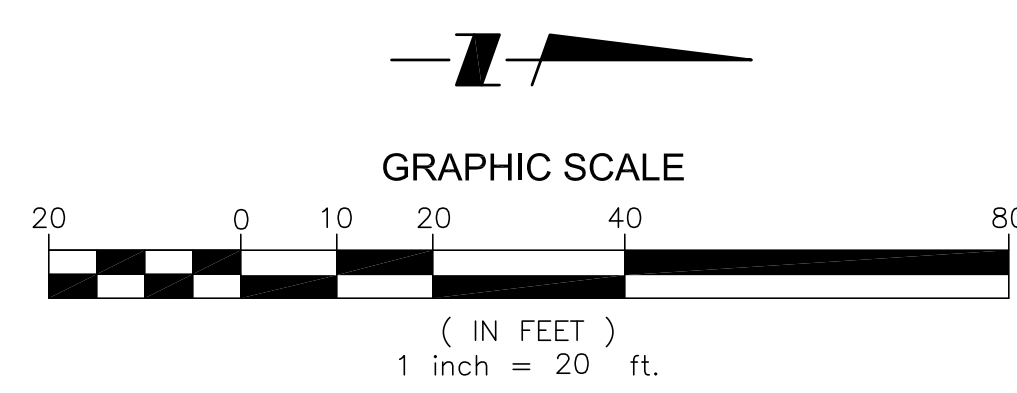
HECATE ENERGY DESERT STORAGE 1 LLC
979 S. GENE AUTRY TRAIL, PALM SPRINGS, CA

TOPOGRAPHIC MAP

PLAN CHECK NO. _____
PERMIT NO. _____
SHEET **1** OF **1**

JOB NO. 185804944

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PARKING SUMMARY	
BUILDING SIZE	15,000 SF
REQUIRED PARKING FOR ZONE	M-1 ZONE WHOLESALE AND WAREHOUSING
	- 1 SPACE PER 800 SF OF GROSS FLOOR AREA 19 SPACES
	- PLUS 1 SPACE FOR EACH COMPANY TRUCK OR MOTOR VEHICLE 10 SPACES
NUMBER OF SPACES REQUIRED	29 SPACES
NUMBER OF SPACES PROVIDED	29 SPACES

- LEGEND**
- DESERT STORAGE BESS SITE
 - PROPOSED FIRE APPARATUS ACCESS ROAD
 - ASSUMED EXISTING FIRE APPARATUS ACCESS ROAD
 - FIRE APPARATUS CIRCULATION PATH
 - FIRE APPARATUS CIRCULATION PATH - REVERSE IN DIRECTION OF ARROW

EASEMENT
EASEMENT DESIGNATIONS ARE REFERENCED FROM ALTA/NSPS LAND TITLE SURVEY DATED 12/15/20

[1] AN EASEMENT FOR COMMUNICATION AND UTILITY PURPOSES AS DESCRIBED IN AN "AGREEMENT AND RESERVATION OF EASEMENTS" RECORDED JUNE 26, 2009 AS INSTRUMENT NO. 2009-0327971, OFFICIAL RECORDS.

PREPARED BY: Stantec 38 TECHNOLOGY DRIVE, SUITE 100 IRVINE, CA 92618 949.923.6000 stantec.com	PREPARED FOR: HECATE DESERT STORAGE 1 LLC, A WHOLLY OWNED SUBSIDIARY OF HECATE GRID LLC.	HECATE ENERGY DESERT STORAGE 1 LLC 979 S. GENE AUTRY TRAIL, PALM SPRINGS, CA	DATE PREPARED: 10/20/2021	JOB NO. 186804944
		FIRE ACCESS, CIRCULATION AND PARKING EXHIBIT	SHEET <u>1</u> OF <u>1</u>	

DRAWING: A:\2021\palm\186804944\186804944.dwg PLOTTED: 10/24/2021 3:52 PM BY: R. M. MCKEY



PARKINSONIA



OLEA



AGAVE



FOUQUIERIA



DASYLIRION



PACHYCEREUS



LANTANA

PLANT LEGEND

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE
	2	EXISTING TO REMOVE		EXISTING		
	3	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15 GAL	20'X20'	LOW
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT X WIDTH	WATER USE
	12	AGAVE PARRYI	PARRY'S AGAVE	5 GAL	3'X3'	LOW
	6	DASYLIRION ACROTICHE	TOOTHLESS SOTOL	5 GAL	6'X5'	LOW
	8	FOUQUIERIA SPLENDENS (AT CORNER)	OCOTILLO	15 GAL	10'X5'	LOW
	6	FOUQUIERIA SPLENDENS (AT S. GENE AUTRY TRAIL)	OCOTILLO	5 GAL	10'X5'	LOW
	13	LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL	1'X6'	LOW
	29	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL	6'X6'	LOW
	3	PACHYCEREUS MARGINATUS	TOTEM POLE CACTUS	15 GAL	12'X1'	LOW

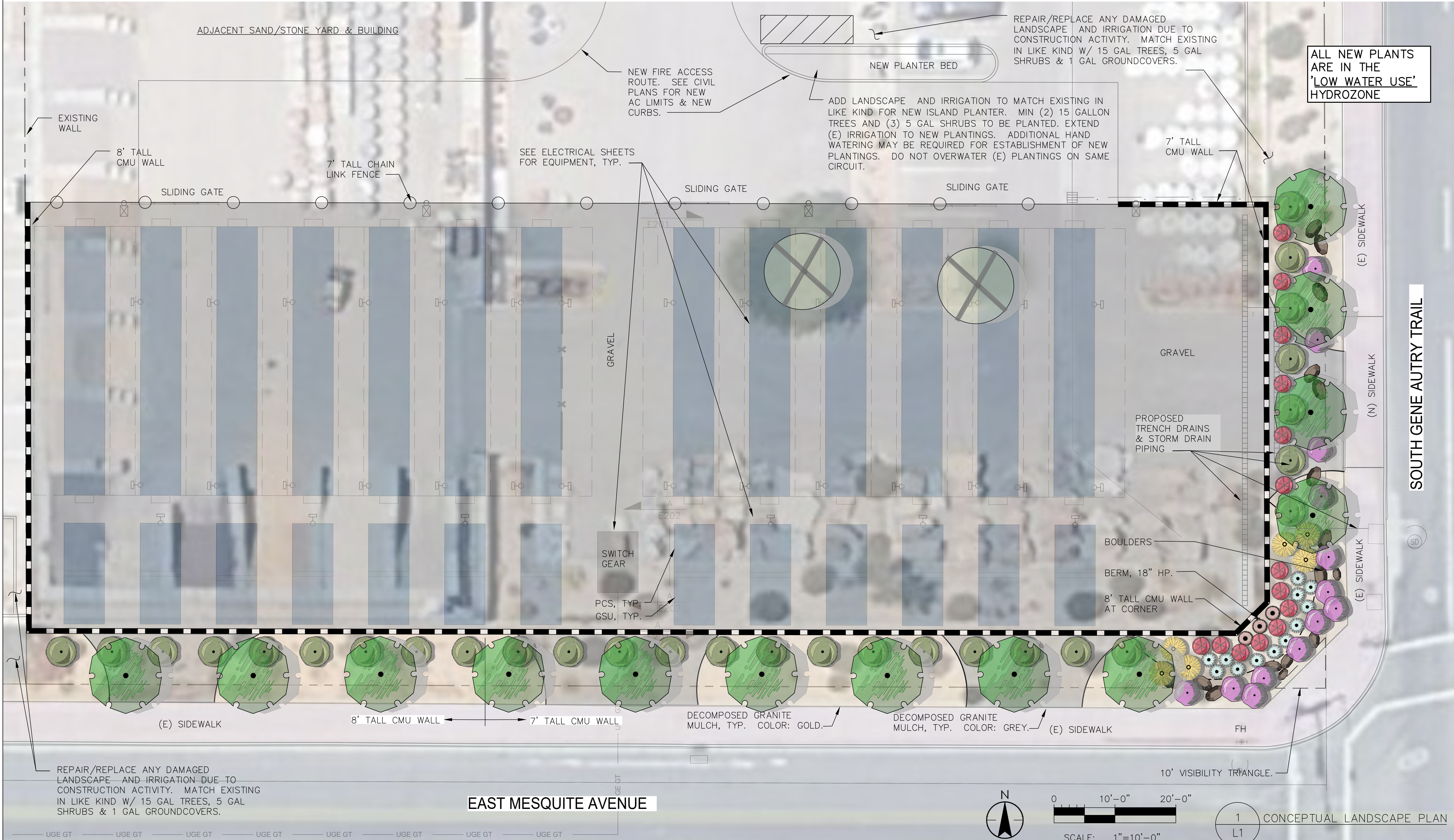
TOTAL LANDSCAPE AREA: 4,895 S.F.
TURF: 0 S.F.

AMENITIES LEGEND

SYMBOL	PLANTING DESCRIPTION	QTY
	BOULDERS	19
	DECOMPOSED GRANITE MULCH. COLORS: GREY, GOLD.	

SITE / POWER LEGEND

	DOOR SWING ZONE	POWIN 53' CONTAINER W/ STACK360P.
	DOOR SWING ZONE	
	SUNGROW SC5000UD-MV-US INVERTER AND GSU SKID	
	SWITCHGEAR	
	24'-0" SLIDING GATE (QTY: 3)	
	PROPERTY LINE	
	LEASED AREA	
	7' TALL CHAIN LINK FENCE	
	7' & 8' TALL CMU WALL	
	UNDERGROUND COLLECTION	
	UNDERGROUND GENTIE	
	LIGHTS. SEE L3 FOR MATERIALS AND CUT SHEETS. SEE PHOTOMETRIC STUDY.	
	GRAVEL	



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 2017/07/24 10:31 AM by: 18504944

Revision	By	Appd.	YY.MM.DD

	GAM	MFR	
3 REVISIONS PER CITY COMMENTS	GAM	MFR	21.10.18
2 CLIENT REVISIONS	GAM	MFR	21.08.09
1 ISSUED FOR CLIENT REVIEW	GAM	MFR	21.07.30
Issued	By	Appd.	YY.MM.DD

	GAM	MFR	

Consultants

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San Diego, CA 92123, US
www.stantec.com

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Client/Project

HECATE DESERT STORAGE 1 LLC
A WHOLLY OWNED SUBSIDIARY OF HECATE GRID LLC

HECATE DESERT STORAGE 1 LLC
PROPOSED BESS

979 S GENE AUTRY TRAIL, PALM SPRINGS, CA 92264

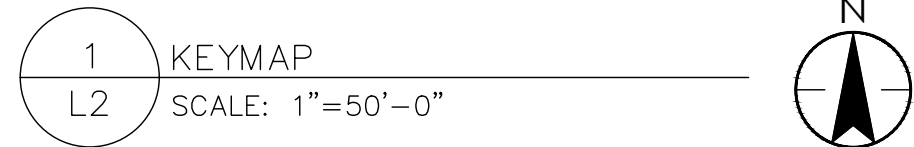
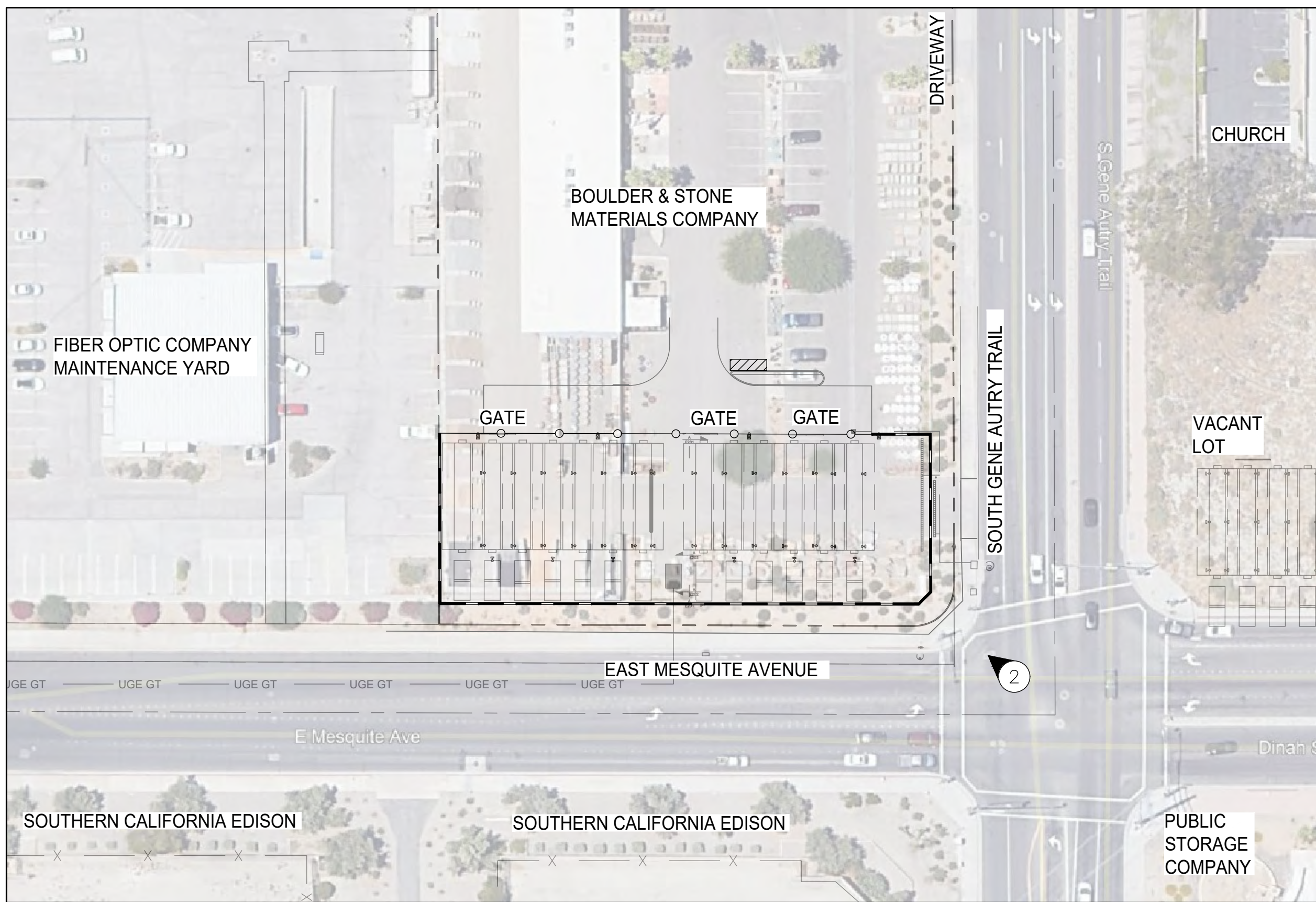
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GAM	-	GAM	21.07.30
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Title

CONCEPTUAL LANDSCAPE PLAN

Project No.	Scale	
18504944	AS NOTED	
Drawing No.	Sheet	Revision
L1	1 of 3	-



2 EXISTING SITE - VIEW FROM CORNER OF E. MESQUITE AND S. GENE AUTRY TRAIL



GENERAL NOTES

- ALL NEWLY PLANTED AREAS SHALL HAVE A 2" LAYER OF ORGANIC COMPOST ROTOTILLED TO A DEPTH OF 4" AND TOPDRESSED WITH 3/4" MINUS CRUSHED ROCK OR DECOMPOSED GRANITE WITH ORGANIC STABILIZER, TO A MIN. DEPTH OF 3". COLOR: TAN, GREY.
- REFER TO ELECTRICAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
- OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING :
 - BETWEEN STREET TREES = 30 FT.
 - DRIVEWAY CUTS AND FIRE HYDRANTS = 7 FT.
 - UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS = 5 FT.
- ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
- A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
- LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
- PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS. ORGANIC COMPOST AND AMENDMENT TO BE USED.
- LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED PER LOCAL CODES AND REQUIREMENTS.
- NO PLANTS SELECTED REQUIRE SHEARING
- OBTAIN ALL MATERIALS LOCALLY (WITHIN 50 MILES) AS POSSIBLE.
- CONTRACTOR TO ARRANGE FOR CERTIFICATION AND AUDIT PER CITY REQUIREMENTS.
- EROSION CONTROL MATTING TO BE USED ON ALL SLOPES 3:1 AND GREATER.

CITY REQUIREMENTS

- PLANTS ARE DROUGHT TOLERANT AND CHOSEN FROM COACHELLA VALLEY WATER DISTRICT'S '2016 LUSH AND EFFICIENT' DOCUMENT.
- NO INVASIVE SPECIES
- DRIP IRRIGATION TO BE USED.

WATER CONSERVATION CONCEPT

A COMBINATION OF SUB-SURFACE LOW FLOW DRIP & BUBBLERS SHALL BE INSTALLED IN ALL PLANTERS.

PLANTS ARE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS.

IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A WEATHER TRACK CONTROLLER CAPABLE OF DUAL PROGRAMMING. FLOW SENSOR LEAK DETECTION AND AUTOMATIC SHUT-OFF TO BE PROVIDED AT POC.

MWEO LANDSCAPE DOCUMENTATION - NEW PLANTS

X PROJECT INFORMATION
 PROJECT APPLICANT: HECATE
 PROJECT ADDRESS: E MESQUITE AVE & S GENE AUTRY DR
 LANDSCAPE AREA: 4,895 S.F. NEW
 PROJECT TYPE: NEW
 WATER SUPPLY TYPE:
 CLIENT CONTACT: GAYLYN MADDOCK, STANTEC, (707)774-8312
 PROJECT CONTACT:

X WATER EFFICIENT LANDSCAPE WORKSHEET

HYDRO-ZONE *	VALVE # & VALVE USE	IRRIGATION METHOD **	AREA S.F.	% OF LANDSCAPE AREA	PLANT FACTOR (WUCOLS)
LW	#0 SHRUBS/GNDCVR	D	4895	100%	0.30
LW	#0 -	B	0	0%	0.30
MW	#0 -	B	0	0%	0.50
TOTAL			4895	100.0%	

* HYDROZONE
 0 - 0.1 VL=VERY LOW WATER USE PLANTS
 0.2 - 0.3 LW=LOW WATER USE PLANTS
 0.4 - 0.6 MW=MODERATE WATER USE PLANTS
 0.7 - 1.0 HW=HIGH WATER USE PLANTS

** IRRIGATION METHOD
 MS = MICROSPRAY
 S=SPRAY
 R=ROTOR
 B=BUBBLER
 D=DRIP
 O=OTHER

WATER BUDGET CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
ETO	71.1
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.45
LANDSCAPE AREA S.F. (INCL. SLA)	4895
ADDIT WATER ALLOW FOR SLA	0.3
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
MAWA=(ETO)(CONV FACTOR)[(ET ADJ FACTOR X LSCAPE S.F.)+(ADDIT WTR ADJ X SLA S.F.)]	97,101.63 Gal/Yr

ESTIMATED TOTAL WATER USE (ETWU)
 ETWU=(ETO)(CONV FACTOR)[(PLANT FACTOR X HYDROZONE AREA) + (SPECIAL LSCAPE ALLOWANCE S.F.)]

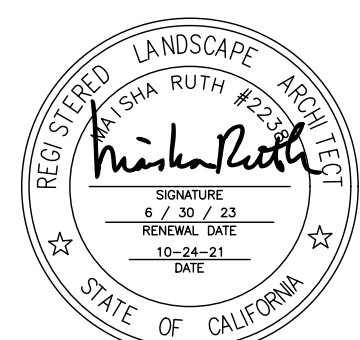
IRRIGATION EFFICIENCY	
VERY LOW WATER USE HYDROZONES	
ETO	71.1
CONVERSION FACTOR	0.62
PLANT FACTOR	0.1
HYDROZONE AREA S.F.	0
IRRIGATION EFFICIENCY	0.81
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	0.00 Gal/Yr
LOW WATER USE HYDROZONES	
ETO	71.1
CONVERSION FACTOR	0.62
PLANT FACTOR	0.3
HYDROZONE AREA S.F.	4895
IRRIGATION EFFICIENCY	0.81
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	79,919.03 Gal/Yr
MODERATE WATER USE HYDROZONES	
ETO	71.1
CONVERSION FACTOR	0.62
PLANT FACTOR	0.5
HYDROZONE AREA S.F.	0
IRRIGATION EFFICIENCY	0.81
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	0.00 Gal/Yr
HIGH WATER USE HYDROZONES	
ETO	71.1
CONVERSION FACTOR	0.62
PLANT FACTOR	0.8
HYDROZONE AREA S.F.	0
IRRIGATION EFFICIENCY	0.75
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	0.00 Gal/Yr
ETWU=	79,919.03 Gal/Yr
ETWU=	82% MAWA

X SOIL MANAGEMENT REQUIREMENTS
 1. POST-GRADING HORTICULTURAL APPRAISEL REQUIRED.
 2. WATER QUALITY REPORT REQUIRED ON RECYCLED WATER
 3. RE-EVALUATION OF PLANT SELECTION REQUIRED WITH RECYCLED WATER TEST RESULTS, CONTACT LANDSCAPE ARCHITECT

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Revision	By	Appd.	YY.MM.DD
3	GAM	MFR	21.10.18
2	GAM	MFR	21.08.09
1	GAM	MFR	21.07.30
Issued	By	Appd.	YY.MM.DD

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File Name: 185804944.L1 Entitlements LFX
 GAM Dwn. - Chkd. GAM Dsgn. 21.07.30 YY.MM.DD

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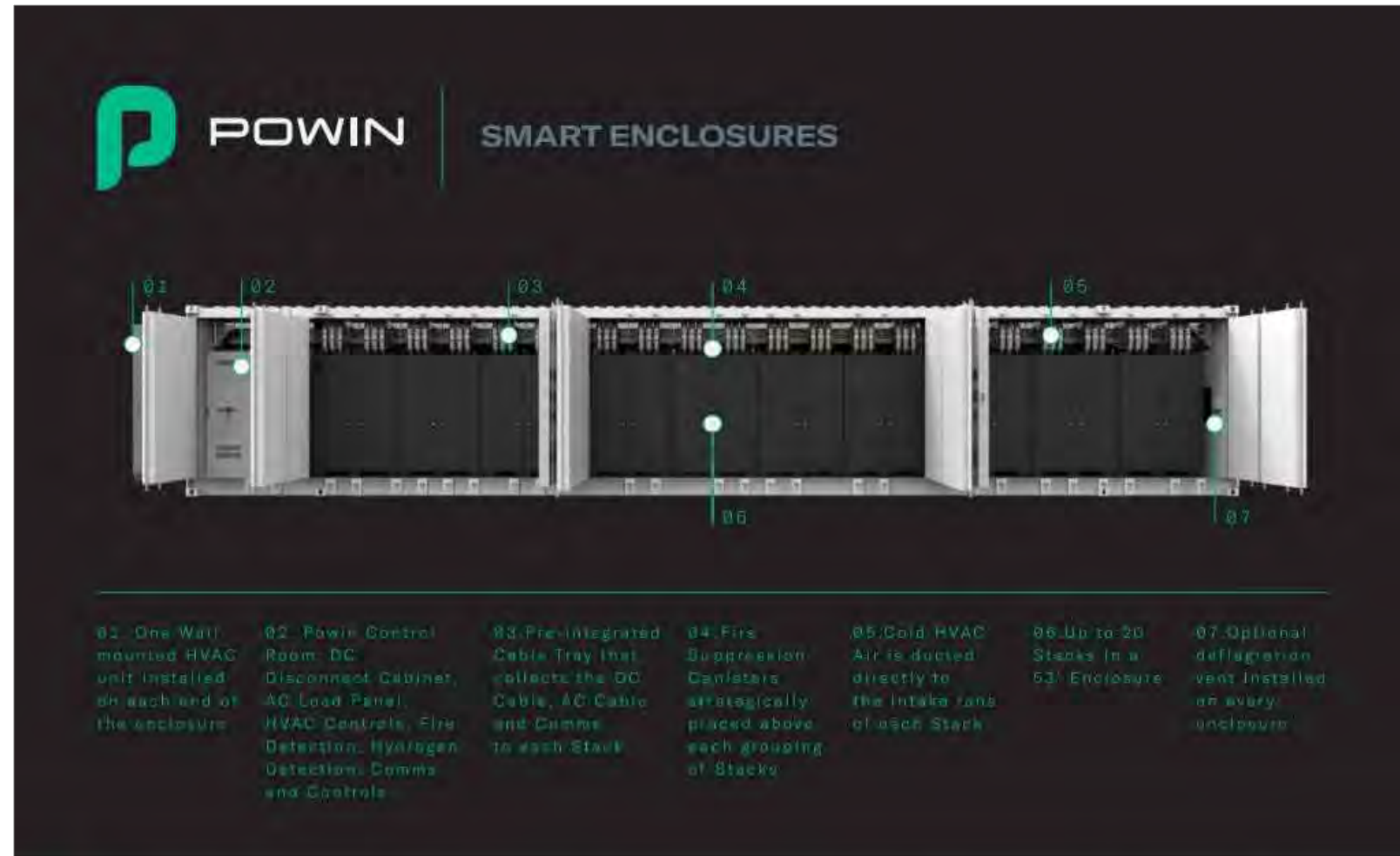
CONCEPTUAL LANDSCAPE PLAN

Project No. 185804944 Scale AS NOTED

Drawing No. L2 Sheet 2 of 3 Revision -

POWIN ENCLOSURE

MATERIAL: METAL COLOR: WHITE



- 01. One Wall mounted HVAC unit installed on each end of the enclosure
- 02. Power Control Room, DC Disconnect Cabinet, AC Load Panel, HVAC Controls, Fire Detection, Hydrogen Detection, Cameras and Controls
- 03. Pre-integrated Cable Tray that detects the DC Cable, AC Cable and Conduits to each Stack
- 04. Fire Suppression Cabinets strategically placed above each grouping of Stacks
- 05. Cold HVAC Air is ducted directly to the intake fans of each Stack
- 06. Up to 20 Stacks in a 53' Enclosure
- 07. Optional deflagration vent installed on every enclosure

Powin's cost effective smart enclosures are a scalable purpose-built battery solution that includes all of the balance of system (BOS) equipment that can be modified to meet local Authority Having Jurisdiction (AHJ) requirements. The thermal management of this enclosure has been meticulously designed through air ducting and HVAC, providing an optimal temperature controlled environment for the battery enabling deployment in many different geographical climate types. Powin Smart Enclosures come in 40' and 53' sizes.

FULLY INTEGRATED

- Up to 20 Stack230s or 14 Stack360s per enclosure in parallel
- Powin's patented StackOS integrated Battery Management and Energy Management Platform
- HVAC & forced air with ducting that directly targets the stacks
- Fire suppression system that also provides detection and monitoring
- AC breaker panel for coms and aux loads
- DC Collection, cable and tray
- IP54 rated
- Insulation options for hot and cold climates
- Isolation, and over current and fault protection
- Minimal on site installation requirements

COMMUNICATION CABINET

- Full state of awareness monitoring for fire suppression/HVAC/inverter and transformer status/E stop/UPS aux
- Switch
- Router
- UPS - Control
- Linux computer
- HMI
- Controls interface can connect to any SCADA system

POWIN CONTACT US: SALES@POWIN.COM | POWIN.COM

7' TALL CMU WALL

MATERIAL: CMU COLOR: GREY



7' TALL CHAIN LINK FENCE

MATERIAL: METAL COLOR: SILVER



TRANSFORMER ON PAD

MATERIAL: METAL COLOR: WHITE REPRESENTATIVE PHOTO



EATON OUTDOOR 12.5KV SWITCHGEAR

MATERIAL: METAL COLOR: WHITE



LUMARK AXCENT LUMINAIRE

MATERIAL: METAL COLOR: WHITE

Project	Catalog #	Type
Prepared by	Notes	Date

Lumark Axcent
Wall Mount Luminaire

Product Features

- Full Cut-off
- Full Refractive Lens
- Energy Efficient
- Long Life

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 5

Quick Facts

- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Dimensional Details

Dimensional Data	AXCENT Small	AXCENT Large
A	8" [203mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/2" [165mm]	7-1/8" [184mm]

COOPER Lighting Solutions

McGRAW-EDISON GLEON GALLEON LUMINAIRE

MATERIAL: METAL COLOR: WHITE

Project	Catalog #	Type
Prepared by	Notes	Date

McGraw-Edison GLEON Galleon
Area / Site Luminaire

Typical Applications
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 5

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details

Headset of Light Fixture	1/2" Width	7" Standard Arm Length	10" Extended Arm Length	10" Quick Mount Arm Length	16-9/16" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	-
9-10	33-3/4"	7"	16"	-	-

COOPER Lighting Solutions

SUNGROW SC5000UD-MV-US INVERTER AND GSU SKID

MATERIAL: METAL COLOR: WHITE



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File Name: 185804944 LI Entitlements LFX

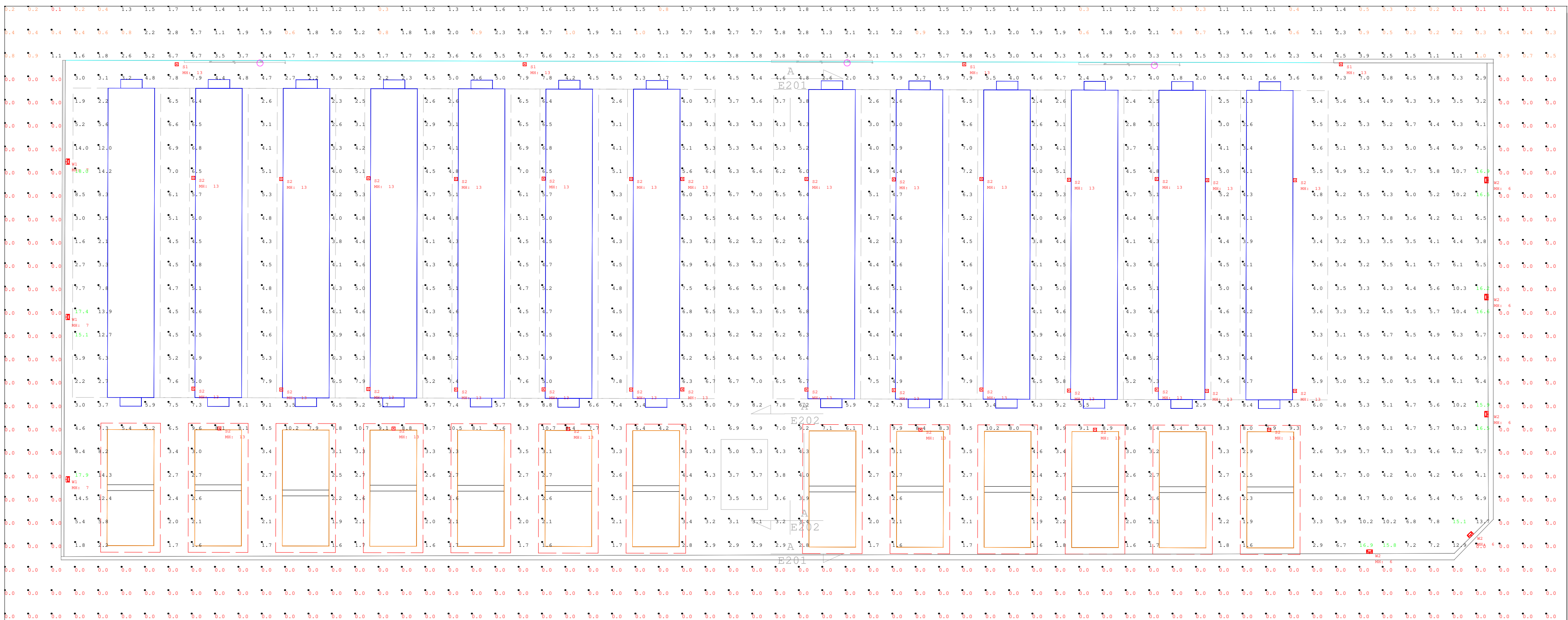
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COLORS AND MATERIALS

Project No. 185804944 Scale NONE

Drawing No. L3 Sheet 3 of 3 Revision -

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Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
15' Beyond Property Line	Illuminance	Fc	0.12	6.8	0.0
Substation	Illuminance	Fc	5.17	18.0	1.6
					Avg/Min
					3.23
					Max/Min
					31.25

Luminaire Schedule							
Symbol	Qty	Tag	Description	LLF	Luminaire Lumens	Luminaire Watts	Fixture Order Code
■	5	W2	Full-cut off wallpack with aluminum housing, 14W, 1806 lumens output. Lumark Accent Series or equivalent. Mount 1 foot below top of wall.	0.900	1806	13.5	AKC51A
■	3	W1	Full-cut off wallpack with aluminum housing, 21W, 2561 lumens output. Lumark Accent Series or equivalent. Mount at 11 feet above grade.	0.900	2561	20.7	AKC52A
■	4	S1	Full cut-off site fixture with 10 inch arm. Modern-Gilson GLEON Gallien series or equivalent with 1 Square, 600mA light engine and Type 2 with spill control distribution. Mount on pole at 13 feet above grade.	0.900	4759	34	GLEON-SA1A-740-U-912
■	34	S2	Full cut-off site fixture with 10 inch arm. Modern-Gilson GLEON Gallien series or equivalent with 1 Square, 600mA light engine and Type 4 forward throw distribution. Mount at 13 feet.	0.900	4845	34	GLEON-SA1A-740-U-74W