www.haleyaldrich.com

**PROJECT DESCRIPTION**

# AES BATTERY ENERGY STORAGE SYSTEM PROJECT
# PDS2019-ZAP-19-001
# 1405 E. MISSION ROAD
# FALLBROOK, SAN DIEGO COUNTY, CALIFORNIA

by Haley & Aldrich, Inc.
San Diego, California

for Fluence Energy

File No. 130081
September 2019

# 1. Project Description

## 1.1 PROJECT BACKGROUND AND OBJECTIVES

California state law (AB 2514) requires San Diego Gas & Electric (SDG&E) to deploy energy storage as part of their system. The Fallbrook Battery Energy Storage System (BESS) proposed by The AES Corporation (AES) would help SDG&E meet their energy storage mandate while also providing local area capacity for electrical system reliability and flexibility. AES and SDG&E have already entered into an agreement for SDG&E to purchase the system from AES once operational. As part of the California Public Utility Commission's (CPUC's) energy and environmental policies for the electricity sector, which mandate that SDG&E must procure and maintain a minimum amount of electric power capacity, the Fallbrook BESS project ("project") would be part of a sustainable solution to:

- Maintain grid reliability;
- Enable increasing amounts of intermittent renewable energy generating sources to be accessed;
- Reduce greenhouse gas (GHG) and criteria air pollutant emissions from the electricity sector;
- Reduce marine impacts from once-through-cooling power plants;
- Upgrade aging infrastructure; and
- Support increased and new electricity demand from non-traditional users such as transportation.

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 this response repeatedly in all hours. Energy 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, reliable resource would be gained to help integrate renewables, reduce dependence on gas-fired generation, eliminate ocean water for cooling, reduce fresh water consumption, and reduce GHG and criteria air pollutant emissions. This project meets SDG&E's capacity requirements and contributes to their energy storage mandate.

## 1.2 PROJECT LOCATION

The project site is located off East Mission Road within the northeastern portion of the unincorporated community of Fallbrook, in northwestern San Diego County (County), approximately 19 miles inland from the Pacific Ocean, 6 miles northeast of Camp Pendleton, 3 miles south of Riverside County, and 3 miles west of Interstate 15 (Figure 1, Project Location Map).

## 1.3 ENVIRONMENTAL SETTING

### 1.3.1 Surrounding Uses

The project site is immediately adjacent to rural residential and agricultural land uses. Within the larger context, more than 400 feet from the project site, the land uses surrounding the project site become more intense. The surrounding land uses are described in more detail in Table 1.

**Table 1. Surrounding Zoning and Land Uses**

| Location | General Plan | Zoning | Adjacent Streets | Description |
|---|---|---|---|---|
| North | Village Residential (VR-2) | Rural Residential (RR) | East Mission Road | Large-lot estate residential |
| East | VR-2 | Rural Residential | Mercedes Road | Pumpkin Farm and Rural Residential |
| South | VR-2 | Rural Residential | Bryce Lane | Tract housing |
| West | Limited Impact Industrial (I-1) | Limited Impact Industrial (M52) | Industrial Way | Industrial and Institutional uses (religious) |

All the surrounding residential lots are designated for Village Residential (VR-2) under the County's General Plan and are zoned Rural Residential (RR). However, existing development patterns include large lot estate residential-type land uses immediately to the north; while the development to the south, southeast, and southwest is tract housing is at a slightly higher density. The industrial complex to the west includes both a Calvary Chapel and the North Coast Church as well as an animal hospital and industrial uses such as welding and sign shops and a fabricator.

### 1.3.2 Project Site

The project site includes three assessor parcels located at 1405 East Mission Road (Table 2). Only one of the parcels (105-410-19) would be developed with the proposed BESS, while the remaining parcels would support off-site components (16-foot wide access driveway, infiltration basins, underground utility easement). The site topography is gently sloping with elevations ranging from approximately 780 feet above mean sea level (amsl) in the northwestern portion of the site to 806 feet amsl in the southeastern portion. Portions of the site are used for residential, and previously for agricultural purposes (primarily citrus crops) since 1994 or earlier, the remnants of which are still visible in places (e.g., irrigation pipe, tree stumps, etc.). However, no active agricultural uses are currently taking place, and an off-site single-family residence located along the existing access driveway is vacant. Site photos are provided in Attachment A and the Conceptual Site Plan is shown in Attachment B.

**Table 2. Project Site Parcels**

| Assessor's Parcel Number (APN) | Area (acres) | Proposed Use | % Development |
|---|---|---|---|
| 105-410-19 | 4.22 | Development of BESS | 98% |
| 105-410-10 | 4.87 | Widening of existing access driveway/ infiltration basins (off-site impact) | 8.2% |
| 105-410-44 | 5.79 | Limited use for 30' underground utility easement (off-site impact) | 8% |
| **TOTAL** | **14.88** | | |

### 1.3.3 Project Site Land Use and Zoning Designations

The project site and the parcels adjacent to the south and southwest are designated for Limited Impact Industrial (I-1) uses in the County's General Plan. This designation provides for both freestanding and campus-style industrial development in Village and Semi-Rural areas with access to key transportation corridors at a maximum floor area ratio (FAR) of 0.60. Typical uses within this designation include light manufacturing, processing, and assembly, all within enclosed buildings, with no exterior indications of such activity or need for outdoor storage. This designation may be located in close proximity to residential and commercial designations in Village and Semi-Rural areas with suitable screening and

buffering. Supporting uses—such as office, business service, and institutional uses—and accessory retail uses are also allowed (General Plan, page 3-15).

The project site is subject to Limited Impact Industrial (M52) zoning regulations which are intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Typically, the M52 Use Regulations would be applied in urban or suburban areas where nuisance characteristics involving noise, odor, traffic generation or unsightliness were undesired and where all uses (with certain exceptions) would be conducted entirely within enclosed buildings (County Zoning Ordinance; page 2-10). The area is within a B-designator area, which means all new construction and design changes to existing structures must be reviewed and approved by the Fallbrook Design Review Board.

Uses allowed under the M52 zoning designation include Minor Impact Utilities defined as public utilities which have a local impact on surrounding properties and are necessary to provide essential services (typical uses are electrical and gas distribution substations) and Major Impact Service and Utilities are defined as public services and utilities which have substantial impact. Major impact uses may be conditionally permitted in any zone when the public interest supersedes the usual limitations placed on land use and transcends the usual zoning restraints (typical uses include wind turbine, schools, airports, hospitals, law enforcement, training facilities, and landfills). The County zoning ordinance states that the noise limit for uses in this zone is 70 A-weighted decibels (dBA), while limits at the property lines would be 50 dBA in the daytime and 45 dBA in the nighttime, based on the RR zones adjacent on the north, east, and south. Building setbacks requirements are 60 feet for Standard Front Yard; 0 feet for Interior Side Yard; 35 feet for Exterior Side Yard; and 15 feet for Rear Yard.

## 1.5 PROJECT CHARACTERISTICS

### 1.5.1 Project Components

The project proposes to construct 40 megawatts (MW) of battery energy storage on parcels designated for M52 Limited Impact Industrial uses in Fallbrook. The Fallbrook BESS would utilize advanced technology batteries and control systems contained within an approximately 660-foot by 278-foot (179,568 sf) fenced area. The proposed BESS would consist of 16, 63-foot long, 12-foot wide, and 13-foot tall (756 sf each) battery storage containers on individual concrete equipment pads. Each container would store approximately 50 battery racks, and each rack would hold 12 battery modules. The battery storage containers would be setback 19 feet from the eastern parcel boundary and would be separated by a minimum of 8 feet from each other. In addition to the batteries, the system would contain 16 inverters/transformers (130 sf each) on individual concrete equipment pads, mechanical equipment such as electrical controls, and heating, ventilation, and air conditioning (HVAC) units.

The project would be equipped with a state-of-art Battery Management System (BMS) which would monitor cell level voltage, state of health, cell temperature, and cell current in and out. If any of the monitored parameters were above or below pre-determined limits, BMS would shut down and electrically isolate the battery rack from the system, preventing any potential for overheating and risk of thermal runaway.

The area of new impervious surface would be 1.17 acres, an increase from an existing impervious area 0.36 acres. Ground disturbing activities and grading quantities and are discussed in Section 1.6, *Phasing and Construction*.

The detailed list of major equipment is as follows:

- Batteries (LG Chem or Samsung SDI modules assembled and connected in racks)
- Power Conversion System (PCS - i.e., Power Electronics inverters) to convert direct current into alternative current and vice versa. Each PCS is 3 Mega Volt Amp (MVA) power capacity, with noise levels < 79 A-weighted decibels (dBA) measured at 1 meter from the back of the unit.
- HVAC systems (4 per container) to keep battery cores at optimal operating temperature
- BMS to prevent overheating and risk of thermal runaway
- Fire suppression systems in each container (clean agent Novec 1230 in a tank connected to nozzles and designed to flood the entire container during fire event) equipped with early smoke detection, alarms and remote monitoring
- Low and medium voltage electrical switching equipment
- Computer and telecommunications equipment
- Medium-voltage transformers
- Medium-voltage switchgear
- Step-up transformer and associated equipment
- Security lighting and fencing
- Signage

Attachment C, Plot Plan, illustrates the proposed BESS facility layout. Table 3 summarizes project component details.

**Table 3. Project Summary**

| Project Component | Quantity | Approx. Dimensions (each) | Total Area |
|---|---|---|---|
| Battery Container | 16 | 63'L x 12'W x 13'H | 12,096 sf |
| Inverter/Transformer | 16 | 21'L x 7'6"W | 2,080 sf |
| Parking Space | 5 | 20'L x 50'W | 1,000 sf |
| Fenced Area | 1 | 660'L x 278'W | 179,568 sf |

The project would provide electrical service for the local electric utility, SDG&E. The project would be delivered to SDG&E through a Build-Own-Transfer (BOT) contract. AES would purchase the land then build and commission the project. Upon successful completion of a series of Acceptance Tests in March 2021, AES would transfer the project assets (e.g., energy storage system, land, interconnection, interconnection agreement) to SDG&E.

### 1.5.2 Off-site Improvements

Completion of the project and integration into the local grid system would require upgrades to the nearby SDG&E 69-kV Avocado substation (approximately 450 feet to the west). An easement is being acquired along the northern boundary of parcel 105-410-44 and approximately 630 linear feet of underground cable/vaults would enable connection of the project to the Avocado substation (refer to Attachment B). Transmission lines would exit the facility on the south and continue to the southern border of parcel 105-410-19 before turning west to run along the northern portion of parcel 105-410-44 and ultimately connecting to the Avocado substation. A 4-inch duct bank (18-inch by 18-inch) would be installed for station service and communications lines. A 6-inch duct bank (36-inch by 36-inch) would be installed for 69 kV transmission and communications lines. Duct banks would be located 36 inches below grade.

### 1.5.3 Utilities and Stormwater

The BESS building would not include restroom facilities; thus, no septic system or sewer connection would be required. No groundwater will be used for any purposes during construction or operation phases of the project. Limited water required during the construction phase would be trucked in as necessary. Connection to the Fallbrook Public Utility District water line along East Mission Road would be established at the project entrance to supply water to the facility.

Stormwater drainage facilities would be constructed in compliance with San Diego 2015 MS4 permit requirements, including proposed infiltration basins located in the northern portion of the fenced BESS facility, as well as along the access driveway parcel. In addition, the project would implement stormwater Best Management Practices (BMPs) during construction, including erosion/sediment control and materials/waste management.

### 1.5.4 Parking

The project would include five parking spaces for part-time staff who would perform routine maintenance activities on a periodic (monthly) basis.

### 1.5.5 Access Roads

The width of the project access road would total 24 feet, including a three-point hammerhead turnaround at the northern end of the facility. The 24-foot wide driveway heads south through the center of the facility and terminates with a 40-foot radius cul-de-sac at the southern end of the facility. Roadway elevation would be 690 feet at East Mission Road, 676 feet midway, and 684 feet entering the project site. The grade of the roadway would range from 15 percent in the northern portion near East Mission Road, to 11 percent in the southern portion near the project site. Roadway surface materials would consist of asphalt concrete (AC)/aggregate base (AB).

### 1.5.6 Landscaping/Open Space

New landscaping would be included as shown in the Conceptual Landscape Design Plan (refer to Attachment D). As shown, landscaping would be designed to screen the proposed project facilities from East Mission Road, as well as from the east and the south. Landscape design would be in compliance with the San Diego County Fire Code and Consolidated Fire Code, including fuel modification zone requirements and minimum distances between trees. AES technicians would travel to the site approximately once per month to provide contracted maintenance services, including landscaping.

The project would be in compliance with all Fallbrook Community Design Guidelines and the Design Review Checklist for industrial developments, including landscaping and color scheme requirements, per consultation with the Fallbrook Community Design Group.

### 1.5.7 Project Operations

The system would begin commercial operations in March 2021 and has a planned useful life of 20 years. SDG&E would be the system owner and operator. The system would be remotely operated by SDG&E personnel. The long-term operational workforce would entail AES-contracted maintenance staff who would maintain the facilities and landscaping 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 SDG&E operator, one contracted field engineer, and two mechanical or electrical

technicians. The project would be primarily operated remotely by SDG&E personnel; thus, no restroom or office facilities are proposed.

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

- Fire protection system – twice a year
- HVAC – twice a year
- Battery core – once a year
- Relay protection – once in two years
- Project performance testing – once a year

The project is designed with multiple automatic and manual power-down/safety mechanisms. Electrical and fire systems are designed to open breakers automatically during fault conditions. Each container fire protection system would have a signal that would trigger container power-down during fire, electrical fault, overheating, etc. The entire project power-down would occur automatically during electrical fault conditions (e.g., high-voltage, high-frequency, ground fault etc.). 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 manual power-down could be done by local personnel or remote operator.

The project is designed to be in operation for 20 years. After completion of 20 years 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.

## 1.6 PHASING AND CONSTRUCTION

The project would be constructed in a single phase. Construction of the project is anticipated to begin in the 4$^{th}$ quarter of 2019 and the duration would be approximately 18 months, concluding March 2021. Construction would occur Monday through Friday, between the hours of 7 AM and 7 PM. Between 17 and 52 workers would be on-site at any given time each week during construction, which would decrease to 14 or less during the last quarter of 2020 until completion of construction.

Construction activities would include foundation/concrete work, building construction, electrical/HVAC/fire protection installation, battery rack installation, battery/inverter/controls installation, and grading/paving. Recycling, reduction, and reuse of materials would be incorporated whenever feasible. Construction equipment to be used would include a scraper, excavators, dump trucks, a drum roller, forklifts, a crane, pump trucks, concrete trucks, manlifts, and a boom truck. Low-emission construction vehicles and equipment (at least Tier 3 or better) fitted with diesel particulate filters (DPF) would be utilized. Temporary construction staging/laydown/storage areas would be contained within the project site boundaries on parcel 105-410-19.

The total area of disturbed soil to be graded would be approximately 4.56 acres. Proposed grading activities would require 1,460 cubic yards of cut and 70 cubic yards of fill, including an estimated 1,390 cubic yards of export. Limited water required during the construction phase would be trucked in as necessary.

## 1.7 PROJECT DESIGN FEATURES AND BMPS

The proposed battery storage facility has been designed to avoid sensitive resources. The facility has been sited as far east as possible within the project parcel to avoid coast live oak woodland habitat and

the 50-foot protection zone to the maximum extent feasible. In addition, the existing driveway would be widened and reutilized to minimize any additional impacts associated with necessary access requirements. Riparian and buffer areas associated with the jurisdictional drainage in the northern portion of the project site would be avoided.

The proposed development would conform to the natural topography of the site to the maximum extent practicable. Battery storage containers and inverters/transformers would be placed on individual concrete equipment pads to allow for incorporation of the elevation change of the natural topography. The majority of the proposed facility would consist of permeable gravel infill. New stormwater drainage facilities would include a proposed infiltration basin located at the northern end of the facility, as well as along the access driveway to capture and improve runoff and protect downstream resources, as well as enhance natural hydrologic flow and drainage. Stormwater best management practices would be implemented, consistent with the County's LID Handbook.

## 1.8 CONSISTENCY WITH CALIFORNIA GLOBAL WARMING SOLUTIONS ACT (AB 32)

Assembly Bill 32 (AB 32) required the California Air Resources Board (CARB) to determine what the statewide GHG emissions level was in 1990, and approve a statewide GHG emissions limit equivalent to that level, to be achieved by 2020. The County's Climate Action Plan (CAP) outlines actions that the County undertakes to meet its GHG emissions reduction targets. Implementation of the CAP requires that new development projects incorporate more sustainable design standards and implement applicable reduction measures, consistent with the CAP. To determine the consistency of proposed projects with the CAP during development review, the County has prepared a CAP Consistency Review Checklist.

The County's CAP Consistency Review Checklist was prepared for the proposed project, and the project was found consistent with the checklist. In addition, a project-level GHG analysis has been prepared and submitted for review by the County, along with the project's Air Quality Assessment. Development of the proposed project would result in a clean, reliable resource that would help integrate renewables, reduce dependence on gas-fired generation, and reduce GHG and criteria air pollutant emissions.

## 1.9 PERMITS AND APPROVALS

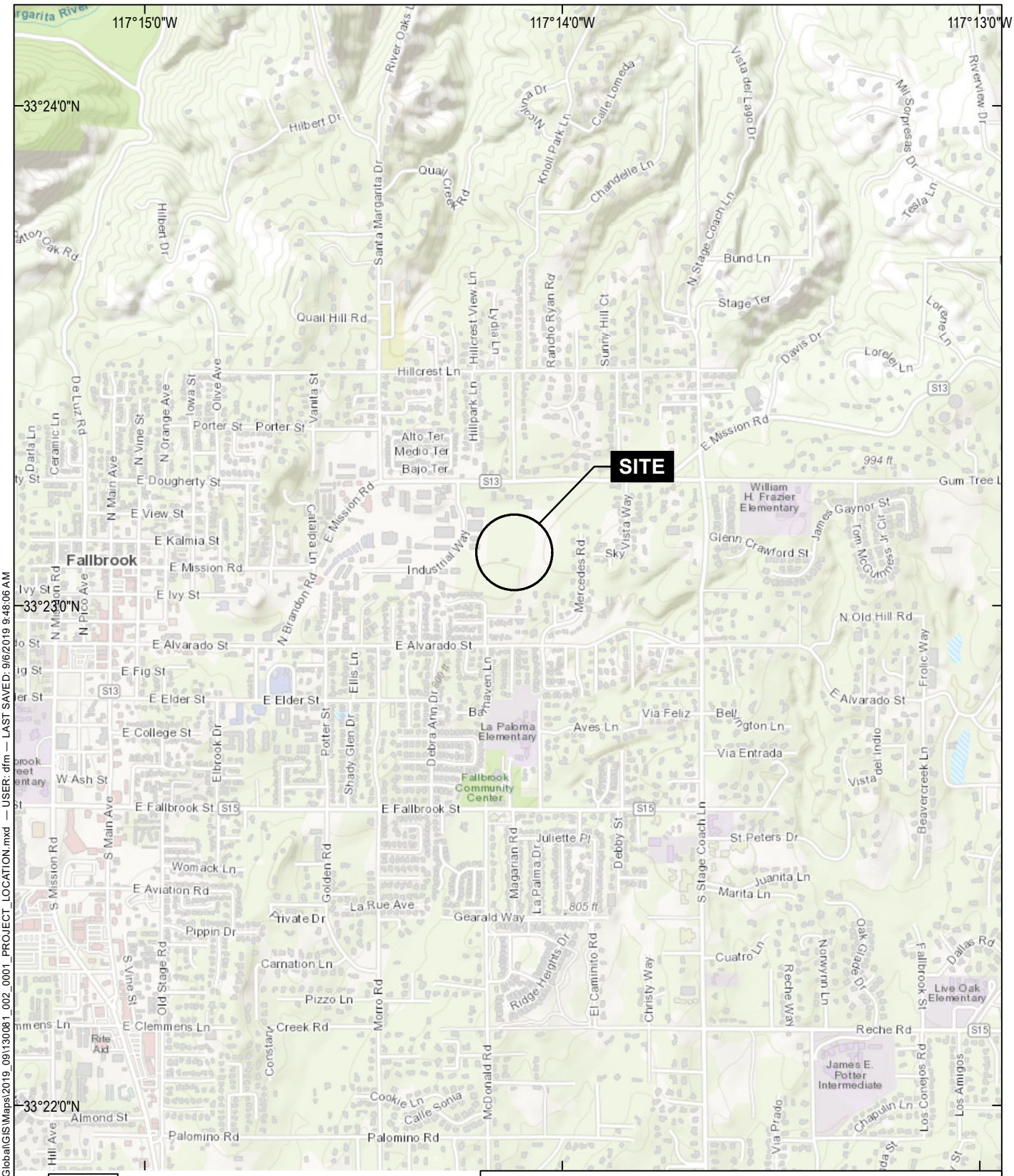
The proposed project would require permits and approvals from the County and other agencies prior to construction. These permits and approvals are described below and may change as the project entitlement process proceeds.

County of San Diego

- Minor Use Permit (ZAP)
- California Environmental Quality Act (CEQA)
- Grading Permit
- Building Permit

San Diego Regional Water Quality Control Board

- National Pollutant Discharge Elimination System (NPDES) Construction General Permit



MAP SOURCE: ESRI
SITE COORDINATES:
33°23'4.00"N, 117°14'7.62"W

HALEY ALDRICH

PROJECT DESCRIPTION
1405 E. MISSION ROAD
FALLBROOK, CALIFORNIA

PROJECT LOCATION

APPROXIMATE SCALE: 1 IN = 2000 FT
SEPTEMBER 2019

FIGURE 1

GIS FILE PATH: G:\130081 AES Fallbrook\Global\GIS\Maps\2019_09\130081_002_0001_PROJECT_LOCATION.mxd — USER: dfm — LAST SAVED: 9/6/2019 9:48:06 AM

# ATTACHMENT A
# AES BATTERY ENERGY STORAGE SYSTEM PROJECT
# SITE PHOTOGRAPHS

From North Looking South

From East Looking West

From East Looking West

From East Looking West Standing on Mercedes Avenue

From East Looking West Standing on Mercedes Avenue

From East Looking West on Mercedes Avenue

From East Looking West on Mercedes Avenue

From East Looking Southwest on Mercedes Avenue

From East Looking Northwest

From East Looking Northeast

From West Looking South

From West Looking East

From Southwest Corner Looking East

From South Looking North

From South Looking North

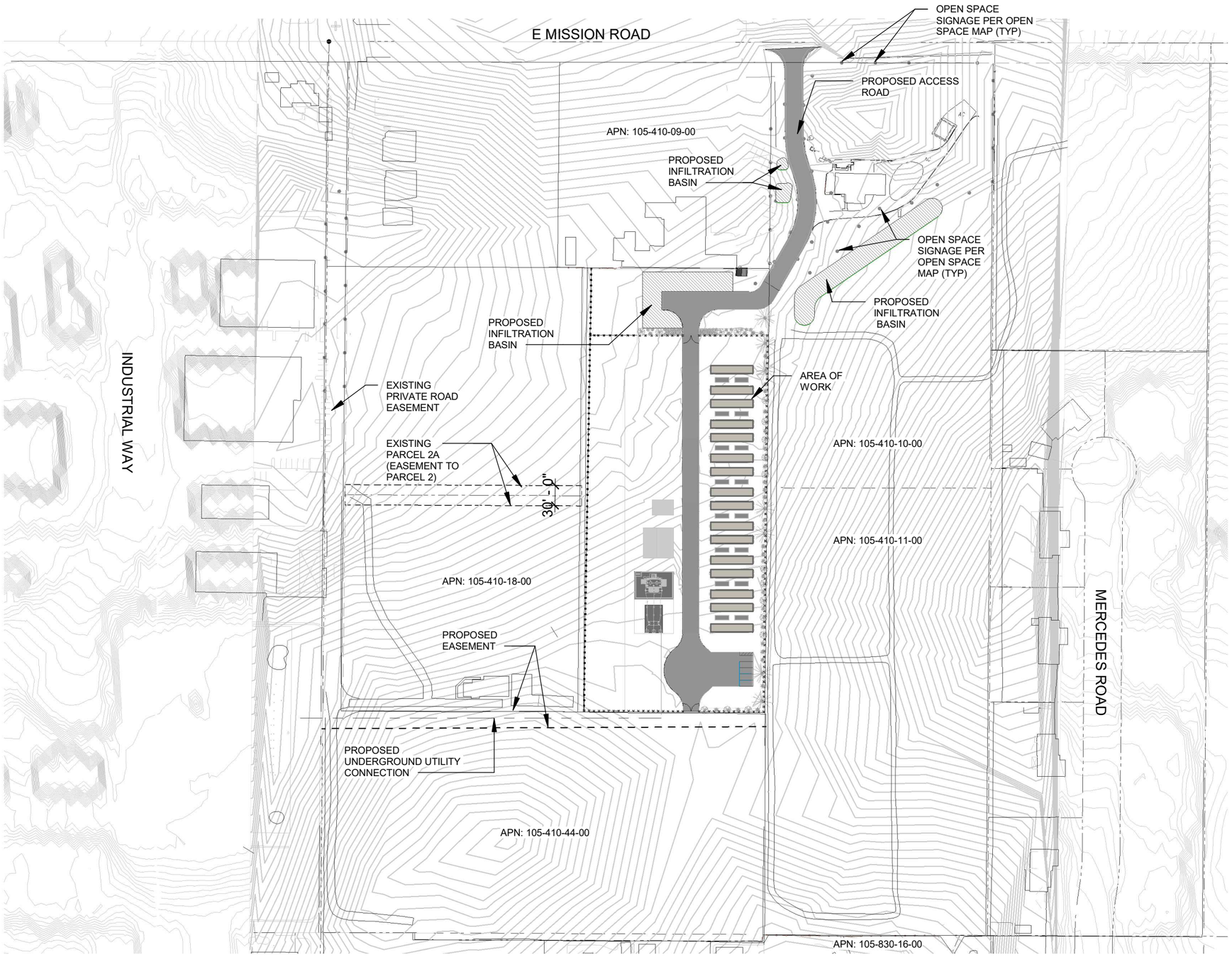
From South Looking North

From South Looking North

From South Looking North

From South Looking North

Panorama From North




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

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

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

APN: 105-410-19-00

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

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

**FALLBROOK, CA**
COUNTY OF SAN DIEGO

**VICINITY MAP**
NOT TO SCALE

0' 40' 80' 160'

NORTH

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

Project Number: 19090.0000

ATTACHMENT B

SITE PLAN

As indicated

08/28/2019

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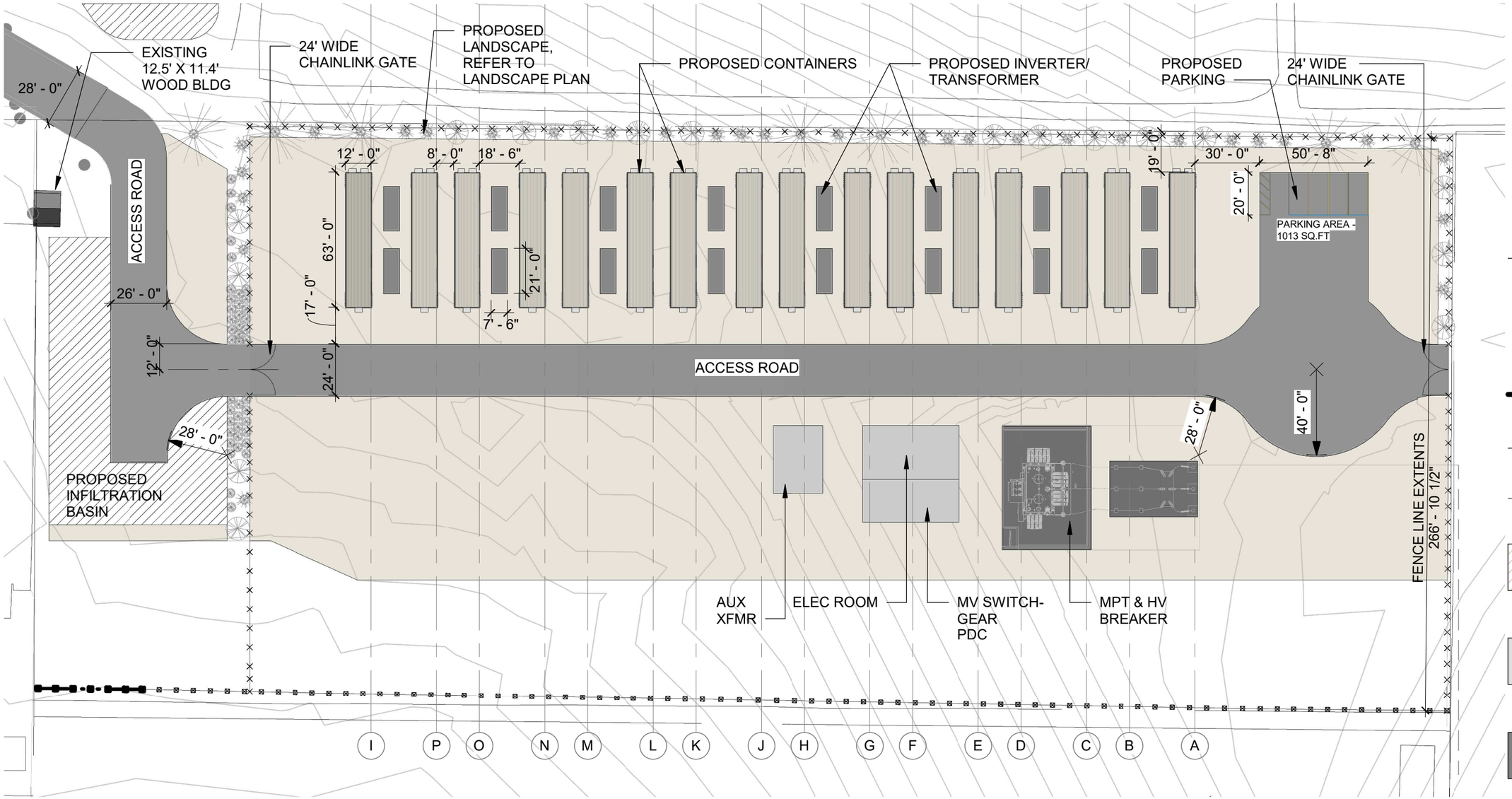


NOTES:

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

PROPOSED 8'-0" HIGH CHAINLINK FENCE. FENCE POSTS WITH 45 DEG ANGLE ON TOP AND BARBED WIRE ATTACHED BETWEEN POSTS

EXISTING PROPERTY LINE

EXISTING FENCE TO BE REPLACED

EXISTING FENCE TO REMAIN

PROPOSED INFILTRATION BASIN, REFER TO CIVIL & LANDCAPE DRAWINGS

PROPOSED GRAVEL INFILL, REFER TO CIVIL DRAWINGS

PROPOSED ASPHALT ACCESS ROAD, REFER TO CIVIL DRAWINGS

0' 25' 50' 100'

NORTH

Project Number: 19090.0000

# ATTACHMENT C

## PLOT PLAN

As indicated

08/28/2019

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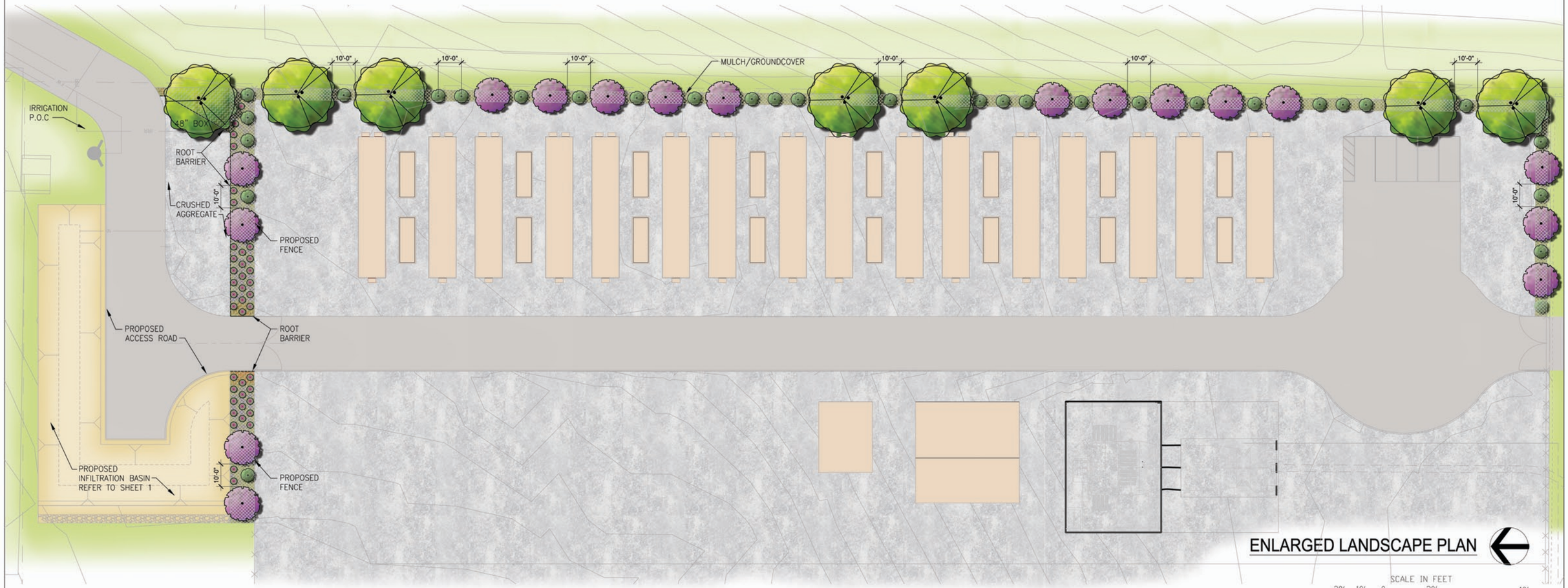


## TREE LEGEND

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

## SHRUB/ GROUND COVER LEGEND

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

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

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

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

## NOTES:

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

ATTACHMENT D

SHEET 2 OF 3

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

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

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