



RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand
Planning Director*

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: July 26, 2023

TO:

Geology
Paleontology
Biology
Cultural
WQMP Transportation
Transportation

Grading – Transportation
Environmental Health
Fire Marshal (Riv.)
Flood Control
Riverside Transit Agency
Riv. Co. Waste Resources Management Dept.

Board of Supervisors – Supervisor
Planning Commissioner – Commission Gruytch
City Sphere of Influence – City of Lake Elsinore

PRE-APPLICATION REVIEW No. 230053 – Applicant: Ethan Frazier – Engineer: Austin Quig-Hartman – Second Supervisorial District – Elsinore Area Plan – Alberhill Zoning Area – Community Development – Light Industrial (CD-LI), Open Space – Rural (OS-RUR); Location: Northeast corner of Concordia Ranch Road and Black Powder Road – 45.16 Acres – Zoning: Manufacturing – Service Commercial (M-SC); Natural Assets (N-A) – **REQUEST:** Pre-Application Review No. 230053 is a proposal to construct a 200-megawatt (MW) Battery Energy Storage System (BESS) consisting of a 138,680 square foot containerized BESS and electrical infrastructure including but not limited to transformers, distribution and transmission lines, and a project substation on APNs 394-010-016 and 394-040-001. Related Cases: None Project Planner: Alexander Opulencia at 951-955-0972 or via email at aopulencia@rivco.org **BBID: 738-176-694**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC meeting on August 17, 2023**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY

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Any questions regarding this project, should be directed to [Choose a building block.](#)

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

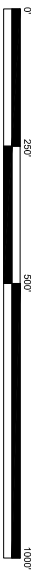
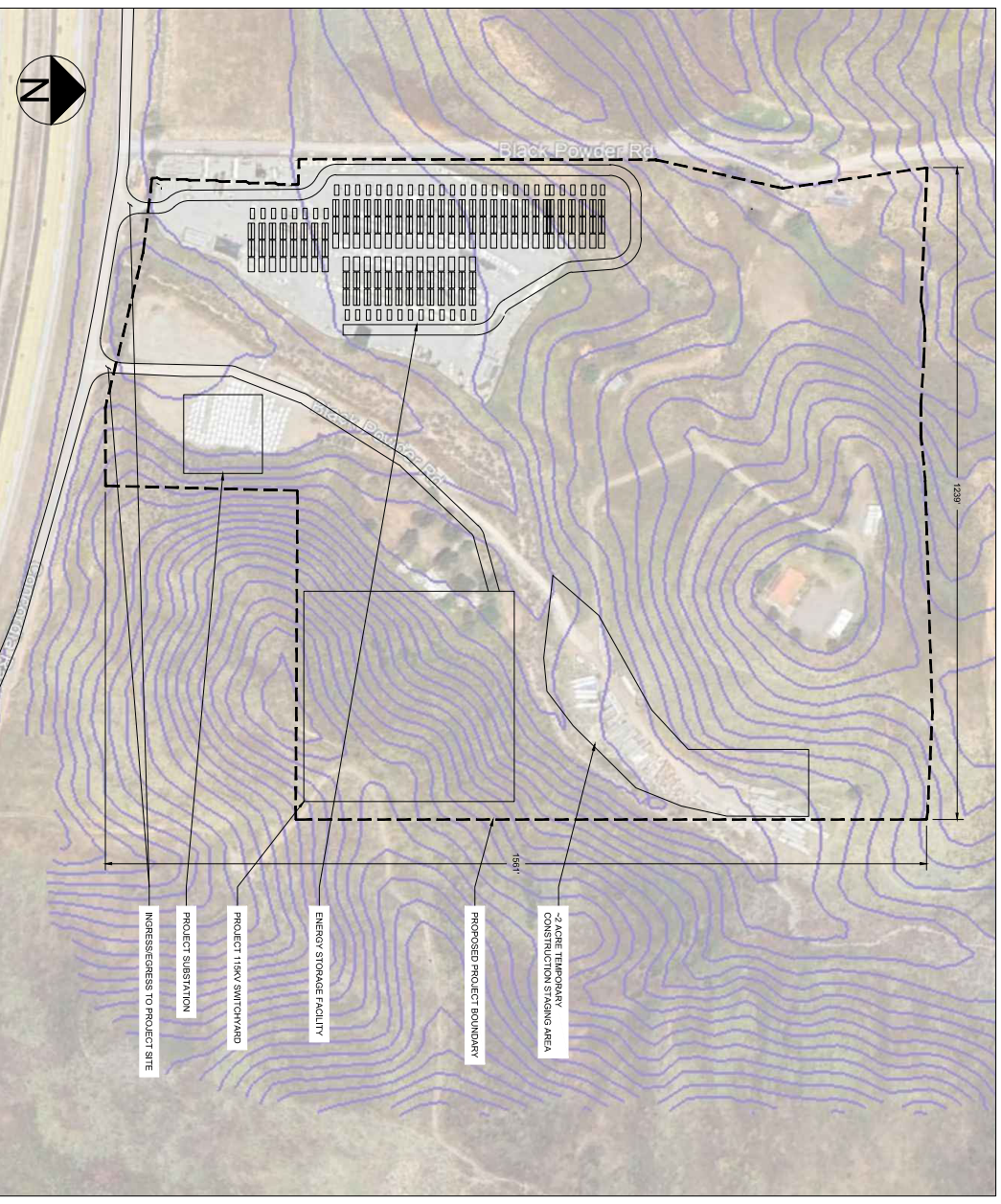
TELEPHONE: _____

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PAR230053 Project Info

- Square Footage:
 - Total Project area (space inside the dotted line on the site plan): 38 acres or 1,655,280 square feet
 - Active construction area including roads, switchyard, project substation: 15 acres or 653,400 square feet
 - Temporary laydown area during construction: 2 acres or 87,120 square feet
 - Battery Energy Storage System (containers and inverters): 3 acres or 130,680 square feet
- Operational Statement: Once operational, the Project will not require day-to-day staffing. Periodic inspection and maintenance will occur at standard intervals, but outside of maintenance and emergency situations, no staff will be necessary for Project operation. The Project area will be fenced to prevent entry from the public. The fence will be outfitted with gates to allow for emergency vehicles to access all areas of the Project site.

- LEGEND**
- 1. PROPOSED PROJECT BOUNDARY
 - 2. PROPOSED PROJECT CONSTRUCTION STAGING AREA
 - 3. PROPOSED PROJECT ENERGY STORAGE FACILITY
 - 4. PROPOSED PROJECT 115KV SWITCHYARD
 - 5. PROPOSED PROJECT SUBSTATION
 - 6. PROPOSED PROJECT INGRESS/EGRESS TO PROJECT SITE
 - 7. PROPOSED PROJECT 115KV TRANSMISSION LINE
 - 8. PROPOSED PROJECT 33KV TRANSMISSION LINE
 - 9. PROPOSED PROJECT 15KV TRANSMISSION LINE
 - 10. PROPOSED PROJECT 4KV TRANSMISSION LINE
 - 11. PROPOSED PROJECT 2KV TRANSMISSION LINE
 - 12. PROPOSED PROJECT 1KV TRANSMISSION LINE
 - 13. PROPOSED PROJECT 500V TRANSMISSION LINE
 - 14. PROPOSED PROJECT 250V TRANSMISSION LINE
 - 15. PROPOSED PROJECT 125V TRANSMISSION LINE
 - 16. PROPOSED PROJECT 62.5V TRANSMISSION LINE
 - 17. PROPOSED PROJECT 31.25V TRANSMISSION LINE
 - 18. PROPOSED PROJECT 15.625V TRANSMISSION LINE
 - 19. PROPOSED PROJECT 7.8125V TRANSMISSION LINE
 - 20. PROPOSED PROJECT 3.90625V TRANSMISSION LINE
 - 21. PROPOSED PROJECT 1.953125V TRANSMISSION LINE
 - 22. PROPOSED PROJECT 0.9765625V TRANSMISSION LINE
 - 23. PROPOSED PROJECT 0.48828125V TRANSMISSION LINE
 - 24. PROPOSED PROJECT 0.244140625V TRANSMISSION LINE
 - 25. PROPOSED PROJECT 0.1220703125V TRANSMISSION LINE
 - 26. PROPOSED PROJECT 0.06103515625V TRANSMISSION LINE
 - 27. PROPOSED PROJECT 0.030517578125V TRANSMISSION LINE
 - 28. PROPOSED PROJECT 0.0152587890625V TRANSMISSION LINE
 - 29. PROPOSED PROJECT 0.00762939453125V TRANSMISSION LINE
 - 30. PROPOSED PROJECT 0.003814697265625V TRANSMISSION LINE
 - 31. PROPOSED PROJECT 0.0019073486328125V TRANSMISSION LINE
 - 32. PROPOSED PROJECT 0.00095367431640625V TRANSMISSION LINE
 - 33. PROPOSED PROJECT 0.000476837158203125V TRANSMISSION LINE
 - 34. PROPOSED PROJECT 0.0002384185791015625V TRANSMISSION LINE
 - 35. PROPOSED PROJECT 0.00011920928955078125V TRANSMISSION LINE
 - 36. PROPOSED PROJECT 0.000059604644775390625V TRANSMISSION LINE
 - 37. PROPOSED PROJECT 0.0000298023223876953125V TRANSMISSION LINE
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 - 42. PROPOSED PROJECT 0.000000931322574615478515625V TRANSMISSION LINE
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 - 49. PROPOSED PROJECT 0.000000007275957614183427783203125V TRANSMISSION LINE
 - 50. PROPOSED PROJECT 0.0000000036379788070917138916015625V TRANSMISSION LINE



PROJECT SUMMARY

TOTAL PROJECT AREA (ACRES)	15
TECHNOLOGY	ENERGY STORAGE
AC CAPACITY AT PDI (MWd)	200
BESS CAPACITY AT PDI (MWd)	800
POINT OF INTERCONNECTION	ASBERHILL SUBSTATION
INTERCONNECTION VOLTAGE (KV)	115
GEN-TIE DISTANCE (MILES)	0.50

CASE: PH18230033
 EXHIBIT: S16 Plan
 DATE: 8/17/2023
 PLANNER: Alex Ojalinda



VICINITY MAP

PROJECT LOCATION

PROJECT APPLICATION NOTES:
 DATE PREPARED: 06-29-23
 APPLICATION PREPARED BY: MISSION CLEAN ENERGY, LLC
 PROJECT LOCATION: 3210 21ST STREET, SAN FRANCISCO, CA 94110
 ETHAN FRASZLER
 ethan@missioncleanenergy.com

APN: 34410781, 34424001
 PROJECT PROPOSED ZONING: M-5C
 PROJECT EXISTING LAND USE: LIGHT INDUSTRIAL
 AREA EXISTING ZONING: M-5C
 WASTE DISPOSAL SYSTEM: N/A (NO WASTE GENERATED)
 PROPOSED PROJECT CONSTRUCTION TYPE: 1. I
 FEMA FLOODPLAIN: N/A
 COMPLETIBLE: INDUSTRY: N/A
 PROJECT NOT WITHIN SPECIFIC PLAN

DATE	DESIGNED BY	DRAWN BY	PROJECT NUMBER	DRAWING NAME
8/17/2023	AK	AK		

SITE PLAN

SCALE: NTS

DRAWING NO: SP100

REVISION: 1

LOLO ENERGY CENTER
 LAKE ELSINORE, CA

MISSION CLEAN ENERGY

3210 21ST STREET SAN FRANCISCO, CA 94110
 PHONE: 415.275.0753
 www.missioncleanenergy.com

PRELIMINARY
 NOT FOR CONSTRUCTION

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