



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

THIS IS A NEW PROJECT REFERRAL / SUMMARY \*

DATE: 12/9/2019
TO: 4th District Legislative Assistant, Ag Commissioner, APCD, Building Division, CAL FIRE / County Fire, Environmental Health, Public Works, County Sheriff, PG&E, Reg Water Quality Control Board (RWQCB), South County Advisory Council, AB52 Contacts.
FROM: Young Choi (805-788-2086 or ychoi@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2019-00258 CABALLERO CA STORAGE / ORIGIS ENERGY

PROJECT DESCRIPTION\*: Proposed Conditional Use Permit for construction of container units for storage of 100mw lithium-ion battery banks connected to the PG&E Mesa substation.

APN(s): 090-281-011

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART I: IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II: ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
NO (Please go on to PART III.)

PART III: INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE INDICATE (VIA E-MAIL OR PHONE).

Handwritten note: THE BATTERY STORAGE FACILITY IS PROPOSED ADJACENT TO THE SUBSTATION IT WILL BE SERVING IN A MANNER THAT MINIMIZES IMPACTS TO ON & OFF-SITE
Date: 2/3/20 Name: MYODAL AUCHINCLOSS Phone: 5914 AGRICULTURAL RESOURCES

\*All information and/or material provided in the following Referral Package is valid for 90 days after this correspondence. After that time please contact the Project Manager for the most updated information.

**From:** Michael Stoker  
**Sent:** Thursday, January 02, 2020 9:21 AM  
**To:** Young L. Choi  
**Cc:** Don C. Moore; Cheryl Journey  
**Subject:** Re: DRC2019-00258 Caballero CA Storage LLC, Project Summary / Referral\*, conditional Use Permit, Nipomo

Young,

Please find buildings recommendations for DRC2019-00258 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed is for the construction of container units for storage of 100mw lithium-ion battery banks connected to the PG&E Mesa substation. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

1. A California licensed Architect or Engineer is required to submit the plans for this project per BPC 5536.1.
2. A pre application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
3. Specify the applicable codes on the cover sheet of the plans. The current adopted codes are the 2019 California Building Standards Codes and Title 19 of the County of SLO construction ordinance.
4. Specify the occupancy classification and Type of Construction on the cover sheet of the plans to verify compliance with the current version of CBC.
5. Provide an accurate "Scope of Work" statement on the cover sheet of the plans.
6. Provide floor plans, elevations, sections, etc. to accurately show the work being completed and layout of the proposed use.
7. Provide an allowable area analysis on the plans to verify compliance with CBC Chapter 5, including Table 503 and sections 504, 506, and 508. Also, provide information stating is the building is using the separated, non-separated, or accessory occupancy method or combination of each per CBC Chapter 5.
8. Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7. The specific details for the wall construction on the plans will need to reference an approved UL listing or gypsum manual listing.

9. The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, parapet, etc) shall be shown, calculated and detailed on the plans to comply with CBC, including Chapter 7.
10. The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
11. Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
12. The accessibility elements throughout will need to be shown, detailed, and / or noted on the plans to verify compliance with CBC Chapter 11B. (i.e. accessible parking, path of travel, restroom design, accessible amenities, rooms, doors, electrical outlets, etc.).
13. Provide plans which clearly show the structural design to verify compliance with the 2019 California Building Code and referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
14. Cargo contains are just abuilding material and will need to be structurally design with a permanent foundation.
15. Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the current versions of the California Electrical, Plumbing, and Mechanical Codes.
16. Provide a plumbing fixture analysis on the plans to verify the number of fixtures provided are sufficient for the proposed use and complies with CPC Chapter 4 and Table A and Table 422.
17. Provide an equipment schedule on the plans and any referenced standards or spec sheets that are applicable.
18. Provide details for anchorage for all equipment. For equipment weighing more than 400 lbs, provide calculations for seismic anchorage in accordance with ASCE 7-16, Chapter 13 or current version.
19. If there are any hazardous materials, provide HIMS sheet to specify the types and quantities. Also, show proper storage location on the plans.
20. Energy Calculations will need to be provided to verify compliance with current California Energy Code.
21. Compliance with the current California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be show on the plans.
22. The building(s) will need to be provided with fire sprinklers and an alarm system under a separate permit. At the time of the permit application provide plans and calculations showing the design of the system.

Thanks

**Michael Stoker, CASp**  
**Building Division Supervisor**  
**County of San Luis Obispo**

**Planning and Building Department**

(p) 805-781-1543

(f) 805-781-1242

[mstoker@co.slo.ca.us](mailto:mstoker@co.slo.ca.us)



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING**

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**From:** Mail for PL\_Referrals Group <[plreferrals@co.slo.ca.us](mailto:plreferrals@co.slo.ca.us)>

**Sent:** Monday, December 9, 2019 11:29 AM

**To:** Young L. Choi <[ychoi@co.slo.ca.us](mailto:ychoi@co.slo.ca.us)>

**Cc:** Stephanie Fuhs <[sfuhs@co.slo.ca.us](mailto:sfuhs@co.slo.ca.us)>

**Subject:** DRC2019-00258 Caballero CA Storage LLC, Project Summary / Referral\*, conditional Use Permit, Nipomo

*\*\* For general referral questions, hyperlink or technical issues, or to update your agency/department's contact and e-mail information, please send an e-mail to Hilary Brown ([hbrown@co.slo.ca.us](mailto:hbrown@co.slo.ca.us)) or call 805-788-2009*

**County of San Luis Obispo  
Department of Planning & Building**

An application was recently filed with the Planning Department. Because this application may be of interest or concern to your department, agency, or community group we are notifying you of the availability of a referral (project summary) for the proposed project application, and are requesting your review. Please click the direct hyperlink below titled "Project Summary / Referral":

**DRC2019-00258 Caballero CA Storage LLC, [Project Summary / Referral\\*](#), conditional Use Permit, Nipomo  
APN(s): 090-281-011**

VIEW [ADDITIONAL PROJECT INFO for this application](#) or search for other plans and permits on our [CSS Portal \(Citizen Self Service\)](#) -- users can search by plan #, permit #, address, or APN.

Please comment on all issues associated with this project within 14 days of receiving this e-mail (Community Advisory Groups: please respond within 60 days)

**Direct comments on this application to the project manager(s):**

**Young Choi (805-788-2086 or [ychoi@co.slo.ca.us](mailto:ychoi@co.slo.ca.us))**

Referral Response:

As part of your response to this referral, please consider the following questions:

- Are there significant concerns, problems or impacts in your area of review?
- If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.
- If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.
- What does the community like or dislike about the project or proposal?
- Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?
- Does the community believe the road(s) that provide access to the site is(are) already overcrowded?
- Does the community wish to have a trail in this location?
- If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?
- Please feel free to include information or questions other than those listed above. You may also choose to respond that you have no comments regarding the proposal.

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SEE FIRE SAFETY PLAN

1-3-2020 DELL WELLS 593-3427
Date Name Phone

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Scott M. Jalbert, Unit Chief

## FIRE SAFETY PLAN

January 03, 2019

San Luis Obispo County  
Department of Planning & Building  
County Government Center  
San Luis Obispo, CA 93408

Subject: DRC2018-00258 CABALLERO CA STORAGE/ ORIGIS ENERGY

Young Choi,

CAL FIRE/San Luis Obispo County Fire Department has reviewed the New Project Referral information, and site plan provided for the proposed Conditional Use Permit to allow for the development of container units for storage of 100mw lithium battery banks connected to the PG&E Mesa substation. This project will be located at 696 Joshua Street, Nipomo, CA 93444.

**Special Concerns:**

The cumulative effects of commercial development and special event type programs within areas such as this continue to place challenges upon CAL FIRE/County Fire's ability to provide effective and efficient emergency services within rural areas.

Lithium-ion battery banks set up as proposed, will be non-reactive with water application during a fire event. Project will provide documentation that a water based fire protection system can be used.

The nearest CAL FIRE/County Fire station (#20-Mesa) is located at 450 Pioneer Street, Nipomo, CA. This station has an approximate 4.3-mile vehicular travel distance and a 9-minute response time. At a minimum, 2 full-time firefighters are on duty at this station throughout the entire year regardless of weather conditions.

The following are requirements that must be satisfied prior to final inspection once project has been issued county permits.

- A Registered Fire Protection Engineer (F.P.E.) is required to design and/or approve of the commercial fire sprinkler system(s), water storage system, underground piping, fire hydrants and fire pump for the proposed project(s). Any existing system will need review.
- **The structure associated with the current proposal will require the installation of a properly designed and installed commercial fire sprinkler system. An NFPA 13 system will be required. Automatic Fire sprinklers System requirements basis on San Luis Obispo County Building and Construction Ordances Title 19 table 903.1 and California Fire Code Chapter 9 Fire Protection & Life Safety Systems.**
- **WATER STORAGE** - "Poly" and or plastic style water storage tanks shall not be allowed. Multiple or "daisy chained" tanks are not allowed to be utilized to provide water held in storage dedicated to fire suppression purposes. A single water storage tank or properly designed, engineered and installed water storage pond shall be allowed. The Registered Fire Protection Engineer must determine the amount of water required to be held in storage dedicated to fire suppression purposes. System will meet NFPA 1142 standards. F.P.E will verify existing tanks meet storage needs. C.F.C Section 507
- **FIRE PUMP/HYDRANTS** – Pressurized fire hydrants will be required. Fire Hydrant placement and proper sizing/type of all underground piping shall be addressed within the written technical analysis provided by the Registered Fire Protection Engineer. All fire hydrants shall provide (1) 4-inch and (2) 2.5 inch male connections with National Standard threads. C.F.C. Section 507 and County Ordances
- **ACCESS**- Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement standards, specifications and drawings.
  - All roads shall:
    - Be able to support Fire Apparatus
    - Provide a vertical clearance of 13'6"
    - Provide a 10-foot fuel modification zone on both sides (Combustible Vegetation)

The access road must be a minimum of 24 feet in width for two-way traffic and shall be constructed to SLO County Public Works Standards. Two (2) 10- foot driving lanes and Two (2) – Two (2) foot shoulders.



Parking is only allowed where an additional 8 feet of width is added to each side of the road to accommodate parking. "No Parking - Fire Lane" signs will be required in areas determined by County Fire.

Fire access shall be provided to within 150 feet of the furthest outside structure / building perimeter.

Turn arounds will be provided for access exceeding 150 feet. All structures will require an access.

Turn radius will meet County Fire Standard # FP-10

All above requirements will meet C.F.C Sections

- **ALARMS/DETECTION** – The required fire sprinkler system shall be monitored in accordance with all relative standards set forth within NFPA 72 and 13. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electronically monitored for integrity and to ensure valves are locked in the open position. Monitoring shall be provided by a central station listed by Underwriters Laboratories for receiving fire alarms. C.F.C chapter 9.
- **OCCUPANCY CLASSIFICATION** – An occupancy classification will be set based on California Building Code. The San Luis Obispo County Building Department will set occupancy.
- **EMERGENCY ACCESS** – A Knox Corporation key switch shall be installed on all electric gates and rapid entry. Knox box(es) shall be attached to commercial structure(s) agreed upon by County Fire. C.F.C Section 503.6 and 506

- **ADDRESSING** – Address numbers shall meet current commercial standards of 8 inch high with ½ inch stroke. Addressing will be visible from both directions of travel on main access road. Building identification may be required. Proper signage shall be required onsite to properly identify access and egress routes. County Ordinance required

A building identification and directory will be required to assist with location of building within the property.

- **Fire Safety and Evacuation** - Applicant shall provide a written Fire Safety Plan whose contents shall be in accordance with sections of the California Fire Code Chapter 4, Emergency Planning and Preparedness.
- **Hazardous Materials** – Hazardous Materials Management Plan (HMMP) must be provided and meet California Fire Code Chapter 50 applicable sections. / Title 19 Division 2 Chapter 4 / Health and Safety Code Chapter 6.95.

- **California Fire Code**- Project will meet applicable fire code requirements that will included exiting, fire extinguishers, housekeeping, storage and electrical. Code requirements will be further addressed in the permitting process.

The proposed project(s) will require a Fire Safety Plan review for issued permits. Rough and final inspection prior to occupancy will also be required. Please contact this office at (805) 593-3490 to schedule the final inspection once all requirements have been satisfied.

If I may be of additional assistance regarding this matter, please do not hesitate to contact me at (805) 593-3427

Sincerely,

A handwritten signature in blue ink, appearing to read "Dell Wells", written in a cursive style.

Dell Wells Fire Captain / Deputy Fire Marshal



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IF YOU HAVE "NO COMMENT," PLEASE INDICATE (VIA E-MAIL OR PHONE).
Applicant to contact Matheson Bliss in this office (805-781-5557, msbliss@co.slo.ca.us). Batteries will likely necessitate a Hazardous Materials Business Plan submission with this office.

12/19/19 Leslie Terry x5553
Date Name Phone

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## Eric Hughes

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**From:** Kevin Beauchamp <kevin.beauchamp@kw.com>  
**Sent:** Tuesday, January 26, 2021 9:25 AM  
**To:** James Diven  
**Cc:** Young L. Choi  
**Subject:** Re: Caballero CEQA Document Status

James,

Thanks for your presentation last night. I believe we all feel this project will be beneficial to support our local electrical grid system. We as the Advisory Council just wants to look at the CEQA Document once it is completed and we will then provide a final review of the project.

Thanks,



Kevin Beauchamp  
Tel 805.343.9345  
Cell 805.264.5822  
[Kevin.Beauchamp@KW.com](mailto:Kevin.Beauchamp@KW.com)  
[www.4NipomoHomes.com](http://www.4NipomoHomes.com)  
Mobile App: <http://app.kw.com/KW1P8PLLF>

On Jan 26, 2021, at 9:02 AM, James Diven <[james.diven@origisenergy.com](mailto:james.diven@origisenergy.com)> wrote:

Hey Young

I presented our Caballero Energy Storage Project last night to the South County Advisory Council (SCAC). As a follow up to the meeting, the SCAC wanted to be able to review the CEQA document before proceeding. Can you provide an update on the status of the CEQA document? I've cc'd Keven Beauchamp from SCAC so he can see the update as well.

And then if you can also provide an update on the target Planning Commission meeting? When we spoke in mid-December we were talking about the March Planning Commission.

Thanks,

James

<image001.png>

| James Diven

<image002.png> <image003.png> <image004.png>

Director of Development

**M:** +1 (805) 403-8916

**W:** [www.origisenergy.com](http://www.origisenergy.com)

**A:** 4747 Executive Drive, Suite 1340, San Diego, California 92121

## Clean Energy Within Reach

This communication and any attachment hereto is/are "Confidential". Further, if the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication, or any attachment is strictly prohibited. If you have received this message in error, please notify James Diven immediately by telephone, +1 (805) 403-8916, and by electronic mail to: [James.Diven@origisenergy.com](mailto:James.Diven@origisenergy.com) and then delete this message and all copies and backups thereof.