

DOCKETED

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Project Title:	Enterprise Emergency Peaker Project - Compliance
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Document Title:	Data Request for Enterprise Emergency Peaker Project
Description:	Land Use Data Request for Enterprise Emergency Peaker Project
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California
ENERGY COMMISSION



CALIFORNIA
**NATURAL
RESOURCES
AGENCY**

March 2, 2026

Jon Boyer
Enterprise BESS LLC
201 Enterprise Street
Escondido, CA 92029

Data Requests for Enterprise Emergency Peaker Project (01-EP-10C)

Dear Jon Boyer:

The California Energy Commission (CEC) staff is asking for the information specified in the enclosed Data Request which is necessary for the staff analysis of the Enterprise Emergency Peaker Project (EPP) revised petition to amend (TN#262237). The petition proposes to modify the EPP by constructing and operating a nominal 52-megawatt (MW) battery energy storage system (hereinafter, Enterprise BESS Project). The proposed Enterprise BESS Project would be located on the adjacent property(s) to the north along the south side of Auto Park Way.

This Data Request seeks further information in the areas of Land Use based on the contents of the petition to amend.

To assist CEC staff in timely completing its environmental review and to meet the requirements of CEQA (see Cal. Code Regs., tit. 14, §§ 15108, 15109), CEC staff is requesting response to the data request within 30 days. If you are unable to provide the information requested or need to revise the timeline, please let me know within 10 days of receipt of this letter.

If you have any questions, please email me at Joseph.Douglas@energy.ca.gov.

Joseph Douglas
Compliance Project Manager

Enclosure: Data Requests:

TECHNICAL AREA

LAND USE

Author: Andrea Koch

BACKGROUND:

The Enterprise BESS project has several potential incompatibilities with the City of Escondido's Municipal Code. Staff discussed the project with City of Escondido staff, and the following were areas of concern:

- Compatibility of the project with the site's Light Industrial (M-1) zoning designation. City of Escondido staff noted that a project of this nature/intensity would not usually be allowed in the M-1 zoning district as a primary use. The applicant needs to clearly show the interrelatedness of the proposed Enterprise BESS Project with the existing Enterprise Emergency Peaker Project, and that the BESS project is ancillary to the peaker plant.
- Setbacks. With the project proposed across multiple parcels, it appears that required setbacks would not be met, which would require Variance findings. City of Escondido staff noted that the project's buildings appear to be located on property lines, which could conflict with Building Code requirements.
- A lot tie agreement may be needed for the proposed BESS project parcels.

The City of Escondido offers a free Conceptual Plan Review. This is a screening of prospective projects involving significant development or redevelopment of properties and is meant to assist developers. During this review, City staff can assist with high-level inquiries and concerns that may be related to development.

DATA REQUESTS

LAND-1: To facilitate staff's LORS conformance assessment, please submit to the City of Escondido and the CPM documents that would be needed for the City's Conceptual Plan Review. Three documents are required for submittal:

- Pre-application meeting form, with information regarding the minimum required application materials (attached)
- Site Plans (as described on attachment)

- As part of the Conceptual Plan Review process, the City recommends applicants provide a list of high-level questions they have about the project. These will be presented to the Staff Development Committee for review and response. Standard departments for conceptual project review include: Planning, Building, Engineering, Traffic Engineering, Utilities Engineering, Fire Department, and Environmental Programs/Stormwater.

Please submit the three documents (Application, Site Plans, Questions/Comments from the Applicant) directly to Alex Rangel, Associate Planner with the City of Escondido. Alex Rangel's e-mail address is Alex.Rangel@escondido.gov. His phone number is 760-839-4542. Typical response times and meeting schedules (if requested) are within a 30–45-day timeline. Please provide the CPM with copies of all documents submitted to the City. Following receipt of the City's response, CEC staff will consult with the City and facilitate a meeting between the City and the project owner as needed.