

Subsequent Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of: San Diego
Address: 1600 Pacific Highway
San Diego, CA 92101

From:

Public Agency: City of Poway
Address: 13325 Civic Center Drive
Poway, CA 92064
Contact: Stan Donn
Phone: 858-668-4604

Lead Agency (if different from above):

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): SCH No. 1984053008 (see attachment)

Project Title: Nighthawk Energy Storage Project as further described in Addendum title

Project Applicant: Nighthawk Energy Storage, LLC

Project Location (include county): 13501 Kirkham Way, City of Poway, in County of San Diego, California

Project Description:

See attached NOD (Subsequent Action) with Description of Previous Action/Projects & the Project Description. Project consists of construction/operation of 300 MW battery energy storage system on a 10 acre portion of APN 320-031-0300 & gen-tie line connecting to SDG&E substation MCAS Miramar. Impacts are analyzed in Addendum to the various previously certified CEQA documents as described in the attached, including SCH#s 1984053008, 880427161, 89010025, 2000011053, and incorporates CATEX Decision Memorandum (NEPA Mrel20220070) relating to portions in MCAS Miramar.

This is to advise that the City of Poway City Council has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on August 20, 2024 and has made the following determinations regarding the above
(date)
described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://poway.org/329/Recent-Projects-Environmental-Documents; Poway Development Services Department>

Signature (Public Agency): Stan Donn Title: City Planner

Date: August 23, 2024 Date Received for filing at OPR: _____

Notice of Determination (Subsequent Action):

Description of Previous Actions/Projects:

The City of Poway previously prepared an EIR for the South Poway Planned Community (SPCC) Development Plan in 1985. The EIR (State Clearinghouse [SCH] No. 1984053008) provided a comprehensive single environmental document that allowed the City of Poway, as Lead Agency under CEQA, to carry out the entire plan. The City certified the EIR, adopted findings of fact and adopted a statement of overriding considerations and a mitigation monitoring and reporting plan on July 30, 1985, via Resolution No. P-85-45.

Subsequent to City Council approval of the SPPC Development Plan and certification of the 1985 EIR, the City prepared and certified a Subsequent EIR (SCH #880427161) to the 1985 EIR that analyzed the proposed amendments to the SPPC Development Plan Text and a number of city-initiated amendments to the adopted SPPC Development Plan. The SEIR was certified via Resolution No. P-88-074 on July 26, 1988 (1988 SEIR).

In 1990, the City prepared an SEIR (SCH #89010025) to the 1985 EIR (1990 SEIR) to analyze the potential environmental impacts that could result from implementation of the proposed CalMat-Poway Project. The Poway City Council certified the SEIR and approved the Calmat-Poway Project's Conditional Use Permit (CUP) 89-05 via Resolution P-01-48R and Reclamation Plan 89-05 via Resolution No 91-078 on July 23, 1991. An MMRP and Statement of Overriding Considerations for remaining significant impacts on landform/aesthetics and biology was adopted under Resolution P-91-48R.

On August 7, 2001, the City of San Diego certified an EIR for the Rancho Encantada Precise Plan via Resolution No. 295401 on August 7, 2001 (LDR No. 99-0194; SCH No. 2000011053). The EIR analyzed implementation of the Precise Plan as a whole including development within the Sycamore Estates Vesting Tentative Map in which Project components are located. Project components within Miramar Marine Corps Base were analyzed in compliance with the NEPA and determined to qualify under Categorical Exclusion 24 CFR 775.6(g) pursuant to Categorical Exclusion Decision Memorandum (NEPA Mrell20220070) dated January 23, 2023.

Project Description: This Addendum considers the environmental issues analyzed in the previously certified 1985 EIR and its subsequent EIRs and the Rancho Encantada Precise Plan EIR as well as project-specific environmental analysis pursuant to CEQA for the Nighthawk Energy Storage Project including the analysis in the Categorical Exclusion Decision Memorandum (NEPA Mrell20220070) related to project components within the Miramar Marine Corps Base, which is incorporated by reference pursuant to CEQA guidelines section 15150. The Addendum evaluated the adequacy of the 1985 EIR and its subsequent EIRs and the Rancho Encantada Precise Plan EIR relative to the project, including the Categorical Exclusion Decision Memorandum, and documents that proposed modifications and/or refinements would not cause new or more severe significant impacts than those identified in the previously certified environmental documents.

The Nighthawk Energy Storage Project will construct and operate a 300 megawatt battery energy storage system (BESS) on APN 320-031-0300. The project will include the development of energy storage facilities and associated infrastructure including energy storage enclosures/appurtenances, power inverters/transformers, a collector substation, telecommunication facilities, site access and security, on-site access driveways, a 12-foot-tall perimeter security wall, and nighttime lighting. Power released or captured by the BESS will be transferred to and from the SDG&E Sycamore Canyon Substation via a 138 kV gen-tie line that will be located on lands within the City of Poway, City of San Diego and Miramar Marine Corps Base.