



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA, ZC, SUP, and VAC

**Project Address** (Location) Kyle Canyon Rd. / Shaumber Rd

**Project Name** Aoki Energy Storage Project **Proposed Use** Storage

**Assessor's Parcel #(s)** 12601201008 **Ward #** 6

**General Plan:** Existing PCD Proposed SC **Zoning:** Existing U/PCD Proposed C-1

**Additional Information** \_\_\_\_\_

**Property Owner** SDE 50053 Irrev Bus TR & SHAFER CLAIRE A SEPARATE PPTY TR **Contact** \_\_\_\_\_

**Address** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Applicant** Aoki Energy Storage, LLC **Contact** David Calderon

**Address** 15445 Innovation Dr. **City** San Diego **State** CA **Zip** 92128

**E-mail** david.calderon@edf-re.com **Phone** 619-860-6477

**Representative** Kaempfer Crowell - Bob Gronauer **Contact** Parker Sieck

**Address** 1980 Festival Plaza, Suite 650 **City** Las Vegas **State** NV **Zip** 89135

**E-mail** psieck@kcnvlaw.com **Phone** 702-693-4262

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

**City Official** \_\_\_\_\_ **Partner(s)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

• Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

**Property Owner Signature** \_\_\_\_\_

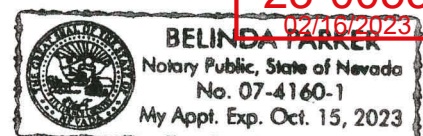
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** DAVID S. CABRAC Manager, TEE

Subscribed and sworn before me

This 18th day of NOVEMBER, 20 22

Notary Public in and for said County and State





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**Project Address** (Location) Kyle Canyon Rd. / Shaumber Rd

**Project Name** Aoki Energy Storage Project **Proposed Use** Storage

**Assessor's Parcel #(s)** 12601201009 **Ward #** 6

**General Plan:** Existing PCD Proposed SC **Zoning:** Existing U/PCD Proposed C-1

**Additional Information** \_\_\_\_\_

**Property Owner** SDE 50054 IRR BUSINESS TRUST and BEHRENS LYNN E **Contact** \_\_\_\_\_

**Address** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Applicant** Aoki Energy Storage, LLC **Contact** David Calderon

**Address** 15445 Innovation Dr. **City** San Diego **State** CA **Zip** 92128

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**Print Name** David J. Cabral Manager, TEE

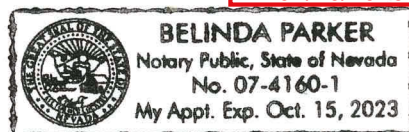
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This 18th day of NOVEMBER, 2022

Belinda Parker

Notary Public in and for said County and State

**23-0053**  
02/16/2023







# DEPARTMENT OF PLANNING

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**Project Address** (Location) Kyle Canyon Rd. / Shaumber Rd

**Project Name** Aoki Energy Storage Project **Proposed Use** Storage

**Assessor's Parcel #(s)** 12601201010 **Ward #** 6

**General Plan:** Existing PCD Proposed SC **Zoning:** Existing U/PCD Proposed C-1

**Additional Information** \_\_\_\_\_

**Property Owner** SDE 50055 IRREVOCABLE BUS TR **Contact** \_\_\_\_\_

**Address** \_\_\_\_\_ **City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**E-mail** \_\_\_\_\_ **Phone** \_\_\_\_\_

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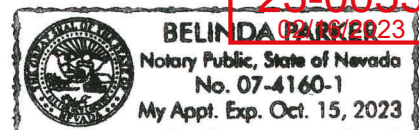
**Print Name** DAVID S. CADRAN, Manager, TIER

Subscribed and sworn before me

This 18th day of NOVEMBER, 2022

Belinda Parker

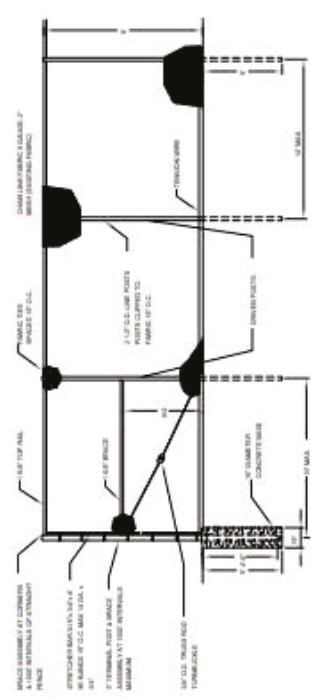
Notary Public in and for said County and State





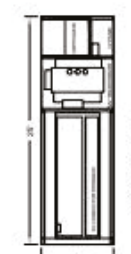
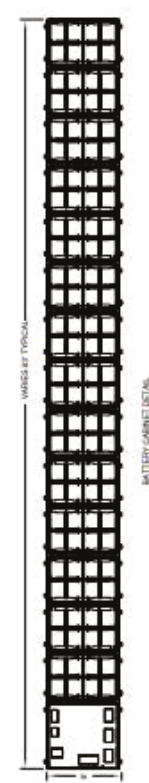


23-0053  
02/16/2023



- NOTES:
1. CHAIN LINK FENCE SHALL BE INSTALLED PER STANDARD PRACTICE. RECOMMENDATIONS FOR CHAIN LINK FENCE SHALL BE BASED ON THE PROJECT SITE PLANS.
  2. SUBMITTAL FENCE SHALL BE PER ELECTRICAL INSULATION REQUIREMENTS.

DETAIL 'B'  
TYPICAL CHAIN LINK FENCE DETAIL



DETAIL 'D'  
EQUIPMENT DETAILS PLAN VIEW

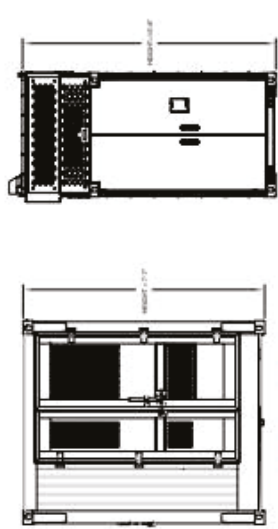


DETAIL 'C'  
32' PAVED ACCESS ROAD (PUBLIC)  
PER CQAISO #209



- NOTES:
1. ACCESS DRIVE AISLE SHALL BE CONSTRUCTED WITH THE DRIVEWAY AS SHOWN IN THE TYPICAL SECTION. OR AS SHOWN ON THE PLANS IN ORDER TO MAINTAIN SITE DRAINAGE.
  2. DRIVEWAY SHALL BE CONSTRUCTED WITH THE DRIVEWAY AS SHOWN IN THE TYPICAL SECTION. OR AS SHOWN ON THE PLANS IN ORDER TO MAINTAIN SITE DRAINAGE.
  3. DRIVEWAY SHALL BE CONSTRUCTED WITH THE DRIVEWAY AS SHOWN IN THE TYPICAL SECTION. OR AS SHOWN ON THE PLANS IN ORDER TO MAINTAIN SITE DRAINAGE.

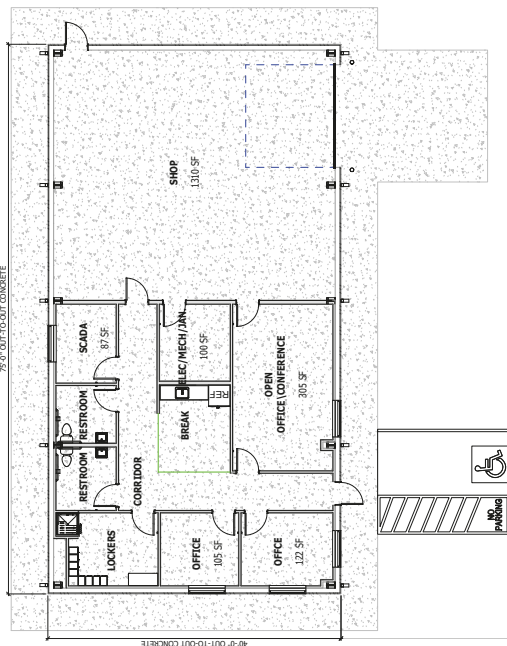
DETAIL 'A'  
ACCESS DRIVE AISLE CROSS SECTION



DETAIL 'C'  
EQUIPMENT DETAILS SECTION VIEW



DETAIL 'E'  
32' PAVED ACCESS ROAD (PUBLIC)  
PER CQAISO #209



0-0

Project Address: TBD

**AOKI BESS**  
**OPERATIONS & MAINTENANCE BUILDING**

These documents are incomplete and may not be used for regulatory approval, permit, or construction.

Nicholas E. Becraft  
TX Registration #25080

NICHOLAS E. BECRATT  
TX Registration # 25080

Drawings and Specifications are instruments of service under the property of JWA Energy & Industrial. They are not to be used for any other projects or extensions to this project except by written and with appropriate compensation to JWA.

**Sheet Content:**

## SPACE PLAN

SCALE: As indicated

Drawn By: SMB

Checked By: NEB

Print Date: 12/19/2022 2:24:18 PM

Project Number: TBD

Sheet:

**SP-1**

23-0053  
02/16/2023

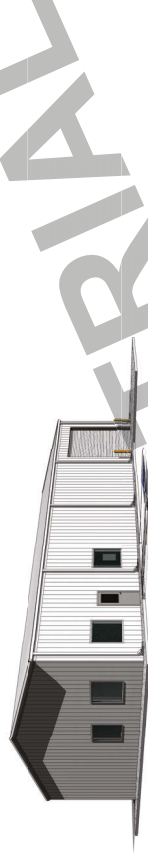
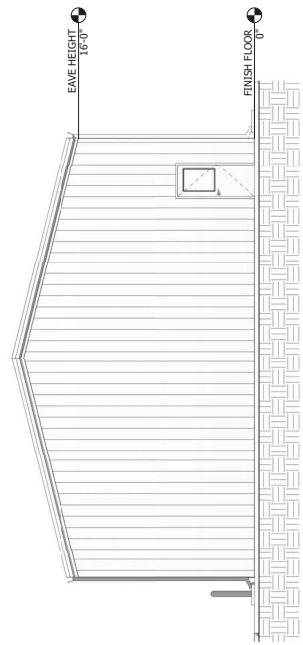
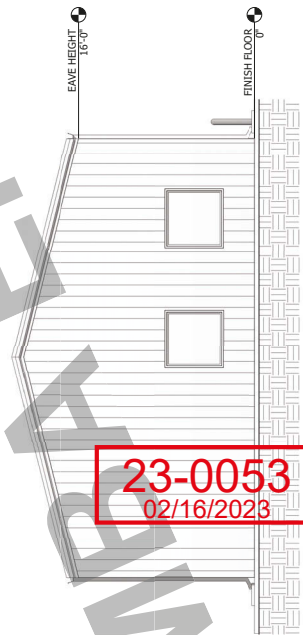
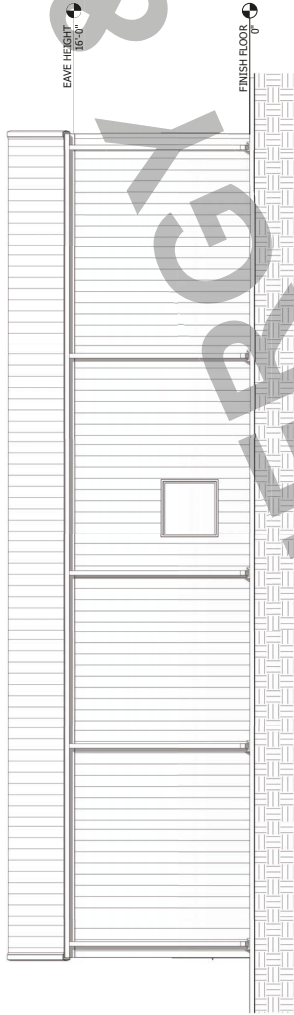
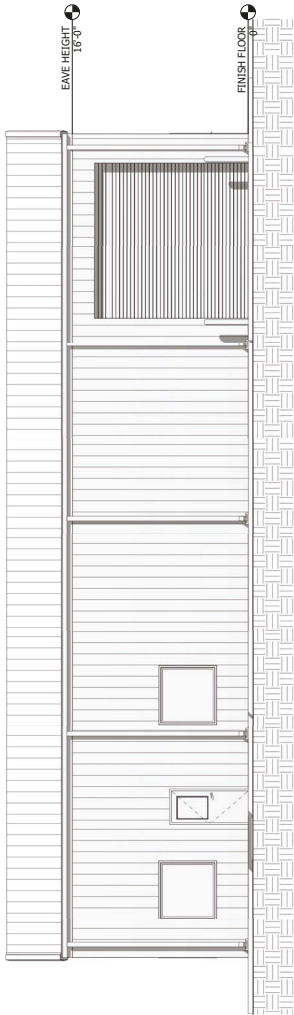


SPACE PLAN DRAWING

THIS DRAWING IS ONLY INTENDED FOR USE AS A SPACE PLAN, PRELIMINARY DESIGN, OR A DESIGN CONCEPT. IT IS NOT TO BE USED FOR PERMITTING, CONSTRUCTION, OR ANY OTHER PURPOSE. THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE WORK IN THIS DETAIL SHOULD BE PREPARED.



Date Issued:



**AOKI BESS**  
**OPERATIONS & MAINTENANCE BUILDING**

Project Address: TBD

These documents are incomplete and may not be used for regulatory approval, permit, or construction.

Nicholas E. Biecraft  
TX Registration # 25580

10/19/2023  
10/19/2023  
Drawing not for construction. The drawing is for informational purposes only. It is not to be used for construction or any other purpose. The owner shall obtain all necessary permits and approvals prior to construction. The work in this detail should be prepared.

Sheet Content:  
**SPACE PLAN**

SCALE: As Indicated  
Drawn By: SHB  
Checked By: NEB  
Plot Date: 12/19/2023 2:24:37 PM  
Project Number: TBD  
Sheet: SP-2

23-0053  
02/16/2023