Scoping Agreement for Transportation Studies

PART 1

General Project Information and Description

Project Information

Project Name: Goal Line Energy Storage Project

Project Location: 555 N Tulip Street, Escondido, CA 92025

Project Description

Land Uses and Intensities: Battery Energy Storage System - 179,836 sf

Gross and Developable Acreage: Gross: ~6.58 ac Developable: ~ 4.13 ac

Building Square Footage or Number of Dwelling Units: 179,836 sf

Vehicle Parking Spaces: 15 (including 1 disabled parking space)

Bicycle Parking Spaces: N/A

Motorcycle Spaces: N/A

Electric Vehicle Spaces: N/A

Project Applicant:

Name: Onward Energy

Address: 600 Seventeenth St., Suite 2400S, Denver, CO 80202

Telephone and Email:

Consultant

Firm: Westwood Professional Services

Project Manager: Hosam Stanikzai

Address: Parkway Centre 1, 2901 Dallas Parkway, Suite 400, Plano, Texas 75093

Telephone and Email: (469) 704-2237, hosam.stanikzai@westwoodps.com

Project Trip Generation

Source: ITE Trip Generation, 11th Ed.	**Pass-by Trips:** 0
Total Daily Trips*: 35 (*-see below)	**Diverted Trips:** 0
Internal Capture Rate: 0	**Trip Credit:** 0
Alternative Modes: 0	**Net New Daily Trips:** 35

*If truck traffic accounts for 25% or more of project trips, then a Passenger Car Equivalent (PCE) factor of 2.5 should be applied to all truck trips.

* 125 daily trips are conservatively estimated during the construction period.

General Plan Consistency

Is this project consistent with the General Plan? ▣ **Yes** ☐ **No**

Site Plan

Attach 11x17 copies of the project location/vicinity map and site plan containing the following:
• Driveway locations and access type
• Pedestrian access, bicycle access, and on-site pedestrian circulation
• Location and distance to nearest existing transit stop (measure as walking distance to project entrance or middle of parcel) 0.5 mi (see next page)
• Location of planned or proposed pedestrian or bicycle improvements within ¼ mile of the project identified in the General Plan Mobility and Infrastructure Element or the Bicycle Master Plan

CEQA Transportation Analysis Screening

Project Type Screening Criteria for CEQA Vehicle Miles Travelled (VMT) Analysis

1) Select the Land Uses that apply to your project 2) Answer the questions for each Land Use that applies to your project *(if "Yes" in any land use category below then that land use (or a portion of the land use) is screened from CEQA VMT Analysis; If a project is screened out, a technical memorandum is still required to document the screening process)*	Screened Out Yes	Not Screened Out No
☐ **1. Small Residential and Employment Projects:**		
a. Does the project result in 200 daily trips or less?	☐	☐
☐ **2. Project is Located in a Transit-Accessible Area:**		
a. Is the project located within a half-mile walking distance of an existing major transit stop or an existing stop along a high-quality transit corridor?	☐	☐
b. Additional project features:		
i. Does the project have a Floor Area Ratio ≥ 0.75?	☐	☐
ii. Does project include the least amount of parking required for residents, customers, or employees (i.e. not more than required)?	☐	☐
iii. Is the project consistent with SANDAG's most recent Sustainable Communities Strategy or the City of Escondido General Plan?	☐	☐
iv. Does the project replace affordable residential units with a greater number of moderate- or high-income residential units?	☐	☐
v. Does the project have basic walking and biking access to transit (e.g., sidewalks connecting to transit stops)?	☐	☐
☐ **3. Project is in a VMT-Efficient Area:**		
a. Is the project in a VMT/Capita or VMT/Employee Efficient Area per SANDAG screening maps?	☐	☐
☐ **4. Locally-Serving Retail Project:**		
a. Is the project less than 50,000 square feet and expected to draw at least 75% of customers from the local area?	☐	☐
☑ **5. Locally Serving Public Facility:**		
a. Is the project a locally serving public facility?	☑	☐
☐ **6. Redevelopment Project:**		
a. Does the project result in a net decrease in total Project VMT than the existing use?	☐	☐

555 N Tulip St, Escondido, CA 92025

Escondido Transit Center, Escondido, CA

Add destination

Leave now

Options

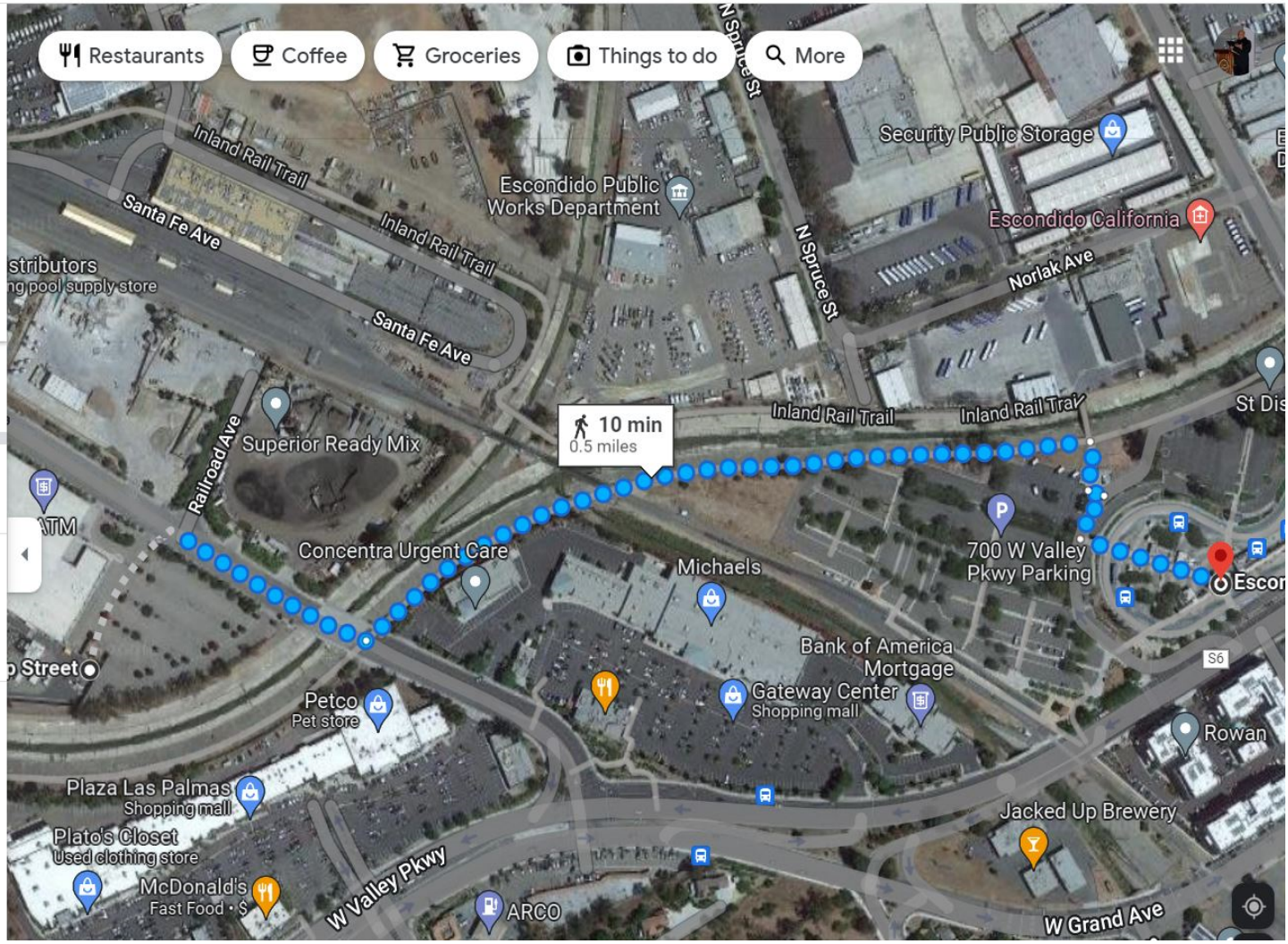
Send directions to your phone

via N Tulip St

10 min

0.5 mile

Details



Non-CEQA Local Mobility Analysis

Local Mobility Analysis (LMA) Requirement

1) Select the Street Classifications for each street in the study area 2) Answer the questions for each Street Classification that applies to your project	Yes	No
☐ **1. Prime Arterial:**		
a. Does the project add 900 ADT or more to any segment classified as 8-lane Prime Arterial?	☐	☐
b. Does the project add 800 ADT or more to any segment classified as 6-lane Prime Arterial?	☐	☐
☐ **2. Major Road:**		
a. Does the project add 700 ADT or more to any segment classified as 6-lane Major Road?	☐	☐
b. Does the project add 500 ADT or more to any segment classified as 4-lane Major Road?	☐	☐
☑ **3. Collector:**		
a. Does the project add 500 ADT or more to any segment classified as 4-lane Collector without parking?	☐	☑
b. Does the project add 250 ADT or more to any segment classified as 4-lane Collector with parking?	☐	☐
☐ **4. Local Collector and other:**		
a. Does the project add 200 ADT or more to any segment classified as 2-lane Local Collector or any other classifications?	☐	☐

Certain types of projects which generate less than 500 ADT may be considered by the City staff for an LMA waiver only where the affected segments and intersections operate at LOS C or better.
Please briefly explain why your project might be eligible for an LMA waiver.

The project is expected to generate 35 weekday trips (35 ADT) for 9 full-time employees.

125 daily trips are conservatively estimated during the construction period.

PART 2

Trip Distribution and Trip Assignment

☐ **Select Zone (Model Series_____)**	Projects that generate greater than 2,400 daily trips
☑ **Manual Estimation**	Projects that generate less than 2,400 daily trips

Provide an exhibit detailing the project's trip distribution and trip assignment.
Provide a table with the project's daily trip assignment for each street segment in the study area.

Study Intersections and Roadway Segments (NOTE: Subject to change based of staff review)

1.	**6.**
2.	**7.**
3.	**8.**
4.	**9.**
5.	**10.**

Attach a separate page if the number of study locations exceeds 10.

Other Jurisdictions

Is this project located within one mile of another Local Jurisdiction? ☐ **Yes** ▣ **No**

If yes, name of Jurisdiction:

Specific Issues to be addressed within the Study

(in addition to requirements described in the Guidelines – to be filled out by City Staff)

1.
2.
3.
4.
5.

Recommended by:

Paul Villaluz, P.E., PTOE — 10/25/2022

Consultant's Representative — Date

Scoping Agreement Submitted on _____ Date

Scoping Agreement Re-submitted on _____ Date

Approved Scoping Agreement:

_____ _____

City of Escondido Transportation Specialist — Date

Westwood

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Minnetonka, MN 55343

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MEMORANDUM

Date: October 25, 2022

Re: **Goal Line Energy Storage Project**
File #0035339.00

To: City of Escondido

From: Paul Villaluz, P.E., PTOE, RSP_1

This memorandum has been prepared to support the Scoping Agreement for Transportation Studies for the Goal Line Energy Storage project. This memorandum will contain the following:

- Trip Generation Analysis
- Parking Analysis

The Goal Line Energy Storage project will be developed as a 179,836 sf Battery Energy Storage System project. A proposed site plan is included in **Appendix C**.

Trip Generation

The 11th Edition of the Institute of Transportation Engineers' (ITE) Trip Generation Manual was used to estimate the number of vehicle trips that could be generated by the project. This manual is a standard reference used by municipalities and public agencies throughout the United States. The trip generation characteristics included in the manual are summarized by general land use type and are based on actual trip generation studies performed at numerous locations in areas of various populations.

Weekday Trip Generation for the proposed Goal Line Energy Storage project is based on average rates for a Utility (ITE Land Use Code 170). Nine full-time employees are assumed to staff the project after completion. The resulting trip generation is summarized in **Table 1**. Calculations are provided in **Appendix A**.

Table 1 – Project Trip Generation

ITE Code	Land Use	Size	Weekday		
			In	Out	Total
170	**Utility**	9 employees	17	18	35

Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition

These types of construction projects will generally exhibit a bell curve distribution of workers throughout the construction period. Initial site mobilization and early site preparation work will have fewer workers. The number of workers will peak during the period of greatest activity. As construction draws to a close, the average number of workers per day will decrease as crews complete their work. A preliminary estimate of 125 daily trips is projected during the peak of construction.

Parking Analysis

The developer proposes to provide 15 on-site parking stalls. According to the 5th edition of ITE's Parking Generation Manual, the peak parking demand rate for Land Use Code 170 is 0.72 stalls per employee. The resulting estimated peak parking demand is 6 stalls (i.e., 0.72 stalls x 9 employees) (see **Appendix B**).

The 15 stalls provided in the parking field are adequate for the estimated demand of 6 stalls.

APPENDIX A

TRIP GENERATION CALCULATIONS

Utility
(170)

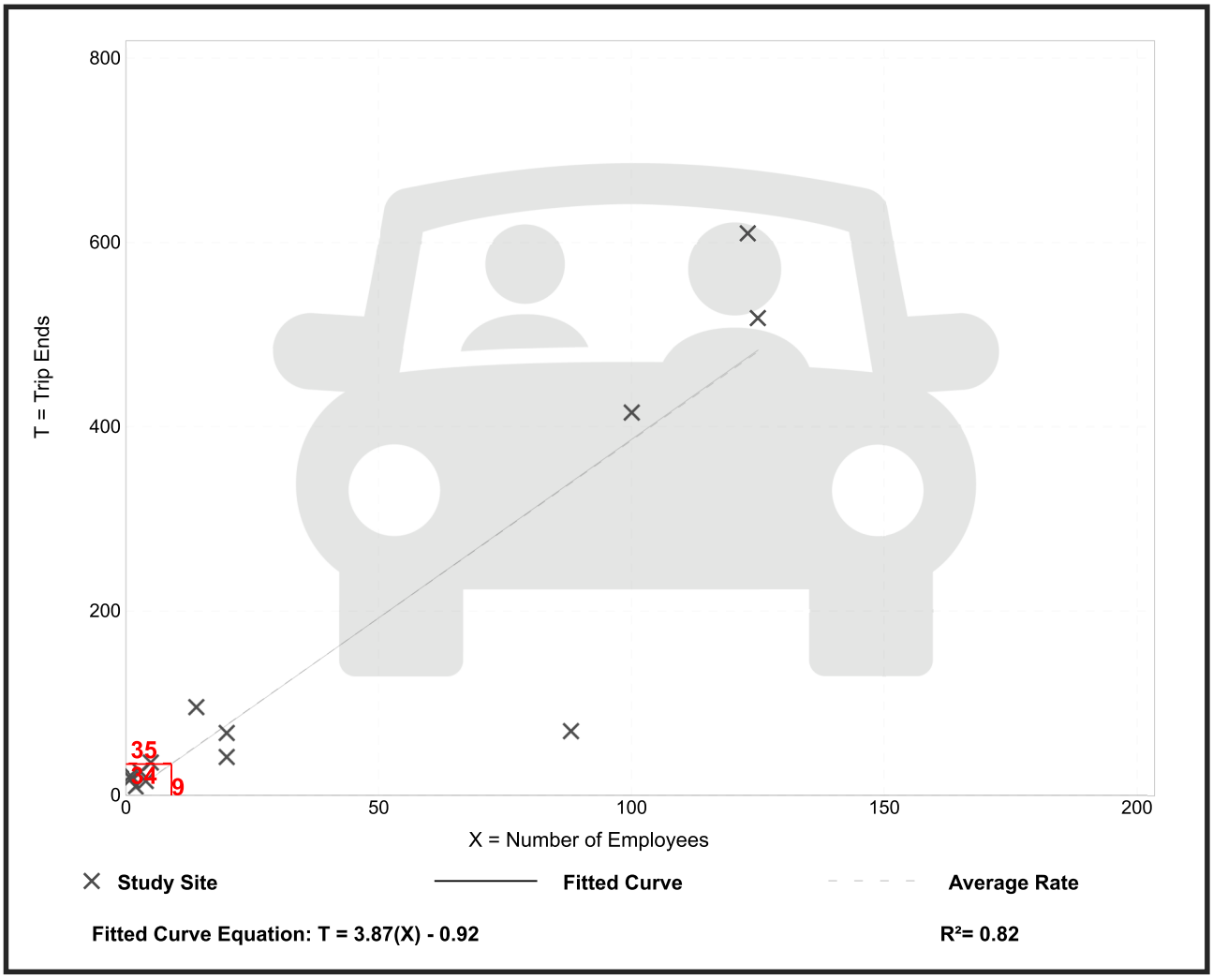
Vehicle Trip Ends vs: **Employees**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 13
Avg. Num. of Employees: 39
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
3.85	0.80 - 22.00	1.99

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

APPENDIX B

PARKING GENERATION CALCULATIONS

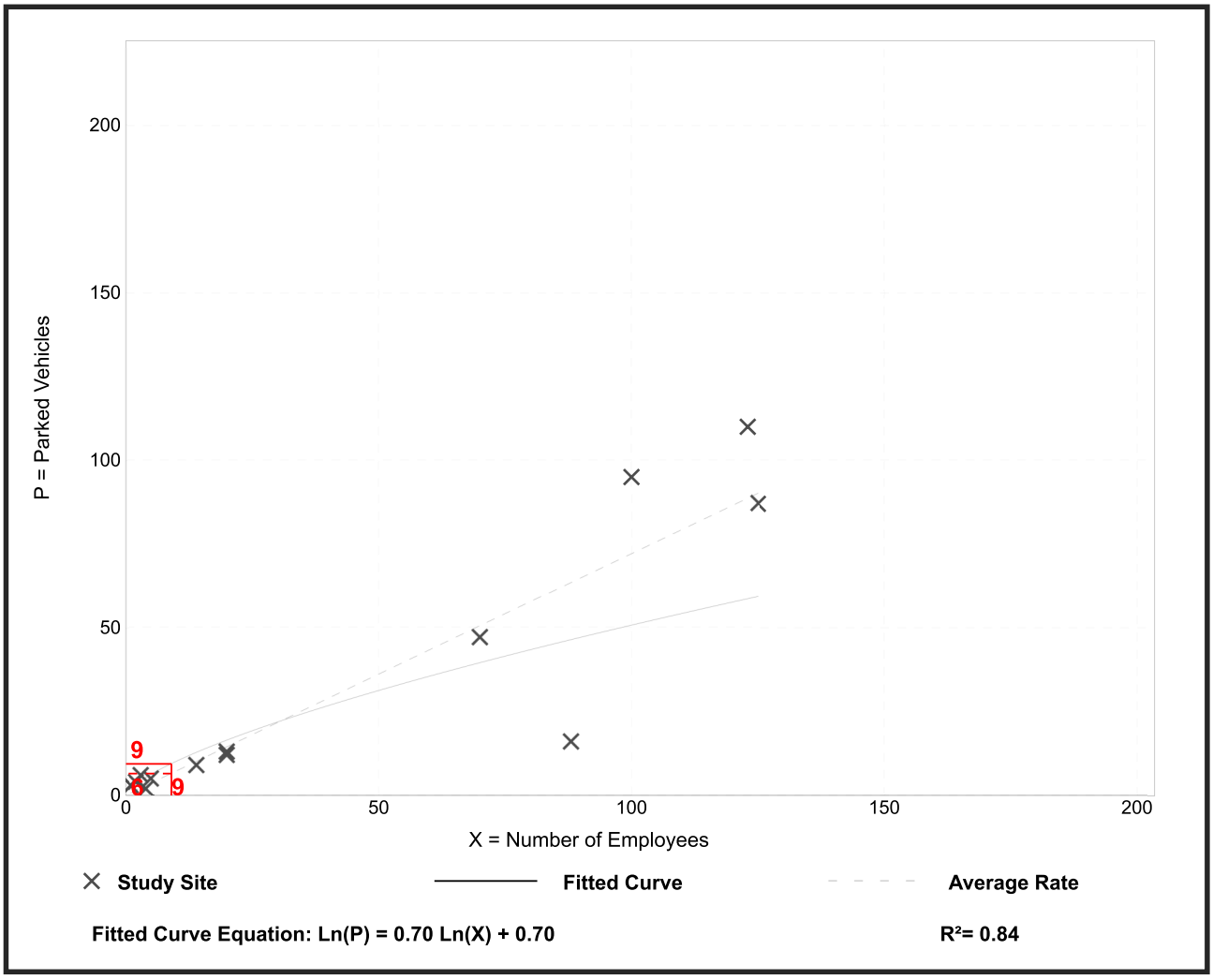
Utility
(170)

Peak Period Parking Demand vs: **Employees**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **9:00 a.m. - 4:00 p.m.**
Number of Studies: 14
Avg. Num. of Employees: 41

Peak Period Parking Demand per Employee

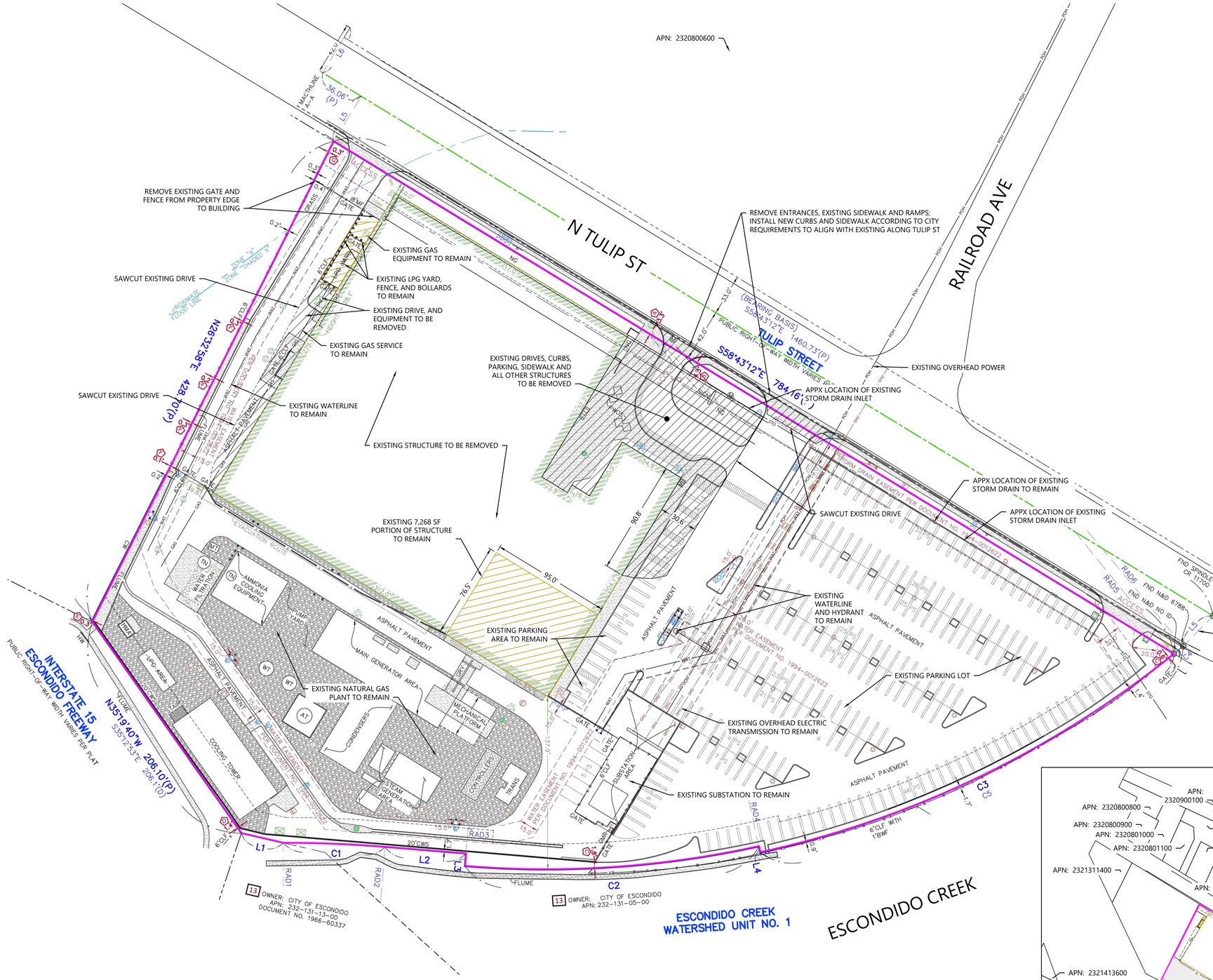
Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.72	0.18 - 3.00	0.65 / 2.75	***	0.32 (44%)

Data Plot and Equation



APPENDIX C

PRELIMINARY SITE PLAN



LEGEND:

- PROJECT BOUNDARY
- STO — EX. STORM DRAIN LINE
- POH — EX. OVERHEAD POWER
- GAS — EX. GAS PIPELINE
- WAT — EX. WATER LINE
- X — EX. FENCE TO REMAIN
- EX. EASEMENT
- ASSUMED EASEMENT/SETBACK
- FLOOD ZONE BOUNDARY
- EX. ROAD CENTERLINE
- RIGHT-OF-WAY LINES
- EX. BUILDING EDGE LINE
- EX. INFRASTRUCTURE TO REMAIN
- EX. FEATURES TO BE REMOVED

NOTES:

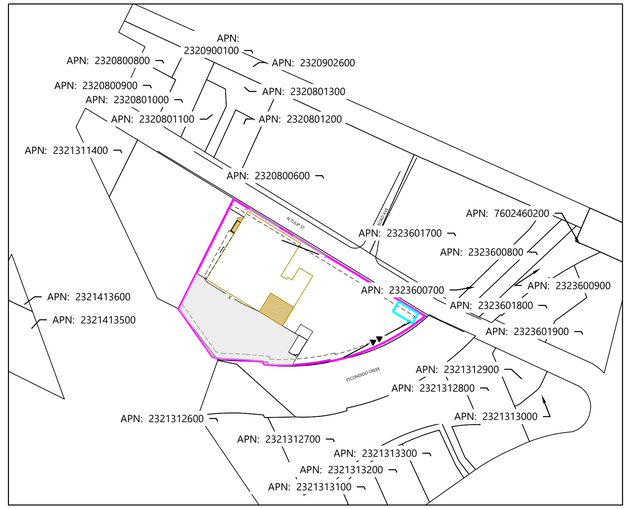
1. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE.
2. FURTHER SITE DESIGN DETAILS ARE SUBJECT TO SAN DIEGO COUNTY AND CALIFORNIA STATE REQUIREMENTS.
3. PROJECT BOUNDARY AND PARCEL IS BASED ON PRELIMINARY ALTA SURVEY BY AMERICAN SURVEYING & MAPPING, INC. DATED 6/30/2018. REFER TO ATTACHED LAND TITLE SURVEY FOR ADDITIONAL DETAIL

EXISTING PROJECT QUANTITIES	
PROPERTY AREA	6.5 AC
EXISTING BUILDING	1.8 AC
REMAINING BUILDING	0.17 AC
EXISTING SUBSTATION TO REMAIN	0.13 AC
EXISTING PARKING LOT	2.0 AC
EXISTING GAS PLANT	1.65 AC

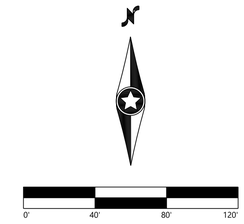
PROPERTY INFORMATION:
SITE ADDRESS:
555 N. TULIP ST.
ESCONDIDO, CA 92025

PROJECT PROPERTY APN:
232-131-25-00

ZONE:
COMMERCIAL



SCALE: 1" = 250'



Westwood

Phone (720) 531-8350
Toll Free (888) 937-5150
10170 Church Ranch Way, Suite #201
Westminster, CO 80021
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

OnwardEnergy

600 Seventeenth St., Suite 2400S
Denver, CO 80202

REVISIONS:

#	DATE	COMMENT	BY	CHK	APR
A	10/21/2022	ISSUED FOR PLOT PLAN	CN	AK	BM

Goal Line Energy Storage Project

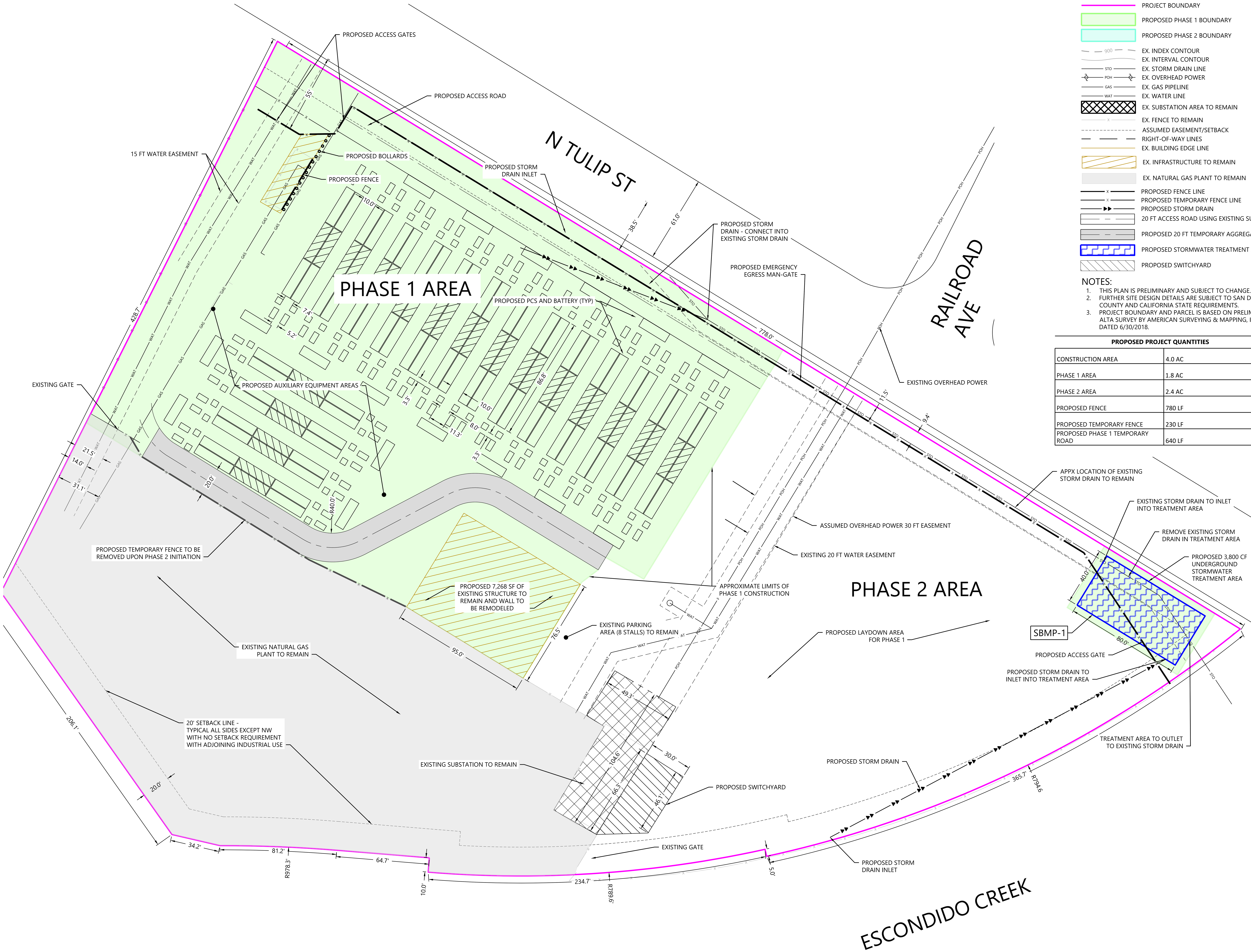
San Diego County, California

Existing Conditions & Removal Plan

NOT FOR CONSTRUCTION

DATE: 10/21/2022

SHEET: C100 REV: A



LEGEND:

- PROJECT BOUNDARY
- PROPOSED PHASE 1 BOUNDARY
- PROPOSED PHASE 2 BOUNDARY
- EX. INDEX CONTOUR
- EX. INTERVAL CONTOUR
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER
- EX. GAS PIPELINE
- EX. WATER LINE
- EX. SUBSTATION AREA TO REMAIN
- EX. FENCE TO REMAIN
- ASSUMED EASEMENT/SETBACK
- RIGHT-OF-WAY LINES
- EX. BUILDING EDGE LINE
- EX. INFRASTRUCTURE TO REMAIN
- EX. NATURAL GAS PLANT TO REMAIN
- PROPOSED FENCE LINE
- PROPOSED TEMPORARY FENCE LINE
- PROPOSED STORM DRAIN
- 20 FT ACCESS ROAD USING EXISTING SURFACE
- PROPOSED 20 FT TEMPORARY AGGREGATE ACCESS ROAD
- PROPOSED STORMWATER TREATMENT AREA
- PROPOSED SWITCHYARD

NOTES:

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PROPOSED PROJECT QUANTITIES	
CONSTRUCTION AREA	4.0 AC
PHASE 1 AREA	1.8 AC
PHASE 2 AREA	2.4 AC
PROPOSED FENCE	780 LF
PROPOSED TEMPORARY FENCE	230 LF
PROPOSED PHASE 1 TEMPORARY ROAD	640 LF

Westwood

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Westwood Professional Services, Inc.

PREPARED FOR:

OnwardEnergy

600 Seventeenth St., Suite 2400S
Denver, CO 80202

REVISIONS:

#	DATE	COMMENT	BY	CHK	APR
A	10/21/2022	ISSUED FOR PLOT PLAN	CN	AK	BM

Goal Line Energy Storage Project

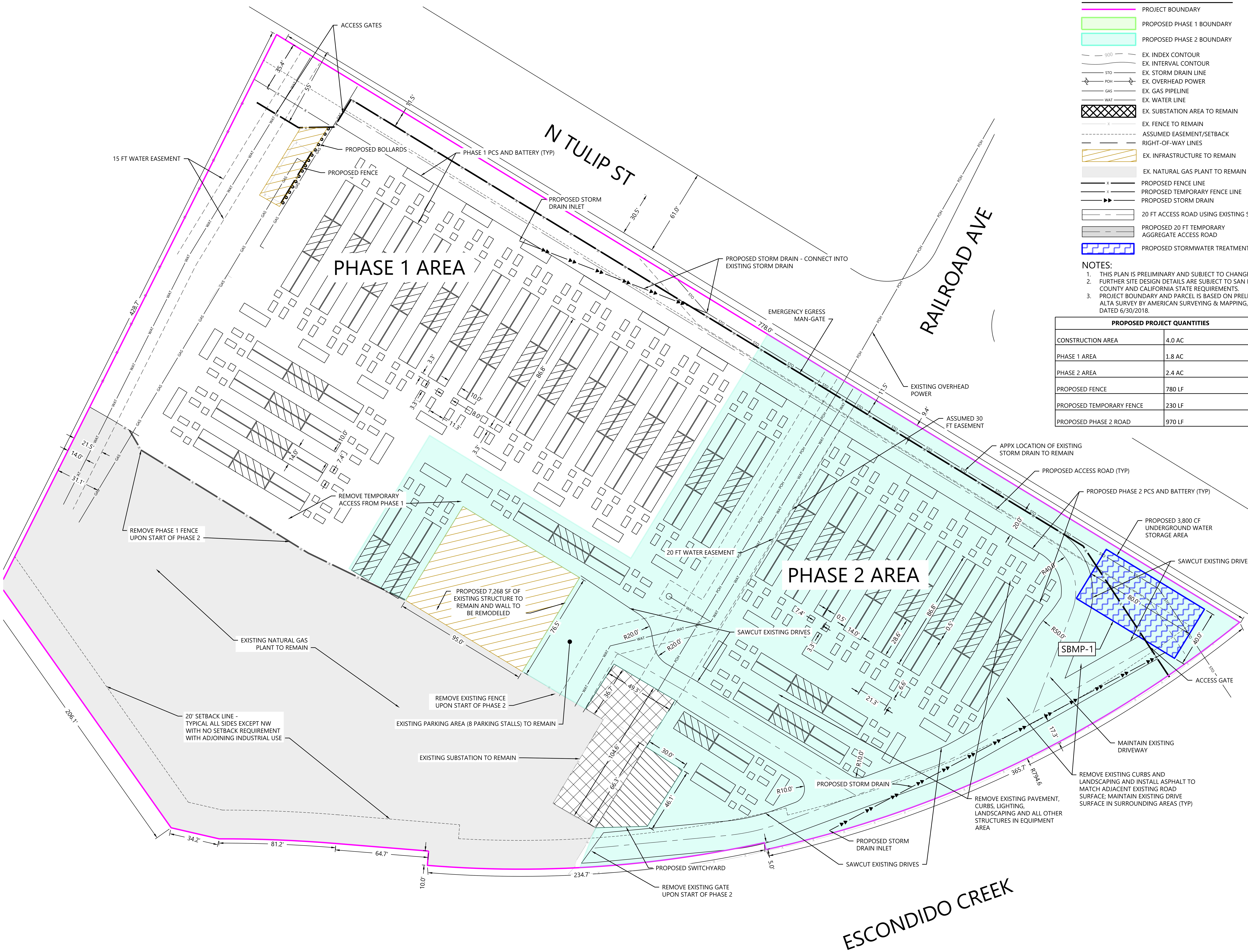
San Diego County, California

Preliminary Site Plan - Phase 1

NOT FOR CONSTRUCTION

DATE: 10/21/2022

SHEET: C200 REV: A



LEGEND:

- PROJECT BOUNDARY
- PROPOSED PHASE 1 BOUNDARY
- PROPOSED PHASE 2 BOUNDARY
- EX. INDEX CONTOUR
- EX. INTERVAL CONTOUR
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER
- EX. GAS PIPELINE
- EX. WATER LINE
- EX. SUBSTATION AREA TO REMAIN
- EX. FENCE TO REMAIN
- ASSUMED EASEMENT/SETBACK
- RIGHT-OF-WAY LINES
- EX. INFRASTRUCTURE TO REMAIN
- EX. NATURAL GAS PLANT TO REMAIN
- PROPOSED FENCE LINE
- PROPOSED TEMPORARY FENCE LINE
- PROPOSED STORM DRAIN
- 20 FT ACCESS ROAD USING EXISTING SURFACE
- PROPOSED 20 FT TEMPORARY AGGREGATE ACCESS ROAD
- PROPOSED STORMWATER TREATMENT AREA

NOTES:

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PROPOSED PROJECT QUANTITIES	
CONSTRUCTION AREA	4.0 AC
PHASE 1 AREA	1.8 AC
PHASE 2 AREA	2.4 AC
PROPOSED FENCE	780 LF
PROPOSED TEMPORARY FENCE	230 LF
PROPOSED PHASE 2 ROAD	970 LF

0' 40' 80' 120'

Westwood
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Denver, CO 80202

REVISIONS:

#	DATE	COMMENT	BY	CHK	APR
A	10/21/2022	ISSUED FOR PLOT PLAN	CN	AK	BM

Goal Line Energy Storage Project

San Diego County, California

Preliminary Site Plan - Phase 2

NOT FOR CONSTRUCTION

DATE: 10/21/2022

SHEET: C201 REV: A