



Planning Division  
Development Services Department  
300 North Coast Highway | Oceanside, CA 92054  
(760) 435-4373 | [PlanningStaff@OceansideCA.org](mailto:PlanningStaff@OceansideCA.org)

*Staff Reviewers: Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by the end of day on the day before the meeting.*

## OCEANSIDE DEVELOPER'S CONFERENCE\* AGENDA

Wednesday, March 13, 2024

**Meeting 1:** 9:30 a.m. – 10:30 a.m.

**Project Description:** Proposed construction and operation of a 250 MW battery energy storage system facility. The site will feature a warehouse-style building to house lithium-ion batteries with related control equipment including inverters, transformers, and a small onsite electric substation located at 0 Jones Road on a 2.71 acre site.

**Project Number:** ADM24-00010

**Assessor Parcel Number(s):** 146-090-27-00

**Contact Person:** Nathan Murdock

**Email:** [nmurdock@revrenewables.com](mailto:nmurdock@revrenewables.com)

**Zoning:** IL

**Land Use:** LI

**Neighborhood Area:** Airport (C-AIR)

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**Meeting 2:** N/A

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*\* The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*

# ITEM 1





# Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division  
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

## General Information

Project/Property Address: 0 Jones Rd, Oceanside, CA 92058

Assessor's Parcel Number: 146-090-27-00 Lot Area (acres or SF): 2.71 acres

Existing Use: 9101 - Vacant and Undeveloped Land

Brief Description of Proposal:

To construct and operate a battery energy storage system, including containers to house lithium-ion batteries with related control equipment

## Property Owner & Applicant Information

Owner Name: Andrew S. Gabriel, Nicholas G. Gabriel, and Gregory S. Gabriel

Phone Number & E-Mail Address: \_\_\_\_\_

Applicant Name: REV Renewables Development Holdings, LLC, c/o Nathan Murdock

Phone Number & E-Mail Address: 801-842-5199 nmurdock@revrenewables.com

### To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf:

DocuSigned by:  
Andrew Gabriel  
C4013916A394458...  
Signature of Property Owner  
(or attach a Letter of Authorization)

### Requested Meeting Date/Time (please provide 2 options)

1<sup>st</sup> choice date: March 13 Time preference:  9:30 am  10:30 am  either

2<sup>nd</sup> choice date: March 27 Time preference:  9:30 am  10:30 am  either

### Requested Divisions to Attend (Planning attends all meetings)

Building  Fire  Water  Engineering  Transportation  Solid Waste  Other \_\_\_\_\_

### Email the following PDF documents to [PlanningStaff@oceansideca.org](mailto:PlanningStaff@oceansideca.org):

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

### To be completed by City staff:

Assigned meeting date: March 13, 2024 Time: 09:30am

Assigned Project Planner: Rob Dmohowski



2121 N. California Blvd Ste 1000  
Walnut Creek, CA 94596

February 29, 2024

City of Oceanside Planning Division  
300 N. Coast Hwy  
Oceanside, CA 92054

To the City of Oceanside Planning Division:

REV Renewables formed in 2021 out of LS Power, a 30+ year old development, investment, and operating company focused on power and energy infrastructure. We develop, finance, build, own, and operate solar, wind, pumped hydro, and battery energy storage systems. In California, we have over 600 MW of battery energy storage projects either operating or under construction. In San Diego County, we have two operating facilities (Vista Energy Storage in Vista and Gateway Energy Storage in Otay Mesa) and propose to build and operate a third in Oceanside.

We propose to construct and operate a 250 MW battery energy storage system on a 2.71 acre parcel (APN 146-090-27-00) on Jones Road. The site is zoned IL – Limited Industrial, with a land use classification of 9101 Vacant and Undeveloped Land. The site will feature a warehouse-style building to house lithium-ion batteries, as well as related electrical and control equipment including inverters, transformers, and a small onsite electric substation. This substation will be connected via a new electric tie-line to the San Diego Gas & Electric Company's San Luis Rey Substation on El Camino Real.

This project will support the City's Climate Action Plan that set a Renewable Energy Procurement Goal that 75% of all local energy demand be generated from renewable sources by 2030. Renewable energy generation can be intermittent (e.g., when the sun is out and the wind blows), and battery energy storage systems (BESS) store energy to be released when it is needed. In doing so, BESS enable the transition to renewable energy, reduce emissions by reducing dependence on fossil-fueled peaker plants, and enhance grid reliability. Furthermore, this project will bring substantial financial and community benefits to the City, supports numerous high-paying local union construction jobs, and brings a vacant site into safe and productive use.

We look forward to working together with the City of Oceanside on this project. For any questions, please contact me by email at [nmurdock@revrenewables.com](mailto:nmurdock@revrenewables.com) or by phone at 801-842-5199.

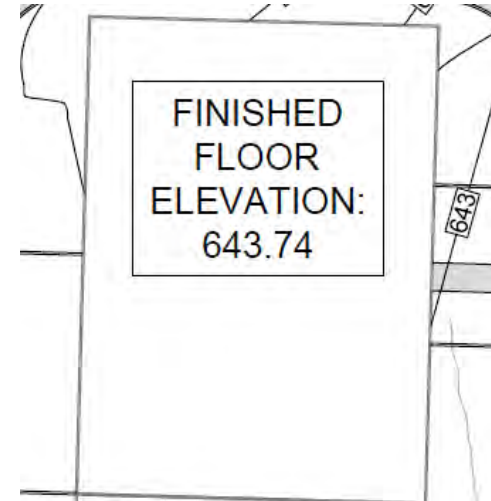
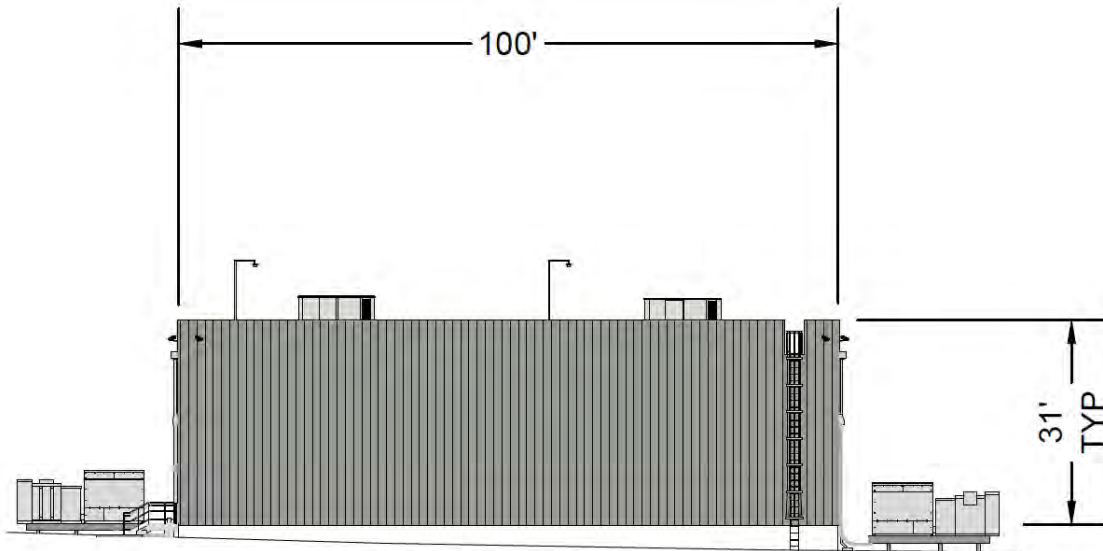
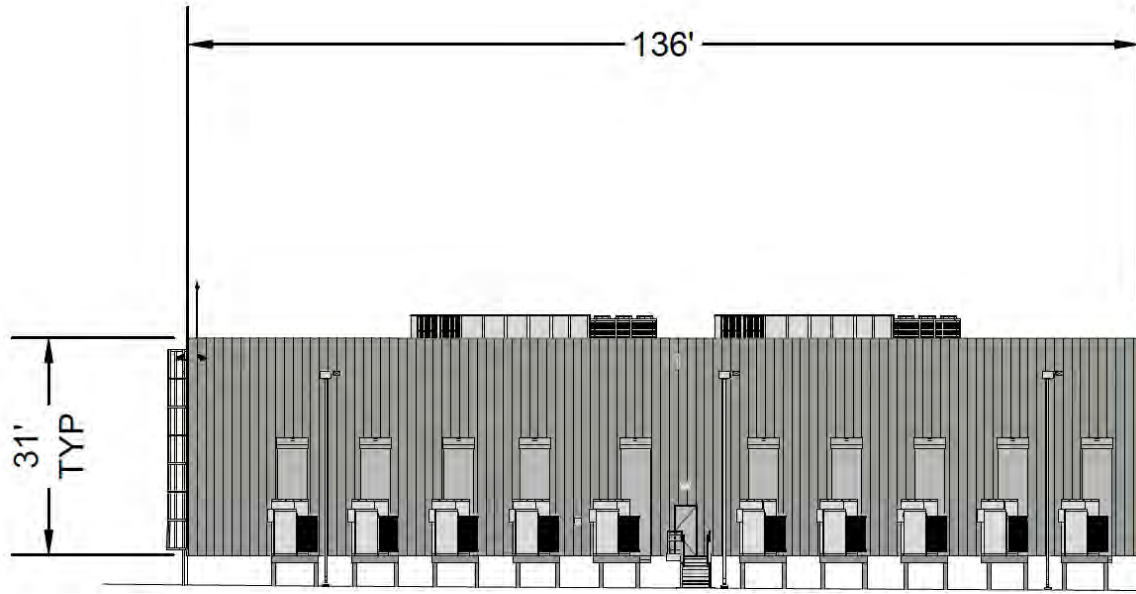
Sincerely,

**REV Renewables Development Holdings, LLC**

*Nathan Murdock*

Nathan Murdock  
Director of Business Development





2. Proposed elevations.



# Sandbar Energy Storage

Conceptual Site Plan

**Legend**



-  Building
-  Power Line
-  Project Site
-  Substation



# Sandbar Energy Storage

Regional Map

## Legend

-  Project Site
-  San Diego Gas Electric Co Substation



Google Earth

Image © 2024 Airbus  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

1 mi



# Sandbar Energy Storage

Vicinity Map

**Legend**

-  Power Line
-  Project Site

