



Agenda Item D.2
PUBLIC HEARING
Meeting Date: May 21, 2019

TO: Mayor and Councilmembers

FROM: Peter Imhof, Director of Planning and Environmental Review

CONTACT: Lisa Prasse, Current Planning Manager
Joe Pearson II, Associate Planner

SUBJECT: Consideration of Initiation of a General Plan Amendment for 7780 Hollister Avenue; APNs 079-210-056

RECOMMENDATION:

Adopt Resolution No. 19-____, entitled "A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested General Plan Amendment for a portion of 7780 Hollister Avenue; APNs 079-210-056" (Attachment 1).

BACKGROUND:

General Plan Amendment Initiation

The City of Goleta adopted the Goleta General Plan/Coastal Land Use Plan (General Plan) on October 2, 2006. The General Plan contains the following seven, state-required elements and two optional elements as follows: Land Use Element, Open Space Element, Conservation Element, Safety Element, Visual and Historic Resources Element, Transportation Element, Public Facilities Element, Noise Element, and Housing Element. The Land Use Element includes a Land Use Plan Map (Figure 2-1), which identifies a land use designation for each parcel in the City. Since its adoption, the General Plan has been amended on eighteen occasions. The most recent amendment occurred on January 15, 2019.

The General Plan Amendment (GPA) process is governed by Article 6 of State Planning and Zoning Law (Government Code Sections 65350 et seq.). Pursuant to state law, General Plan amendments require the Planning Commission's consideration and recommendation. However, the final decision is a legislative action and is reserved for the City Council to make.

City Council Resolution No. 12-13 established procedures for the initiation of processing requests for General Plan amendments. These procedures require that all requests for GPAs be referred to the City Council for initiation at a public hearing prior to processing.

Resolution No. 12-13 provides five factors the City Council must consider for the initiation of a GPA. These five factors are:

1. The amendment proposed appears to be consistent with the Guiding Principles and Goals of the General Plan;
2. The amendment proposed appears to have no material effect on the community or the General Plan;
3. The amendment proposed provides additional public benefit to the community as compared to the existing land use designation or policy;
4. Public facilities appear to be available to serve the affected site, or their provision will be addressed as a component of the amendment process; or
5. The amendment proposed is required under other rules or regulations.

Once initiated, the GPA along with the related environmental document are considered by the Planning Commission and a recommendation is made to the City Council via resolution. The City Council takes final action at a public hearing.

Site Information

The 5.7-acre subject site is located at the northwest corner of the intersection of Las Armas Road and Hollister Avenue (see map below). The current General Plan land use designation at the subject site is General Commercial (C-G) and the zoning is Industrial Research Park (M-RP). Land uses surrounding the subject site include Planned Residential (PRD) to the west (The Hideaway development), C-G to the east (Mariposa Assisted Living), Public / Quasi-Public (P-QP) (location of the Peaker Plant) and C-G to the north, and Single-Family Residential (R-SF) (The Bluffs) and Open Space/Passive Recreation (OS-PR) (Ellwood Mesa) to the south. The area surrounding the subject site and existing land uses of those sites are provided on the map below.

The subject site is currently an unused parking lot that was initially created to serve as a parking lot for the use of onshore construction workers and offshore construction and operations workers associated with Exxon Ellwood Pier and Las Flores Canyon project. Following the completion of the Exxon project, the site was leased to the Bacara Resort and Spa and the Sandpiper Golf Course to provide parking for special events and overflow parking in 2000.

Battery Storage Application Request

On December 12, 2018, the Applicant submitted a request for a battery storage use at the subject site. The request included a two-lot Parcel Map to create a separate lot (Proposed Lot 1 of approximately 1.3 acres) for the proposed battery storage facility and a Conditional Use Permit (CUP) to allow the utility use. The remaining portion of the lot (Proposed Lot 2 of approximately 4.4 acres) would remain a parking lot. On January 10, 2019, the Applicant was provided with a letter stating that a GPA may be required due to a potential incompatibility of the proposed battery storage use with the existing C-G land use designation on the site. In February 2019, following the Energy/Green Issues

Standing Committee discussion (summarized below), staff advised the applicant that battery storage is not considered a Public/Quasi Public use and that it was similar in nature to utilities. As the existing C-G land use designation does not allow for utility type uses, a GPA would need to be part of the CUP application.

Green Committee

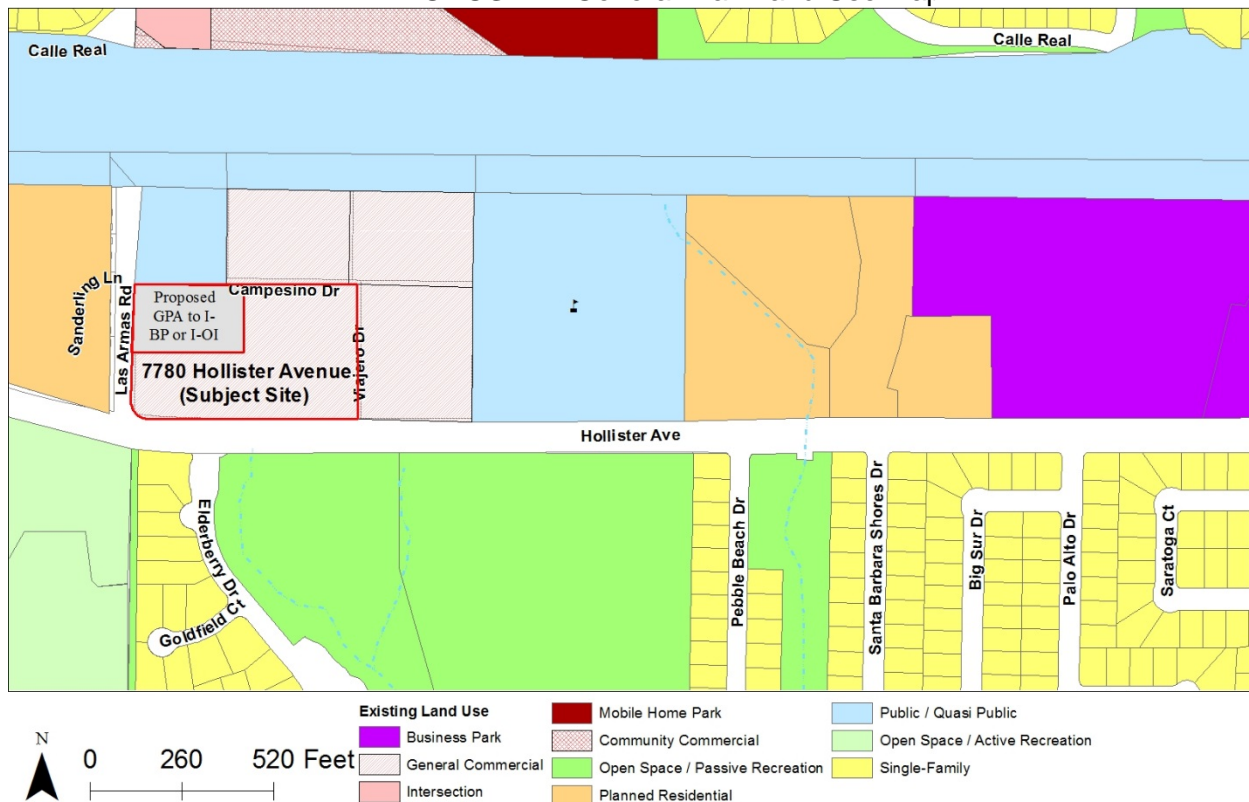
On February 7, 2019, the City of Goleta Energy/Green Issues Standing Committee (Committee) met to discuss the potential land use compatibility of battery storage within various land use categories, as well as the appropriate processing of battery storage projects. See Attachment 2 for the Energy/Green Issues Standing Committee staff memorandum. As a result of the input provided by the Committee and follow-up staff discussion, it was determined that existing applications would be allowed to move forward under the appropriate permitting process, due to the time-sensitivity of the proposals. It was also determined they would be processed as a utility due to the nature of the use until a more comprehensive approach could be developed.

DISCUSSION:

On February 28, 2019, Sovereign Energy (Applicant), on behalf of the Delwiche Family Trust (Property Owner), submitted a request for the initiation of a GPA. The GPA initiation request is to study a change to the land use designation, as established on General Plan Figure 2-1 Land Use Plan Map, to a portion of 7780 Hollister Avenue, Assessor's Parcel Number (APN) 079-210-056. The Applicant is requesting to change the northwestern portion (approximately 1.3 acres) of the site's land use designation from General Commercial (C-G) to Business Park (I-BP) or Office and Institutional (I-OI). This area corresponds to the area the applicant is interested in developing a battery storage facility. The existing C-G General Plan land use designation would remain unchanged on the rest of the site. The applicant's request is provided as an Attachment.

The applicant is requesting that the City Council initiate a GPA affecting Figure 2-1 to change the land use designation from C-G to a combination of C-G and I-BP as shown in the following graphic so that they can proceed with their battery storage CUP application. This item was originally scheduled to be heard on April 16, 2019, but due to the size of the April 16th agenda the request was rescheduled to May 21, 2019.

The applicant's primary request is for the GPA to the I-BP designation, due to the greater flexibility provided under the allowable uses. However, the applicant is open to pursuing a GPA to the I-OI land use designation as well, since both I-BP and I-OI designations allow utility type uses. Given that the applicant is open to either the I-BP and I-OI land use designations, the discussion of the 5 factors below analyzes both alternatives for City Council consideration. If initiated, the GPA and CUP would be reviewed together as a unified application, along with any other required permits, and all of the issues including environmental factors would be considered together.

PROPOSED - General Plan Land Use Map

The consideration of this GPA initiation includes three different land use designations as described in the Land Use Element, namely, C-G (existing), I-BP (proposed option), and I-OI (proposed option). For reference purposes, Attachment 3 to the staff report includes the text of General Plan Land Use Policies LU 3.7, 4.2, and 4.3. These three policies provide a general description of each of these land use designations. C-G is intended for a more diverse set of commercial uses, including commercial uses that have characteristics similar to some industrial uses. I-BP is intended to serve as an employment center and would contain research and development office uses as well as light industrial uses. I-OI is intended for a range of professional, office-related uses, including research and development, and medical-related uses, as well as mixed use residential uses.

As previously noted, the Council must consider a specific set of five factors when determining whether to initiate a GPA. Pursuant to Resolution 12-13, staff presents the following discussion of the GPA initiation factors for City Council consideration:

1. The proposed General Plan Amendment is consistent with the Guiding Principles and Goals of the City's General Plan.

The proposed land use designation change to either I-BP or I-OI appears to conform to the Land Use Element Guiding Principles and Goals 4 to "Maintain economic prosperity with a sustainable economy that is not based on growth." The proposed land use designation change will not dramatically increase the

development potential on the site and would assist in creating a sustainable economy by supporting the electrical grid. A majority of the site will remain C-G, while only a small portion (approximately 23%) would be changed to either I-BP or I-OI. The proposed land use designation change also appears to conform to Land Use Element Guiding Principles and Goal 6, to “Maintain a balanced community, with an appropriate mix of residences, workplaces, and services” as the proposed land use designation change provides for a wider variety of employment opportunities, while still allowing for commercial services to be developed on the remainder of the property (approximately 4.4 acres).

Additionally, the proposed land use designation change appears to conform with Land Use Element’s Guiding Principles and Goal 10, to “Ensure that all new development and changes to existing development are compatible with the character, scale, and design of the neighborhood” as the proposed land use designation change to either I-BP or I-OI would potentially be less visually impactful to the adjacent development due to the prohibition of outdoor storage or outdoor industrial uses. Currently, C-G would allow for more outdoor uses of an industrial nature, such as general outdoor storage and an auto wrecking yard with higher trip generation rates.

If initiated, staff would further evaluate consistency with Guiding Principles and Goals in more detail.

2. **The proposed General Plan Amendment will have no material effect on the community or the General Plan.**

The proposed land use designation change is to change the land use designation on an approximately one-acre portion of one parcel from a commercial designation to an office/business park designation. While the change will be to a different land use type, the change will only affect a small portion of the overall site. The remaining C-G portion of the site would be of sufficient size to support the types of commercial uses envision under the General Plan. As a result, the change would not cause a fundamental change to the overall land use pattern in the City as provided in Figure 2-1.

Northwestern Corner Portion

In order to analyze this factor for the northwestern portion of the subject site, consideration is given to how the proposed land use designations fit within the surrounding area and what types of uses would be lost and gained should the amendment take place. Attachment 4 provides a comparison table to show the differences in allowed land uses under I-BP, I-OI, and C-G to support this discussion.

Change from C-G to I-BP

The land uses immediately adjacent to the one-acre portion of the subject site include Planned Residential, Public/Quasi-Public, and General Commercial.

However, a large business park with the I-BP land use designation is approximately a quarter of a mile away adjacent to the condominium development at 7602 and 7640 Hollister Avenue.

The proposed change to I-BP would change the site from a commercial to a more office-oriented use designation with some allowances for low impact industrial uses, such as manufacturing. However, C-G is not a traditional commercial designation in that it allows uses with “similar characteristics to some industrial use” and “that may involve activities that reduce compatibility with other uses.” See Land Use Policy LU 3.7 in Attachment 3. As a result, a land use change of a portion of the site to I-BP, which General Plan Land Use Element Policy LU 4.2 notes is intended for “research and development, light industrial, and offices uses”, would not be significant, particularly given that the uses must be conducted indoors as opposed to the C-G designation, which allows industrial uses, such as auto-related uses and storage outdoors. While, the I-BP designation is more office-oriented, it does allow for telecommunication facilities, utilities, and public and quasi-public uses.

Additionally, the size, bulk, and scale of any development onsite in the I-BP would be generally compatible with the adjacent R-P and C-G due to the comparable inland development standards as shown in Table 1 below.

Change from C-G to I-OI

Currently, there are no I-OI designated parcels in the immediate vicinity of the subject site. The proposed change to I-OI would change the site from a commercial to a more office-oriented use, with allowance for mixed-use residential.

General Plan Land Use Element Policy LU 4.3 notes that the I-OI land use designation is “intended to provide areas for existing and future office-based uses” and “services oriented primarily to employees”, as well as to provide for mixed use residential development where appropriate. As such, the I-OI would not be intended for the some of the more industrial uses allowed under either C-G or I-BP. While, the I-OI is more office- oriented, it also allows for telecommunication facilities, and utilities, and public and quasi-public uses.

Similar to the I-BP land use designation, the size, bulk, and scale of any development onsite in the I-OI would be generally compatible with the adjacent R-P and C-G due to the comparable inland development standards as shown in Table 1 below.

Table 1
Recommended Standards for Building Intensity

	R-SF	R-P	C-G	I-BP	I-OI	P-QP
Structure Height (Inland)	25 ft	35 ft	35 ft	35 ft	35 ft	N/A
Structure Height (Coastal)	25 ft	25ft	35 ft	35 ft	35 ft	N/A
Maximum Lot Coverage Ratio	N/A	0.30	N/A	0.35	0.40	N/A

Summary

While a land use designation change from C-G to either I-BP or I-OI will change the potential uses and may change the character of the subject site, there does not appear to be a compelling issue with a change to either I-BP or I-OI that demonstrates the change would have a material effect on the community or the General Plan. In addition, any proposed development would require Design Review Board approval to ensure compatibility of the architecture and landscaping with the adjacent development.

3. **The amendment proposed provides additional public benefit to the community as compared to the existing land use designation or policy.**

The proposed amendment may provide an additional public benefit to the community as compared to the existing land use designation because uses allowed under the I-BP and I-OI land use designations are potentially more compatible with the adjacent uses. Development in the I-BP designation generally consist of business parks to provide for research and development and other technology-based uses, limited retail trade and service related office uses. While I-BP does allow for manufacturing, no potentially noxious impacts are allowed, and all activities must be conducted primarily indoors. Given the adjacent residential and open space uses, the requirement for uses to be conducted indoors in the I-BP designation may improve the potential visual compatibility with adjacent uses compared to the current designation.

I-OI is generally intended for service-related office uses, but does allow for research and development and other technology-based uses, limited retail trade, and mixed-use development with up to 20 residential units per acre, which is potentially compatible with the adjacent developments. Both I-BP and I-OI are intended to serve as job centers, so the amendment has the potential to provide a public benefit through expanded employment opportunities in the community. While C-G is a commercial designation, various industrial-related uses are allowed including: several auto-related uses, including retail automotive sales and rentals, auto repair and painting, auto wrecking yard/junk yard, and auto service (gas) stations; several wholesale trade and storage uses, including general wholesale trade, general and self-storage warehousing, and outdoor storage.

A more detailed analysis would need to be done to confirm a public benefit as a detailed project is considered as part of the development review process should the General Plan Amendment be initiated for further study.

4. **Public facilities appear to be available to serve the affected site, or their provision will be addressed as a component of the amendment process.**

The subject site is near Hollister Avenue, a main arterial in the City with proximity to public facilities. In addition, the provision of public facilities will be addressed as a component of the amendment process.

5. **The amendment proposed is required under other rules or regulations.**

The proposed General Plan Amendment is not required under other rules or regulations.

As noted above, the current proposal is for the battery storage project, should the project be approved and the battery storage project not be constructed or the facility removed in the future, the land use change would still stand. As a result, it is important to consider all potential uses of the site and their compatibility with the adjacent properties and surrounding areas. The properties immediately adjacent to the northwestern portion of the site will be C-G, P-QP, and R-P. In looking at immediately adjacent land use designations, particularly the C-G and P-QP as they border the northwestern portion on three sides, I-BP may be more compatible. As noted above, the C-G is intended for commercial uses of a more industrial nature and the P-QP designation to the north is currently developed with the Peaker Plant, which is also of a more industrial nature. As a result, the more office industrial nature of the I-BP may be more compatible with the existing and potential uses of these surrounding properties.

However, when taking into consideration the residential development directly adjacent to west of the portion of the site being considered for the GPA, and the two other residential developments in the immediate vicinity, the I-OI may be more compatible. This is due to the types of uses allowed under the I-OI. As discussed above and shown in the attachments, I-OI does not allow for some of the more industrial uses such as manufacturing, or auto storage. Additionally, the I-OI designation allows for mixed-use, which could serve as a partial buffer between the residential to the west and potential C-G uses to the east. Though there may be a potential for compatibility issues between a mixed use development and some of the more industrial C-G uses.

Given the potential compatibility of both the I-BP and I-OI with the surrounding area and ability to satisfy the five factors discussed above, staff is requesting City Council direction on the most appropriate proposed land use designation change. If no direction is provided, the project Applicant would be allowed to move forward with its land use designation of choice, either I-BP or I-OI.

Lastly, several comments were received after the matter was noticed for the April 16th agenda. These comments are provided in Attachment 6.

CEQA REVIEW

The initiation of a General Plan Amendment is not a project under the California Environmental Quality Act (CEQA) because the initiation merely instructs staff to further consider the amendment and does not obligate the City to any further action in the future, or result in any direct physical change in the environment or any reasonably foreseeable change in the environment.

FISCAL IMPACTS:

The case processing costs associated with the initiation of the proposed General Plan amendment for are being are being borne by the Applicant.

ALTERNATIVES:

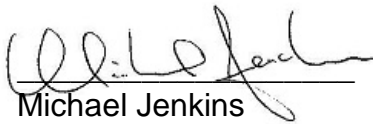
The City Council could choose not to initiate processing of the General Plan amendment for Figure 2-1. If not initiated, the map will remain unchanged and the Applicant will not be able to proceed with processing the CUP for a battery storage project on the subject site.

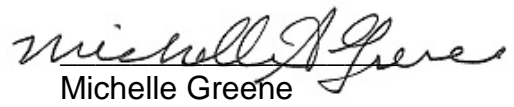
Council may also choose to initiate the General Plan amendment, but specify particularly which of the two land use designation options for northwest portion of the subject site (Proposed Parcel 1), I-BP or I-OI, may move forward for further study.

If initiated, City staff will proceed with case processing including environmental review and a General Plan amendment for Planning Commission's consideration and recommendation to the City Council for final action.

Legal Review By:

Approved By:


Michael Jenkins
City Attorney


Michelle Greene
City Manager

ATTACHMENTS:

1. Resolution No. 19-____, entitled "A Resolution of the City Council of the City of Goleta, California, Initiating the Processing of An Applicant-Requested General Plan Amendment for a portion of 7780 Hollister Avenue; APNs 079-210-056"
2. Energy/Green Issues Standing Committee February 7, 2019, Utility-Scale Battery Storage Project Process Options Staff Memorandum
3. General Plan Land Use Element Excerpts: Policy LU 3.7: General Commercial (C-G), Policy LU 4.2: Business Park (I-BP), and Policy LU 4.3: Office and Institutional (I-OI)
4. General Plan Table 2-2 and 2-3 Excerpts: Allowable Uses and Standards for Commercial Use Categories - General Commercial (C-G), Business Park (I-BP), and Office and Institutional (I-OI)
5. Applicant Battery Storage System Application General Plan Amendment Rationale
6. Comment Letters (Received prior to April 23, 2019)

ATTACHMENT 1

A Resolution Of The City Council Of The City Of Goleta, California, Initiating The Processing Of An Applicant-Requested General Plan Amendment For A Portion Of 7780 Hollister Avenue; APN 079-210-056

RESOLUTION NO. 19- _

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, INITIATING THE PROCESSING OF AN APPLICANT-REQUESTED GENERAL PLAN AMENDMENT FOR A PORTION OF 7780 HOLLISTER AVENUE; APN 079-210-056

WHEREAS the Goleta General Plan / Coastal Land Use Plan (“General Plan”) is the City’s official policy that guides land use and physical development of the geographic area of the incorporated City limits; and

WHEREAS California Government Code, Sections 65350 et seq., authorizes cities and counties to prepare, adopt and amend General Plans and their elements; and

WHEREAS California Government Code, Section 65358(a) reads, “If it deems it to be in the public interest, the legislative body may amend all or part of an adopted general plan. An amendment to the general plan shall be initiated in the manner specified by the legislative body. Notwithstanding Section 66016, a legislative body that permits persons to request an amendment of the general plan may require that an amount equal to the estimated cost of preparing the amendment be deposited with the planning agency prior to the preparation of the amendment.”; and

WHEREAS City Council Resolution No. 12-13 establishes a procedure for the initiation of processing of requests for a General Plan Amendment; and

WHEREAS City Council Resolution No. 12-13 requires the City Council to consider certain factors for the initiation of General Plan amendments including consistency with the Guiding Principles and Goals of the General Plan, consistency with the surrounding community or General Plan, possible public benefits, availability of or the future study of the availability of public services, or rules or regulations that may drive the need to amend the General Plan; and

WHEREAS the Delwiche Family Trust requests the initiation of a General Plan Amendment to the land use designation on a portion of Assessor’s Parcel Numbers 079-210-056 (Site); and

WHEREAS the General Plan land use designation for the Site is General Commercial (C-G) and Delwiche Family Trusts is seeking the initiation of a General Plan Amendment affecting Figure 2-1 of the Land Use Element to change the land use designation from General Commercial (C-G) to a combination of General Commercial (C-G) and either Business Park (I-BP) or Office and Institutional (I-OI); and

WHEREAS the item was originally scheduled to be heard on April 16, 2019, but due to the size of the April 16th agenda, the request was rescheduled to May 21, 2019 meeting; and

WHEREAS the City Council conducted a duly noticed public hearing on May 21, 2019, at which time all interested persons were given an opportunity to be heard; and

WHEREAS the City Council considered the entire administrative record, including staff reports, the General Plan, and oral and written testimony from interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLETA, AS FOLLOWS:

SECTION 1. INITIATION CRITERIA

The City Council makes the following statements regarding the initiation factor/criteria outlined in City Council Resolution No. 12-13:

(a) The amendment proposed may be consistent with the Guiding Principles and Goals of the General Plan as the proposed amendment appears to conform to Land Use Element Guiding Principles and Goals 4 to “Maintain economic prosperity with a sustainable economy that is not based on growth” and Land Use Element Guiding Principles and Goal 6, to “Maintain a balanced community, with an appropriate mix of residences, workplaces, and services” as the proposed land use designation change would potentially provide for a wider variety of employment opportunities in western Goleta and, Land Use Element Guiding Principles and Goal 10, to “Ensure that all new development and changes to existing development are compatible with the character, scale, and design of the neighborhood” as the proposed land use designation change to either I-BP or I-OI would potentially be less visually impactful to the adjacent development due to the prohibition of outdoor storage or outdoor industrial uses.

(b) It is anticipated that the proposed amendment to either I-BP or I-OI may have no material effect on the community or the General Plan because the change will only apply to an approximately one-acre portion of one parcel from a commercial designation to an office designation. While the change will be to a different land use type, the change will only affect a small portion of the overall site. The remaining C-G portion of the site would be of sufficient size to support the types of commercial uses envision under the General Plan. Additionally, given the nature of the uses allowed under the C-G land use designation, which including wholesale trade and service commercial, that are more industrial in nature, a change to either I-BP or I-OI, which are more business oriented would not be significant. As a result, the change would not cause a fundamental change to the overall land use pattern in the City; and

(c) The proposed amendment may provide an additional public benefit to the community as compared to the existing land use designation because uses allowed under the I-BP and I-OI land use designations are potentially more compatible with the adjacent uses. While I-BP does allow for manufacturing, no potentially noxious impacts are allowed, and all activities must be conducted primarily indoors. Given the adjacent residential and open space uses, the

requirement for uses to be conducted indoors in the I-BP designation may improve the potential visual compatibility with adjacent uses compared to the current designation. I-OI is generally intended for service-related office uses, but does allow for research and development and other technology-based uses, limited retail trade, and mixed-use development with up to 20 residential units per acre, which is potentially compatible with the adjacent developments. Both I-BP and I-OI are intended to serve as job centers, so the amendment has the potential to provide a public benefit through expanded employment opportunities in the community. While C-G is a commercial designation, various industrial-related uses are allowed including: several auto-related uses, including retail automotive sales and rentals, auto repair and painting, auto wrecking yard/junk yard, and auto service (gas) stations; several wholesale trade and storage uses include general wholesale trade, general and self-storage warehousing, and outdoor storage. Specific to the applicant's proposal, the proposed General Plan Amendment will provide an additional public benefit to the community because the I-BP and I-OI land use designations currently allow for the applicants proposed battery storage project. The proposed battery storage project would provide reliable electric battery storage to address constrained grid operations, essentially providing for a more stable and resilient electrical grid. This would provide for numerous public benefits including improving the city's emergency preparedness and providing progress toward the city's green energy goals.; and

(d) The subject site is adjacent to Hollister Avenue, a main arterial in the City with proximity to public services. In addition, the provision of public facilities will be addressed as a component of the amendment process; and

(e) The amendment proposed is not required under other rules or regulations.

(f) The foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. Action. The City Council hereby authorizes staff to initiate processing of the proposed General Plan Amendment. The initiation of the General Plan Amendment does not suggest how the City Council may ultimately act on the General Plan Amendment when it is brought forward for City Council consideration. The initiation of the General Plan Amendment shall not influence the City Council's consideration of the General Plan Amendment.

SECTION 3. Certification of Resolution. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

SECTION 4. Records. The documents and materials associated with this Resolution that constitute the record of proceedings on which the City Council's findings and determinations are based are located at 130 Cremona Drive, Suite B, Goleta CA 93117.

SECTION 5. Effective Date. This Resolution becomes effective upon adoption.

PASSED, APPROVED AND ADOPTED this 21th day of May 2019.

PAULA PEROTTE, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MICHAEL JENKINS
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 19-__ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the 21st day of May, 2019 by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

ATTACHMENT 2

Energy/Green Issues Standing Committee February 7, 2019, Utility-Scale Battery
Storage Project Process Options Staff Memorandum



MEMORANDUM

DATE: February 7, 2019

TO: Goleta City Council Green Committee

FROM: Peter Imhof, Planning and Environmental Review Director
Lisa Prasse, Current Planning Manager
Kathy Allen, Supervising Senior Planner

SUBJECT: Utility-Scale Battery Storage Project Process Options

Background

California's electric grid is a complex system providing reliable power to California residents and the share of energy provided by renewable resources (especially solar) is growing. The growth of solar energy generation has changed the net energy demand, creating a "duck curve" (Attachment 1) in which energy demand in the mid-afternoon is actually lower than the demand in the morning and increases rapidly in the late afternoon. This, in turn, has created a substantial (and growing) demand for energy storage to balance power supply and demand during peak and off-peak periods. Storage technology has the potential for smoothing out the electrical supply to match demand.

Battery storage is also a critical component of any plan for energy resilience in the Goleta area. Southern Santa Barbara County is located at the terminus of Southern California Edison's (SCE) transmission grid. Additionally, many of the transmission towers associated with the two high voltage 220/66kV transmission lines serving the area are located on steep or remote terrain, leaving them vulnerable to damage during a natural disaster and limiting access for timely repair or replacement. Due to these service area constraints, such damage to the grid infrastructure could expose our region to the risk of a prolonged electrical outage, impacting up to 85,000 local customers.

Battery storage power stations (battery facilities) involve small banks of rechargeable batteries. The modular nature of these facilities allows for a wide range of power and energy storage options, from very small to very large. At such facilities, "power" is typically measured in kilowatts (kW) or megawatts (MW) and is a rate of flow (analogous to "gallons per minute"), whereas "energy" is typically measured in kW-hours or MW-hours and represents the facility's storage capacity (analogous to the number of gallons stored in a water tank). For example, a 50-MW facility with a 250 MW-hour capacity can continuously provide 50 MW of power for 5 hours or 10 MW of power for 25 hours. Battery banks are

housed in buildings or containers for security purposes and to protect them from the elements. Lithium Ion (Li-Ion) batteries have become the more prevalent battery type in battery facilities as these are designed to have a long lifespan without maintenance. Further, the cost of technology associated with Li-Ion batteries is decreasing quickly because of the electric automotive industry.

Southern California Edison (SCE) is the electrical energy provider for the City of Goleta and Goleta is the last city in SCE's service area. SCE continues to diversify its electric generation portfolio to include more renewable/green sources such as wind and solar. Power from these green energy sources often is produced at times of day that do not align with peak use. Battery storage technology allows the energy generated from renewable sources to be stored and accessed when the need arises, thereby aiding in network reliability. The use of battery facilities can reduce the need for major new transmission grid construction upgrades (such as new coal-fired plants) while stabilizing the electrical grid during peak periods.

In February 2018, SCE issued a Request for Proposals (RFP) to solicit offers from developers of energy resources to meet the long-term capacity requirements in the Moorpark sub-area (Goleta and Santa Clara electric systems). An additional RFP-stated objective is to obtain offers that would enhance the resiliency in the Goleta system given the potential grid disruptions from failure of the high-voltage transmission lines. The RFP-stated preference for meeting the Goleta resiliency need is through 'preferred resources' such as renewable generation, conservation through energy efficiency or demand-response (reducing load or increasing generation to meet system need), and battery storage rather than natural gas-fired generation. However, the RFP did still allow for bids for gas-fired generation within the Goleta distribution system in case there were insufficient renewable energy proposals to meet demand and act as a generation source to charge energy storage resources during an extended outage. The SCE resiliency objective for the Santa Barbara/Goleta area is 95-105 MW, although it is not a mandated requirement. The RFP states that contracted bids must be able to bring projects online by March 1, 2021, but includes a preference for offers with an initial delivery date by September 1, 2020. SCE's target date for final selection notification is March 15, 2019, with a deadline of March 22, 2019 for awarded offerors to execute purchase and sale agreements. SCE's stated target date for the California Public Utility Commission application filing is April 5, 2019.

Issues

The Planning and Environmental Review Department has received multiple inquiries regarding the placement of battery storage power station facilities within the City, at least several in response to the SCE RFO. All the requests have involved sites near the Hollister Avenue Corridor between Los Carneros and the Cathedral Oaks overcrossing in western Goleta. Several questions have arisen on which staff would like Council input and direction as Goleta considers how to support green energy generation and process project applications. The two overarching questions concerning which staff is requesting discussion and guidance are:

1. How should applications for utility-scale battery facility projects be reviewed?

2. What existing General Plan use designations do battery facilities fit under or does a new category or overlay, such as battery facility, need to be created?

1. Review Process

The first question on which staff would like input concerns the process under which utility-scale battery storage projects are reviewed. The two options that staff identified are either (1) processing each project application separately through a Conditional Use Permit, where consistent with the General Plan land use designation, as allowed by current zoning or (2) doing a comprehensive study and General Plan Amendment to address siting of large-scale battery storage projects comprehensively.

Option 1: Conditional Use Permit with CEQA Review Under Existing Zoning

Existing zoning allows utilities (implicitly including battery storage projects) in any zone via a Minor Conditional Use Permit provided that “the Zoning Administrator can make the findings set forth in Section §35-315.8 (Findings)”. Specifically, Inland Zoning Ordinance §35-315.4.1 states the following uses may be permitted in any zone district with a Minor Conditional Use Permit: “Buildings, structures, facilities, and uses of a public works, utilities, or private service nature, except airports, including but not limited to... electrical substations subject to the performance standards and district requirements of the Public Works, Utilities, and Private Services Facilities District, Sec 35-238, excluding major electric transmission substations”.

Any such project would have to also be consistent with the General Plan land use designation. However, since the Zoning Code contemplates utilities in any zone, consistency may be presumed for utility infrastructure such as powerlines, transformers, etc. However, large-scale battery storage is a new use that did not exist and was not contemplated at the time the existing Zoning Code was originally adopted by the County. It presents special issues. See the discussion concerning General Plan land use designations below. Conditional use permits would be subject to environmental review under CEQA.

Under this process option, each application would be looked at discreetly from a land use compatibility and environmental analysis. The benefits of this option are that (1) each project application would proceed on its own timeline and (2) total processing time, including CEQA, would likely be less than a comprehensive study. Because of the tight SCE RFO timelines, the shorter overall processing time is an important advantage of this process option. The main drawback of this process option is that battery storage processing would not happen in a comprehensive manner.

Option 2: Comprehensive Study and General Plan Amendment

A comprehensive study would allow the City to identify specific locations and/or land use designations within the City, e.g., along the Hollister corridor, where large-scale battery storage would be appropriate. This option would allow the City to determine where these uses would be compatible with adjacent land uses, while taking into account the potential hazards. A programmatic CEQA document could be prepared and then the individual projects could tier off this document. A comprehensive plan would allow the City to look

broadly at all of the issues and make informed decision as to where and how many of these battery storage facilities the City is willing to accommodate within our borders. The primary drawback is the time delay involved in doing a comprehensive study. Individual projects would likely be processed following the study and this approach may prevent individual project applications from meeting the specified SCE RFO timeframes.

Special Compatibility Considerations: Fire Safety

Planning Staff has reached out to Santa Barbara County Fire Department Staff regarding potential issues associated with battery storage facilities. Staff recognized the need to provide additional grid support given the existing configuration. However, staff urged caution as to the number and location of such battery storage facilities. A fire in a battery storage facility is considered a “runaway” event and requires an unusually large quantity of water to contain the fire. In such an event, there would be concerns regarding a toxic plume that could endanger residents and the water runoff from battling a runaway event. The water runoff would be hazardous and could cause an environmental disaster if the runoff entered either creeks or storm drains.

Any environmental review, whether of an individual project or a comprehensive study, would have to address these potential safety and compatibility issues.

2. General Plan Use Type

The General Plan does not have a specific “battery facility” use category and it is possible that battery facilities may warrant their own General Plan land use category or overlay, given their unique characteristics. If the City does not want to create a separate battery facilities category, staff has identified three use types where battery facilities could be found consistent/compatible. Upon consideration of the various allowed uses contained in the Non-Residential Land Use tables (Tables 2-2 through 2-4), these are warehouse, public and quasi-public uses, and utilities.

In addition to having a category of uses called Public and Quasi Public, the City also has a General Plan Land Use designation with that same name. Land Use Policy LU 5.2 states:

This designation [Public and Quasi-Public Use] is intended to identify existing and planned land areas for public facilities, such as, but not limited to, community centers, governmental operations, libraries, and public schools. The designation also allows quasi- public uses, such as private schools, religious institutions, lodges, social clubs, day care centers, and similar uses. Land within the rights-of-way of US-101 and SR -217 are also designated within this use category. Public and quasi-public uses are also permitted in various other land use categories in order to provide maximum flexibility in determining locations for future public facilities. The Public and Quasi-Public use category does not include public and private parks, recreation, or open space, which are accommodated in a separate use category.

The General Plan does not define the uses listed in the Land Use Tables (Tables 2-1 through 2-4) leaving that to the Zoning Ordinance. However, attached to the General Plan is a

glossary which is provided for information purposes only and was not adopted as part of the General Plan. This glossary, while not adopted, does define public and quasi-public facilities as “institutional, academic, governmental and community service uses, either owned publicly or operated by non-profit organizations, including private hospital and cemeteries (see institutional uses)”. Further discussion is warranted to consider the intent and allowed uses in the Public and Quasi-Public General Plan land use designation.

Table 1 below is a compilation of the Non-Residential Land Use Categories denoting the allowance or prohibition of public – quasi public uses, utilities, and warehouse for reference. Where a use is not listed, that is an indication that the use is not allowed.

Table 1

Non-Residential General Plan Land Use Categories Designation	USES		
	Public-Quasi Public Uses	Utilities	General Warehouse
Regional Commercial (CR)	XX	---	--
Community Commercial (CC)	XX	---	--
Old Town Commercial (OT)	XX	---	--
Visitor Commercial (VS)	----	---	--
Commercial Intersection (CI)	XX	---	--
General Commercial (CG)	XX	---	XX
Business Park (BP)	XX	XX	XX*
Office and Institutional (OI)	XX	XX	--
Service Industrial (IS)	XX	---	XX
General Industrial (IG)	XX	---	XX
Agriculture (AG)	NL	NL	NL
Open Space/Passive Rec (OS-PR)	NL	NL	NL
Open Space/Active Rec (OS_AR)	NL	NL	NL
Public and Quasi Public (PS)	NL	NL	NL
XX: Allowed --- : Not Allowed NL: Use not listed in Table 2-4 and hence not allowed *: Warehousing is allowed on parcels designated Business Park (I-BP) if it is in association with a permitted use			

The NRG Peaker plant located at 30 Las Armas Drive and the SCE electrical substation on S. Glenn Annie Road have Public/Quasi Public General Plan Land Use designations.

Staff has prepared Table 2 below that identifies the benefits and drawbacks of finding battery facilities similar to Public-Quasi Public uses, utilities use, warehouse use or to develop its own category.

Table 2

	Battery Storage Similar to Public- Quasi Public uses	Battery Storage Similar to Utilities	Battery Storage Similar to Warehouse	Develop Separate Category
Pros	<ul style="list-style-type: none"> ➤ Needed to support SCE provision of electricity ➤ Providing a service typically provided by a Public or Quasi-Public use ➤ Able to be found consistent with General Plan where Public and Quasi - Public uses are allowed ➤ More locations available ➤ Will not need a General Plan Amendment if located where Public-Quasi Public uses are allowed 	<ul style="list-style-type: none"> ➤ Providing a Utility service ➤ Able to be found consistent with General Plan where utilities uses are allowed ➤ Similar impacts to utility facilities. ➤ Would not need a General Plan Amendment if located where Utilities are allowed 	<ul style="list-style-type: none"> ➤ Use of existing buildings ➤ Quicker implementation if using existing buildings thereby improving grid stability sooner ➤ Less traffic impact than warehouse use ➤ Less employees than warehouse use ➤ More locations available 	<ul style="list-style-type: none"> ➤ Specific to the use ➤ Locations determined after studying ➤ Can weigh potential environmental hazards associated with battery storage ➤ Conscious determination as to where these power facilities could be located
Cons	<ul style="list-style-type: none"> ➤ Not a public entity ➤ Not a quasi-public entity ➤ Not a not-for- profit entity 	<ul style="list-style-type: none"> ➤ Limited to only the Business Industrial Park General Plan locations 	<ul style="list-style-type: none"> ➤ Allow potentially hazard use near residential that was not contemplated when warehouse designation established 	<ul style="list-style-type: none"> ➤ Time delay which could impact the stability of the electrical grid

Previous Actions and Large-Scale Battery Storage Proposals

In the last two years, the City has approved one battery storage conditional use permit application at 30 Las Armas Road, has received one application for review, and has conducted five planning consultations. The list of the locations, the status, and the information provided to each of these requests are outlined in Table 3 below. (Any application for battery storage would be subject to California Environmental Quality Act analysis.)

Table 3

Location	General Plan /Specific Plan Designation	Zoning	Use/Application	Status
30 Las Armas Road (NRG Peaker Plant)	Public/Quasi Public (PS/P-QP)	Public Works (PU)	500-kilowatt battery storage system/ CUP pursuant to Inland Code Section 35-315.4 (1) (f)	CUP approved by the Planning Commission in 2017 (could be considered incidental to the Peaker Plant use given size)
7780 Hollister Avenue 18-172-CUP	General Commercial (CG)	Manufacturing-Research Park (MRP)	10 Mega Watt/ 40 Mwh/ CUP pursuant to Inland Code Section 35.315.4 (1) (f)	Incomplete application. Staff has apprised applicant that unsure if use is consistent with the Public-Quasi Public category discussed in 17-074-ZCL.
7780 Hollister Avenue 17-074- ZCL	General Commercial (CG)	Manufacturing-Research Park (MRP)	10 Mega Watt/ 40 Mwh /Zoning Conformance Letter	Zoning Letter provided. Advised that Battery storage may be considered a Public – Quasi Public Use. Based on this determination,

				submitted the application noted above
6864 Cortona Drive (18-044-PCO)	Business Park (I-BP)	Manufacturing Research Park (M-RP)	160 MWh/ Planning Consultation	Planning Consultation completed. Advised that battery storage could be allowed with the approval of a Minor CUP
71 Ellwood Station Road (18-060-PCO)	General Commercial (C-G)	Manufacturing Research Park (M-RP)	40 Mega Watt/ 400 MWh/ Planning Consultation	Planning Consultation completed. Advised that a General Plan Amendment to I-BP and approval of a CUP would be needed at this location.
280 Coromar Drive (Lot 14 in Cabrillo Business Park Specific Plan) (18-159-PCO)	Business Park (I-BP)	Property has two Subzone designations - Business Park (BP) and Service Industrial (IS)	Proposed Battery Wattage not provide by Applicant/ Planning Consultation	Planning Consultation Completed. Advised that battery storage could be allowed with the approval of a Planning Clearance Review for Conformance with the Specific Plan in the Business Park subzone but not in the Service Industrial subzone.
30 Las Armas and the adjacent vacant parcel (APN 079-210-053)	30 Las Armas – Public/Quasi Public	30 Las Armas – Public Works	50 mega watt battery storage/ Planning Consultation	Planning Consultation completed. Advised that the both parcels

(18-172-PCO)	Vacant Parcel – General Commercial	Vacant Parcel – Manufacturing - Research Park		<p>would need to have a General Plan Amendment to I-BP, a Rezone to M-RP, and approval of a CUP.</p> <p>Applicant could not secure the property owners signature to submit an application.</p>
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A map showing the locations of the sites of interest is provided as Attachment 3.

Recommendation

Staff recommends that the Green Committee consider the above information and provide a recommendation as to the appropriate review process. As a next step, staff may share this recommendation with the full City Council for consideration and initiate a General Plan Amendment, as appropriate.

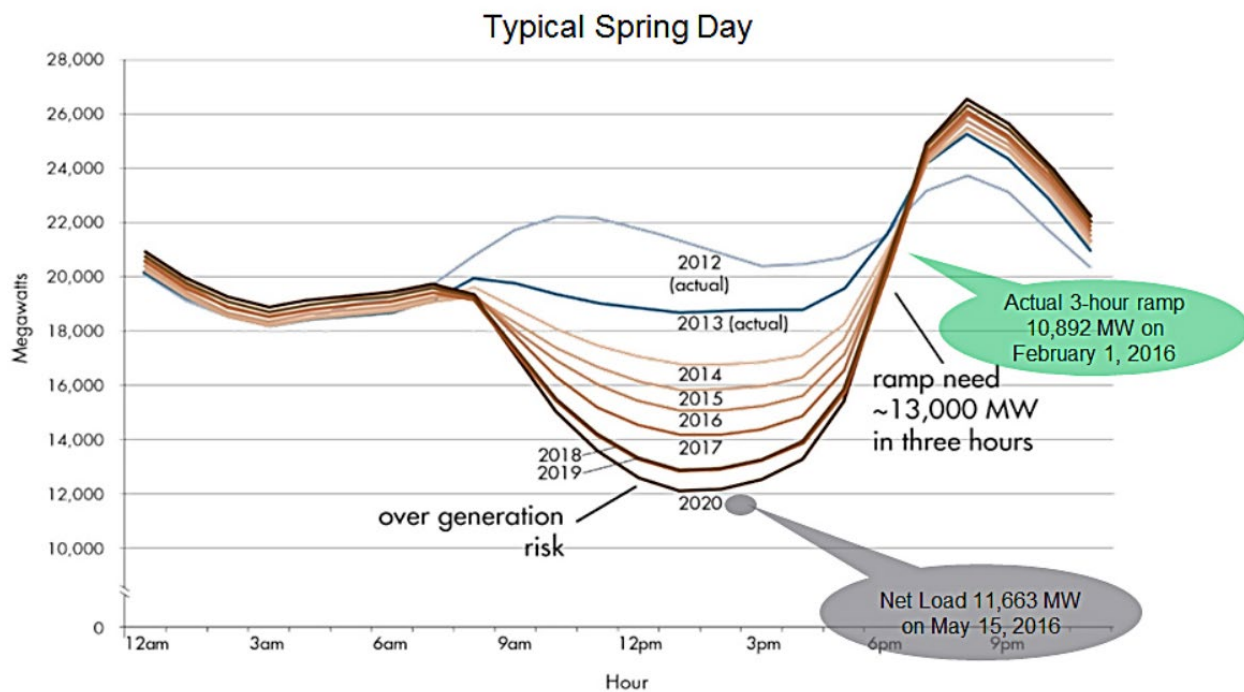
Attachments

1. "Duck Curve" energy graphic
2. General Plan Land Use Tables 2-2 through 2-4
3. Map denoting the approved and proposed sites

ATTACHMENT 1

The electric grid and the requirements to manage it are changing. Renewable resources increasingly satisfy the state's electricity demand. Existing and emerging technology enables consumer control of electricity consumption. These factors lead to different operating conditions that require flexible resource capabilities to ensure green grid reliability. The ISO created future scenarios of net load curves to illustrate these changing conditions. Net load is the difference between forecasted load and expected electricity production from variable generation resources. In certain times of the year, these curves produce a “belly” appearance in the mid-afternoon that quickly ramps up to produce an “arch” similar to the neck of a duck—hence the industry moniker of “The Duck Chart”.

Figure 2: The duck curve shows steep ramping needs and overgeneration risk



Source:

California Independent System Operator, 2016. "Fast Facts: What the duck curve tells us about managing a green grid." Available online at:

https://www.caiso.com/Documents/FlexibleResourcesHelpRenewables_FastFacts.pdf.

ATTACHMENT 2

**TABLE 2-2
ALLOWABLE USES AND STANDARDS FOR COMMERCIAL USE CATEGORIES**

Allowed Uses and Standards	Commercial Use Categories					
	C-R	C-C	C-OT	C-VS	C-I	C-G
Retail Trade						
Large-Scale Retail Establishments	X	X	–	–	–	–
General Merchandise	X	X	X	–	–	X
Food and Drug Stores	X	X	X	–	X	X
Apparel and Specialty Stores	X	X	X	–	–	X
Building/Landscape Materials and Equipment	X	X	X	–	–	X
Eating and Drinking Establishments	X	X	X	X	X	X
Other Retail Trade Establishments	X	X	X	X	–	X
Coastal-Related Commercial	X	X	X	X	–	–
Services (Including Offices)						
Finance, Insurance, and Real Estate	X	X	X	–	–	X
Personal Services	X	X	X	–	–	X
Business Services	–	X	X	–	–	X
Information Technology Services	–	–	–	–	–	X
Professional Services	–	X	X	–	–	X
Medical and Health-Related Services	X	X	X	–	–	–
Educational Services	–	–	X	–	–	X
Entertainment and Recreation Services	X	X	X	X	–	–
Building and Construction Services	–	–	–	–	–	X
Other Services	X	X	X	X	X	X
Transient Lodging and Services						
Resorts	–	–	–	X	–	–
Hotels, Motels, Bed and Breakfast Inns	X	X	X	X	–	–
RV Parks	–	–	X	X	–	X
Other Visitor Services and Attractions	–	–	–	X	–	X
Auto-Related Uses						
Retail – Automotive Sales and Rentals	–	–	X	–	–	X
Auto Repair and Painting	–	–	–	–	–	X
Auto Wrecking Yard/Junk Yard	–	–	–	–	–	X
Auto Service (Gas) Station	X	–	X	–	X	X
Car Wash	–	X	X	–	X	X
Wholesale Trade and Storage						
General Wholesale Trade	–	–	–	–	–	X
Warehousing – General	–	–	–	–	–	X
Warehousing – Self-Storage	–	–	–	–	–	X
Outdoor Storage	–	–	–	–	–	X
Residential Uses						
Residential Units	–	X	X	–	–	–
One Caretaker Unit	X	X	X	X	–	X
Assisted-Living Residential Units	–	–	–	–	–	X
Other Uses						
Religious Institutions	–	X	X	–	–	X
Public and Quasi-public Uses	X	X	X	–	X	X
Wireless Communications/Telecommunications	X	X	X	X	X	X
Standards for Density and Building Intensity						
Recommended Standards for Density						
Maximum Residential Density	N/A	12/acre	20/acre	N/A	N/A	20/acre
Recommended Standards for Building Intensity						
Structure Height	35 feet	35 feet	30 feet	35 feet	25 feet	35 feet
Maximum Lot Coverage Ratio	N/A	N/A	N/A	N/A	N/A	N/A
Notes: 1. Use Categories: C-R – Regional Commercial; C-C – Community Commercial; C-OT – Old Town Commercial; C-VS – Visitor Commercial; C-I – Intersection; Commercial; C-G – General Commercial. 2. X indicates use is allowed in the use category; – indicates use not allowed. 3. General Note: Some uses requiring approval of a conditional use permit are as set forth in text policies, and others are specified in the zoning code. 4. Wholesale trade is permitted within the C-R use category, provided that it is an integral part of a retail trade use. 5. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause. 6. N/A = Not applicable. (Amended by Reso. 08-30, 6/17/08 and Reso. 09-32, 5/19/09)						

**TABLE 2-3
ALLOWABLE USES AND STANDARDS FOR OFFICE AND INDUSTRIAL USE
CATEGORIES**

Allowed Uses and Standards	Office and Industrial Use Categories			
	I-BP	I-OI	I-S	I-G
Industrial (Manufacturing)				
General Manufacturing – No Noxious Impacts	X	–	X	X
General Manufacturing – Potential Noxious Impacts	–	–	–	X
Research and Development	X	X	–	X
Scientific and Similar Instruments	X	X	–	X
Bio-Medical Technology	X	X	–	X
Other Advanced Technology	X	X	–	X
Transportation and Utilities				
Transportation (other than right-of-way)	–	–	X	X
Wireless Communications/Telecommunications	X	X	X	X
Utilities	X	X	–	–
Retail Trade				
Building/Landscape Materials and Equipment	–	X	–	X
Eating and Drinking Establishments	X	X	–	–
Other Retail Trade Establishments	X	X	–	–
Services (Including Offices)				
Finance, Insurance, and Real Estate	X	X	–	–
Personal Services	X	X	–	–
Business Services	X	X	–	–
Information Technology Services	X	X	–	–
Professional Services	–	X	–	–
Medical and Health-Related Services	–	X	–	–
Educational Services	–	X	–	–
Entertainment and Recreation Services	–	X	–	–
Building and Construction Services	–	–	X	X
Other Services	–	–	X	X
Auto-Related Uses				
Automotive Sales and Rentals	–	–	X	X
Auto Repair and Painting	–	–	X	X
Auto Wrecking Yard/Junk Yard	–	–	X	X
Auto Service (Gas) Station	–	–	–	X
Wholesale Trade and Storage				
General Wholesale Trade	–	–	X	X
Warehousing – General	X*	–	X	X
Warehousing – Self-Storage	–	–	X	X
Outdoor Storage	–	–	X	X
Residential Uses				
Residential Units	–	X	–	–
One Caretaker Unit Per Parcel	X	X	X	X
Assisted-Living Residential Units	–	X	–	–
Other Uses				
Public and Quasi-public Uses	X	X	X	X
Religious Institutions	–	X	–	–
Standards for Density and Building Intensity				
<i>Recommended Standards for Density</i>				
Maximum Residential Density	N/A	20units/acre	N/A	N/A
<i>Recommended Standards for Building Intensity</i>				
Structure Heights	35 feet	35 feet	35 feet	35 feet
Maximum Lot Coverage Ratio	0.35	0.40	N/A	N/A
Notes: 1. Use Categories: I-BP – Business Park; I-OI – Office and Institutional; I-S – Service Industrial; I-G – General Industrial. 2. X indicates use is allowed in the use category; – indicates use not allowed. 3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code. 4. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause. 5. N/A = Not applicable. * Warehousing is allowed on parcels designated Business Park (I-BP) if it is in association with a permitted use. (Amended by Reso. 08-30, 6/17/08 and Reso. 09-32, 5/19/09)				

TABLE 2-4
ALLOWABLE USES AND STANDARDS FOR OTHER LAND USE CATEGORIES

Allowed Uses and Standards	Other Land Use Categories			
	AG	OS-PR	OS-AR	P-S
Residential Uses				
One Single-Family Detached Dwelling per Lot	X	-	-	-
Farmworker Residential Units	X	-	-	-
Second Residential Dwelling Unit	X	-	-	-
Caretaker Residential Unit	-	-	X	X
Agricultural Uses				
Orchards and Vineyards	X	-	-	-
Row Crop Production	X	-	-	-
Specialty Agriculture and Floriculture	X	-	-	-
Livestock Grazing	X	-	-	-
Small-Scale Confined Animal Operations	X	-	-	-
Small-Scale Agricultural Processing	X	-	-	-
Small-Scale Greenhouses	X	-	-	-
Sale of On-Site Agricultural Products	X	-	-	-
Other	X	-	-	-
Open Space and Outdoor Recreation				
Active Recreation	-	-	X	X
Open Space and Passive Recreation	-	X	X	X
Golf Course, including customary ancillary uses and structures	-	-	X	X
Nature Preserve	-	X	X	X
Public and Quasi-public Uses				
General Government Administration	-	-	-	X
Fire Stations	X	-	-	X
Schools (Public and Private)	-	-	-	X
Other Government Facilities	-	-	-	X
Other Uses				
Religious Institutions	-	-	-	X
Small-Scale Residential Care Facility	X	-	-	-
Small-Scale Day Care Center	-	-	-	X
Wireless Communications/Telecommunications	X	-	-	X
Recommended Standards for Building Intensity				
Structure Height	N/A	N/A	N/A	N/A
Maximum Lot Coverage Ratio	N/A	N/A	N/A	N/A
Notes: 1. Use Categories: AG: Agriculture; OS-PR: Open Space/Passive Recreation; OS-AR: Open Space/Active Recreation; P-S: Public and Quasi-public Uses. 2. X indicates use is allowed in the use category; - indicates use not allowed. 3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code. 4. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause. 5. N/A = Not Applicable. (Amended by Reso. 08-30, 6/17/08 and Reso. 09-32, 5/19/09)				

ATTACHMENT 3



⚡ = Approved Project (500 kW)*
 ⚡ = Proposed Project (Incomplete Application) following Zoning Letter
 ⚡ = Planning Consultation Completed
 *Note: Planning Consultation has also been completed for a 50 MW, 240 MWh facility at 30 Las Armas Road.

ATTACHMENT 3

General Plan Land Use Element Excerpts: Policy LU 3.7: General Commercial (C-G),
Policy LU 4.2: Business Park (I-BP), and Policy LU 4.3: Office and Institutional (I-OI)

Policy LU 3: Commercial Land Uses [GP/CP]

Objective: *To provide lands in locations that are suitable, functional, attractive, and convenient for an appropriate mix and scale of residential- and business-serving commercial uses, including business and professional offices, retail trade, business services, and residential mixed uses.*

- LU 3.7 General Commercial (C-G). [GP]** The purpose of this category is to provide appropriate sites to accommodate a diverse set of commercial uses that do not need highly visible locations, such as wholesale trade and service commercial, or that may involve activities that reduce compatibility with other uses. Appropriate sites are in locations that may have limited suitability for other more retail-oriented uses. General commercial uses may serve as a buffer between industrial activities or major transportation corridors and residential areas. The following criteria and standards apply to lands within this designation:
- The permitted uses in this classification have similar characteristics to some industrial uses, and mixed-use developments that include residential uses, except for assisted living residential uses, are not allowed.
 - While General Commercial uses do not usually generate high volumes of traffic, sites within this designation should be accessible from major arterials in order to minimize the need for traffic to pass through residential areas on local streets.
 - Uses that require access by heavy vehicles shall be permitted only in locations where the street can support such heavy vehicle traffic and such uses would be compatible with adjacent uses.
 - Heavy commercial uses that may cause noise, air emissions, hazardous materials, or excessive light and glare shall require approval of a conditional use permit.

Policy LU 4: Office and Industrial Uses [GP/CP]

Objective: *To provide lands in areas suitable for businesses that create diverse types of employment opportunities and related economic activities where impacts of these uses on the surrounding residential neighborhoods can be minimized and where traffic impacts can be adequately managed.*

- LU 4.2 Business Park (I-BP). [GP/CP]** This use designation is intended to identify lands for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area. The intensity, design, and landscaping of development should be consistent with the character of existing development currently located in these areas. Uses in the Business Park designation may include a wide variety of research and development, light industrial, and office uses, as well as small-scale commercial uses that serve the needs of business park employees. In addition, lands designated with a Hotel Overlay may include transient lodging that emphasizes extended stays, as set forth in LU 1.12. Activities in business park areas shall be conducted primarily indoors, and outdoor storage, processing, manufacturing, and vehicle repair are prohibited.

Performance standards for Business Park uses shall ensure that:

- a. The scale and design of these uses are compatible with each other and with the existing character of the park and surrounding neighborhoods.
- b. Lighting from these uses will not interfere or conflict with adjacent nonindustrial properties.
- c. Signage will be controlled.
- d. Curb cuts will be minimized and sharing of access encouraged.

LU 4.3 Office and Institutional (I-OI). [GP] This designation is intended to provide areas for existing and future office-based uses. Uses allowed include moderate-density business and professional offices, medical and medical-related uses, hospitals, research and development, services oriented primarily to employees (such as day care centers, restaurants, personal and professional services), and public and quasi-public uses. In addition, lands designated with a Hotel Overlay may include transient lodging and related uses. Mixed-use developments with residential uses on the same site may be permitted at appropriate locations where the residential uses are compatible with adjacent uses and do not break up the continuity of office and institutional uses.

The Office and Institutional use category includes lands intended to support the needs of the Goleta Valley Cottage Hospital and related medical services. These lands, which are in the vicinity of Hollister Avenue and Patterson Avenue, are designated within a Hospital Overlay on the land use plan map (Figure 2-1). The following shall apply solely to lands within the Hospital Overlay:

- a. The recommended structure height set forth in Table 2-3 is increased from 35 feet to 55 feet for hospital buildings and to 45 feet for medical office buildings, provided however that no building shall exceed 3 stories in height. The heights of hospital and medical office buildings shall be the minimum height necessary to comply with applicable state hospital construction standards and/or technical requirements.
- b. The maximum recommended lot coverage ratio set forth in Table 2-3 is increased from 0.4 to 0.6 for hospitals and to 0.5 for medical office buildings. *(Amended by Reso. 08-30, 6/17/08 and Reso. 09-32, 5/19/09)*

ATTACHMENT 4

General Plan Table 2-2 and 2-3 Excerpts: Allowable Uses and Standards for
Commercial Use Categories - General Commercial (C-G), Business Park (I-BP), and
Office and Institutional (I-OI)

Allowed Uses and Standards	Use Categories		
	I-BP	I-OI	C-G
Industrial (Manufacturing)			
General Manufacturing – No Noxious Impacts	X	–	–
General Manufacturing – Potential Noxious Impacts	–	–	–
Research and Development	X	X	–
Scientific and Similar Instruments	X	X	–
Bio-Medical Technology	X	X	–
Other Advanced Technology	X	X	–
Transportation and Utilities			
Transportation (other than right-of-way)	–	–	–
Wireless Communications/Telecommunications	X	X	X
Utilities	X	X	–
Retail Trade			
Large-Scale Retail Establishments	–	–	–
General Merchandise	–	–	X
Food and Drug Stores	–	–	X
Apparel and Specialty Stores	–	–	X
Building/Landscape Materials and Equipment	–	X	X
Eating and Drinking Establishments	X	X	X
Other Retail Trade Establishments	X	X	X
Coastal-Related Commercial	–	–	–
Services (Including Offices)			
Finance, Insurance, and Real Estate	X	X	X
Personal Services	X	X	X
Business Services	X	X	X
Information Technology Services	X	X	X
Professional Services	–	X	X
Medical and Health-Related Services	–	X	–
Educational Services	–	X	X
Entertainment and Recreation Services	–	X	–
Building and Construction Services	–	–	X
Other Services	–	–	X
Transient Lodging and Services			
Resorts	–	–	–
Hotels, Motels, Bed and Breakfast Inns	–	–	–
RV Parks	–	–	X
Other Visitor Services and Attractions	–	–	X
Auto-Related Uses			
Retail – Automotive Sales and Rentals	–	–	X
Auto Repair and Painting	–	–	X
Auto Wrecking Yard/Junk Yard	–	–	X
Auto Service (Gas) Station	–	–	X
Car Wash	–	–	X
Wholesale Trade and Storage			
General Wholesale Trade	–	–	X
Warehousing – General	X	–	X
Warehousing – Self-Storage	–	–	X
Outdoor Storage	–	–	X
Residential Uses			
Residential Units	–	X	–
One Caretaker Unit	X	X	X
Assisted-Living Residential Units	–	X	X
Other Uses			
Religious Institutions	–	X	X
Public and Quasi-public Uses	X	X	X
Standards for Density and Building Intensity			
Recommended Standards for Density			
Maximum Residential Density	N/A	20 units/acre	20/acre
Recommended Standards for Building Intensity			
Structure Height	35 feet	35 feet	35 feet
Maximum Lot Coverage Ratio	0.35	0.40	N/A

ATTACHMENT 5

Applicant Battery Storage System Application General Plan Amendment Rationale

ATTACHMENT B:
ENEL BATTERY STORAGE SYSTEM APPLICATION GENERAL PLAN AMENDMENT RATIONALE

Enel Green Power North America (Enel) proposes a battery storage facility to be located at 7780 Hollister Avenue (APN 079-210-056). The current general plan designation is General Commercial. It is City staff's determination that a battery storage system facility is considered a "utility" use, rather than a "public/quasi-public" use. Utility uses are not compatible with the General Commercial land use designation and therefore a general plan amendment to a compatible land use designation is required. Enel has filed a general plan amendment to change the land use designation from General Commercial to I-BP (Business Park) or I-OI (Office and Institutional).

In 2012, the City Council of Goleta adopted Resolution Number 12-13 providing the framework in which the City would initiate general plan amendments in accordance with Government Code Section 65350 et. seq. The City set forth five factors to be considered when initiating general plan amendments. The rationale for the proposed battery storage project and general plan amendment based on the factors is provided below:

a) The amendment proposed appears to be consistent with the Guiding Principles and Goals of the General Plan;

The proposed battery storage system project would be consistent with the relevant Guiding Principles and Goals of the general plan as further described below.

Land Use Element:

5. Manage the types, amounts, and timing of future growth based on maintenance of service levels and quality of life.

6. Maintain a balanced community, with an appropriate mix of residences, workplaces, and services.

9. Ensure that the locations, amounts, and timing of new development are consistent with resource and service constraints, including, but not limited to, transportation infrastructure, parks, water supply, sewer system capacity, and energy availability.

10. Ensure that all new development and changes to existing development are compatible with the character, scale, and design of the neighborhood.

Southern California Edison (SCE) is the electric energy provider for the City of Goleta and most of Santa Barbara County. SCE continues to diversify their portfolio of electric generation assets by integrating more renewable energy technology, such as wind and solar. Power from these renewable generation sources often is produced at different times of day, which may not align with peak use.² Battery storage technology allows the energy generated by renewables to be stored and tapped when the need arises. The technology is advancing rapidly as a grid resource and will support system load balancing by the California Independent System Operator (CAISO) when the sun doesn't shine and wind doesn't blow. In

² California Independent System Operator. "Advancing and Maximizing the Value of Energy Storage Technology: A California Roadmap." December 2014.

fact, the City has taken proactive measures to move towards a 100% renewable electricity by 2030 as noted in approved Resolution 17-52.

The purpose of the project is to provide reliable electric battery storage to address constrained grid operations due to transmission and generation constraints in the western terminus of SCE's service territory. The need for the project is related to SCE's identified need for additional battery storage assets throughout the state, especially in areas with constrained grid operations due to transmission and/or generation availability. The City of Goleta is one such location and completion of the project would accomplish the City's stated Guiding Principle to provide adequate services and energy availability to the City.

Safety Element:

1. Ensure that new development is sized, sited, and designed to avoid or minimize exposure to known physical or other hazards and that appropriate mitigations are included to reduce or avoid risks to people and property.

3. Minimize exposure to hazardous materials for all residential development through consideration of appropriate locations for new residential development as well as potential impacts of new or expanded industrial uses.

9. Work cooperatively with federal, state, and county agencies to maintain a high level of emergency preparedness and provide effective and efficient emergency response and prevention measures.

The proposed project site is currently used as a parking lot. Adjacent land uses include the Hideaway Residential Community to the west, Hollister Avenue to the south, Mariposa at Ellwood Shores Senior Living Community to the west and the Ellwood Generating Station immediately to the north. The Ellwood Generating Station (EGS), a natural gas peaker plant electric generating station, is owned and operated by NRG.

The City approved a Minor Conditional Use Permit for a battery storage facility in 2017 on the EGS property. As noted in the Mitigated Negative Declaration prepared for the project, which took into consideration potential impacts to residents at the Hideaway and Mariposa at Ellwood Shores, potential safety impacts can be mitigated through the implementation of appropriate hazard mitigation plan. The proposed project would incorporate similar safety plans into the design and operation of the facility.

As noted by the US Department of Energy, **"energy storage will also play a significant role in emergency preparedness and increasing overall grid resilience"** [emphasis added] (USDOE, 2013). The proposed battery storage facility will provide local emergency power in the event of an electrical service disruption due to a natural disaster, such as the recent Thomas Fire.

Transportation Element:

1. Plan and provide transportation facilities and services in a manner that reinforces, rather than detracts from, the character of the community and its quality of life.

The proposed battery storage facility is unmanned and monitored remotely with limited maintenance activities required. Construction activities are also short-term and much less intensive than a typical commercial or residential development project. Overall, impacts to the roadway and transportation network will be short-term and minimal.

Public Facilities Element:

4. Guide the future character of the city by the provision of public facilities and services in a manner that conforms to and supports the planned land-use pattern and development intensities.

7. Ensure that Goleta serves the infrastructure needs of the community through evaluation of facilities, regular maintenance, and planning for additional facilities to meet future community needs.

The proposed battery storage facility would provide an essential resource to the CAISO to enable grid reliability and local access to electric generation. The location is ideally suited to access an existing 69-kilovolt SCE line to connect to the grid.

Noise Element:

5. Consider noise impacts of proposed commercial, industrial, professional, and institutional developments and ensure that impacts are minimized and appropriately mitigated.

The battery storage facility would generate minimal noise as the batteries are contained within a wholly enclosed building. Construction activities would be short-term and conducted in accordance with the Goleta noise ordinance requirements.

Open Space, Conservation Element, Visual and Historic Resources – no specific policies or guiding principles would be affected by the general plan amendment/project.

b) The amendment proposed appears to have no material effect on the community or the General Plan;

The proposed general plan amendment would designate a one-acre parcel as either Business Park or Office and Institutional to enable the installation of an important electric grid asset. The change from General Commercial would not significantly reduce commercially available land within the City limits and would support the City's stated goal to integrate additional renewable energy into the City's electric portfolio (see Resolution 17-52). Furthermore, the battery storage facility does not generate significant noise or traffic and would be reviewed by the Design Review Board. As such, the proposed general plan amendment would not have a material effect on the community of the General Plan.

c) The amendment proposed provides additional public benefit to the community as compared to the existing land use designation or policy;

As previously noted, the battery storage facility would provide critically needed grid reliability in a constrained area of the SCE grid. SCE continues to diversify their portfolio of electric generation assets by integrating more renewable energy technology, such as wind and solar. Power from these renewable generation sources often is produced at different times of day, which may not align with peak use.³ Battery storage technology allows the energy generated by renewables to be stored and tapped when the

³ California Independent System Operator. "Advancing and Maximizing the Value of Energy Storage Technology: A California Roadmap." December 2014.

need arises. The technology is advancing rapidly as a grid resource and will support system load balancing by CAISO when the sun doesn't shine and wind doesn't blow.

d) Public facilities appear to be available to serve the affected site, or their provision will be addressed as a component of the amendment process; or

The general plan amendment would enable a battery storage facility to be constructed, which would provide reliable electric service to the City. The facility is unmanned and therefore would not require potable water or sewer service. Water for fire suppression is available from the Goleta Water District based on personal communication with District staff.

e) The amendment proposed is required under other rules or regulations.

The general plan amendment is being required by the City because it is City staff's interpretation that a battery storage facility is considered a utility use, rather than a public/quasi-public use. There are only two general plan land use designations within the City that permit utility use: Business Park and Office and Institutional. There are no other rules or regulations requiring the amendment.

ATTACHMENT 6

Comment Letters (Received prior to April 23, 2019)

From: [Barbara Davis](#)
To: [City Clerk Group](#)
Subject: Fw: 7780 Hollister GPA Initiative - Lithium Ion Battery Storage Facility Concerns
Date: Sunday, April 07, 2019 2:09:06 PM

To: Goleta City Council

We are writing to you to as concerned citizens of Goleta in respect to the land use designation change at 7780 Hollister to allow the construction of a Lithium Ion battery storage facility.. I would ask the City Council to reject the application based on our significant concerns outlined below.

- * The site is located near to large residential communities (The Hideaways and the The Bluffs)
- * Is next door to a Senior Care Center and Elwood Elementary School
- * Dangerously close to the ElwoodButterfly preserve which is in a declining state with falling trees and is a significant fire hazard due to dead trees and brush
 - * Close to streams and storm drains that flow into the ocean

Our concerns are only exasperated by the comment on pg 24.

"A fire in a battery storage facility is considered a "runaway" event and requires an unusually large quantity of water to contain the fire. In such an event, there would be concerns regarding a toxic plume that could endanger residents and the water runoff from battling a runaway event. The water runoff would be hazardous and could cause an environmental disaster if the runoff entered either creeks or storm drains."

Thank you for your consideration,

Chuck and Barbara Davis
7797 Goldfield Ct
Goleta



April 12, 2019

VIA MAIL & EMAIL

Attn: City Council & City Clerk
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Dear City Council,

7780 HOLLISTER AVENUE GENERAL PLAN AMENDMENT INITIATION
APN 079-210-056, 7780 HOLLISTER AVENUE, GOLETA, CA. - ELWOOD OIL FIELD

The Division of Oil, Gas, and Geothermal Resources (Division) appreciates the opportunity to submit comments on the parcel referenced above (Project).

The Division's authority is set forth in Division 3 of the Public Resources Code (PRC), and Title 14 of the California Code of Regulations (CCR). PRC § 3208.1 establishes well re-abandonment responsibility when a previously plugged and abandoned well may be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, or geothermal wells.

The Division has reviewed the Notice of Public Hearing provided for the above referenced Project, received April 9, 2019. To assist local permitting agencies, property owners, and developers in making wise land use decisions regarding potential development near oil, gas, or geothermal wells, the Division provides the following information.

Our records indicate there is one known oil well located on the parcel where the Project is proposed. The well listed below is not plugged and abandoned to current Division requirements as prescribed by law, and based upon information provided, is plotted where future development may impede access to the well. **It is the opinion of the Division that this well may require re-abandonment depending on the exact location of the well in relation to future development.** The record and approximate location for the above mentioned well is available online at <https://www.conservation.ca.gov/dog/Pages/WellFinder.aspx>

Well	Status
Phillips Petroleum Company "Archambault & Doty" Well No. 1 API 083-03486 Abandoned: 09-25-1933	The record review process shows that the subject well is not plugged and abandoned consistent with current PRC and CCR requirements as of April 12, 2019. Based on well records: <ol style="list-style-type: none"> 1. Hydrocarbon zone plug is not present (CCR § 1723.1). 2. Inadequate plug at the base of freshwater (CCR § 1723.2). 3. Inadequate plug at the casing shoe (CCR § 1723.3). 4. Surface plug is inadequate (CCR § 1723.5).

The Division categorically advises against building over, or in any way impeding access to, oil, gas, or geothermal wells. Access is considered the ability for a well servicing unit and associated necessary equipment to reach a well from a public street or access way, solely over the parcel on which the well is located. A well servicing unit, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure. Items that can affect well access include, but are not limited to, buildings, housing, fencing, hardscape, landscape, trees, pools, patios, sidewalks, roadways, parking lots, waterways or channels, and decking. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access.

There are no guarantees a well abandoned in compliance with current Division requirements will not start leaking in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. The Division acknowledges wells plugged and abandoned to the most current standards have a lower probability of leaking in the future, however there is no guarantee that such abandonments will not leak.

The well should be located and surveyed. Surveyed locations should be provided to the Division in Latitude and Longitude, NAD 83 decimal format.

The Division advises that the well identified on the development parcel prior to, or during, development activities be tested for liquid and gas leakage. The Division expects any wells found leaking to be reported to it immediately.

Failure to plug and re-abandon a well may result in enforcement action, including an order to perform re-abandonment well work, pursuant to PRC § 3208.1, and 3224.

PRC § 3208.1 gives the Division the authority to order or permit the re-abandonment of any well where it has reason to question the integrity of the previous abandonment, or if the well is not accessible or visible. Responsibility for re-abandonment costs may be affected by the choices made by the local permitting agency, property owner, and/or

developer in considering the general advice set forth in this letter. The PRC continues to define the person or entity responsible for re-abandonment as:

1. **The property owner** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and in its current condition does not pose an immediate danger to life, health, and property, but requires additional work solely because the owner of the property on which the well is located proposes construction on the property that would prevent or impede access to the well for purposes of remedying a currently perceived future problem, then the owner of the property on which the well is located shall obtain all rights necessary to re-abandon the well and be responsible for the re-abandonment.
2. **The person or entity causing construction over or near the well** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and the property owner, developer, or local agency permitting the construction failed either to obtain an opinion from the supervisor or district deputy as to whether the previously abandoned well is required to be re-abandoned, or to follow the advice of the supervisor or district deputy not to undertake the construction, then the person or entity causing the construction over or near the well shall obtain all rights necessary to re-abandon the well and be responsible for the re-abandonment.
3. **The party or parties responsible for disturbing the integrity of the abandonment** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and after that time someone other than the operator or an affiliate of the operator disturbed the integrity of the abandonment in the course of developing the property, then the party or parties responsible for disturbing the integrity of the abandonment shall be responsible for the re-abandonment.

To view PRC § 3208.1 in its entirety, please visit:

<https://www.conservation.ca.gov/index/Documents/DOGGR-SR-1%20Web%20Copy.pdf>

No well work may be performed on any oil, gas, or geothermal well without written approval from the Division. Well work requiring written approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other abandonment or re-abandonment work. The Division also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. CCR § 1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this regulation, a permit from the Division is required before work can start.

The Division makes the following additional recommendations to the local permitting agency, property owner, and developer:

1. To ensure that present and future property owners are aware of (a) the existence of all wells located on the property, and (b) potentially significant issues associated with any improvements near oil or gas wells, the Division recommends that information regarding the above identified well(s), and any other pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property.
2. The Division recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

As indicated in PRC § 3106, the Division has jurisdictional authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources, damage to underground oil, gas, and geothermal deposits, and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§ 3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

If during development activities any wells are encountered that were not part of this review, a Division engineer in the Coastal District - Orcutt office is to be notified immediately, and an amended site plan with well casing diagrams for Division review shall be filed. After appropriate review, the District office will send a follow-up well evaluation letter to the property owner, applicant, and local permitting agency.

Thank you for considering the Division's comments. If you have any questions, please contact our District office at (805) 937-7246 or via email at DOGGRCoastal@conservation.ca.gov.

Sincerely,



Patricia A. Abel
Coastal District Deputy

cc: Chrono
Well File
CSWR

From: [Cosmo Perrone](#)
To: [Paula Perotte \(perotte@cityofgoleta.org\)](#); [Stuart Kasdin](#); [James Kyriaco](#); [Kyle Richards](#); [raceves@cityofgoleta.org](#)
Cc: [Peter Imhof](#); [Lisa Prasse](#); [Joe Pearson II](#); [Robert Miller \(external forward\)](#)
Subject: FW: Battery Storage Project at 7780 Hollister Ave.
Date: Tuesday, April 09, 2019 2:10:07 PM
Attachments: [Letter to Mayor and Council re Battery Project.docx](#)

Dear Mayor Perotte and Council Members,

As residents of the Hideaway in western Goleta, we too are opposed to the initiation of a General Plan Amendment for 7780 Hollister Ave. We support completely the reasoning and sentiment expressed by Robert Miller in his communication to you earlier today. We hope that in your evaluation you will consider the adverse impact of the proposed change to current and future area residents.

Respectfully,

Cosmo & Anne Perrone
103 Sanderling Lane
Goleta, CA 93117
562-481-2494

From: Robert Miller [mailto:rkmiller2014@gmail.com]
Sent: Tuesday, April 09, 2019 1:34 PM
To: Paula Perotte; Stuart Kasdin; jkyriaco@cityofgoleta.org; Kyle Richards; raceves@cityofgoleta.org
Cc: Peter Imhof; Lisa Prasse; Joe Pearson II
Subject: Battery Storage Project at 7780 Hollister Ave.

I attach a letter opposing initiation of a General Plan Amendment for 7780 Hollister Ave., a proposal before the City Council on April 16. I submit this letter as a homeowner and resident of western Goleta, and not as a Planning Commissioner.

Thank you for your consideration.

Robert K. Miller
rkmiller2014@gmail.com
562.682.1436

From: [Julie Solomon](#)
To: [City Clerk Group](#)
Cc: [Carolyn Grenier](#); [ICE Steve Solomon](#)
Subject: GPA Initiation for 7780 Hollister Avenue
Date: Sunday, April 07, 2019 8:54:54 PM

Honorable City Council members, Mayor Perotte and Clerk of the City of Goleta,
I am writing to express my opposition to the initiation of a GPA for 7780 Hollister Avenue
for the purpose of Sovereign Energy's battery storage facility.

This is a wholly inappropriate and hazardous use of a space that is directly adjacent and/or
a near neighbor to an elementary school, two housing communities and a senior living
facility.

Any change in the land use designation for this purpose is contrary to the best interests of
the citizens of the area and should not be considered whatsoever.

I urge you to deny this request.

Respectfully,
Julie Kessler Solomon



Nicole Dinkelacker & Julie Solomon
Real Estate Consultants At Your Service

1002 Anacapa St,
Santa Barbara, CA 93101
cell: 805.403.6020 - *text friendly!*
julie.solomon@compass.com

Julie Solomon - CBRE #02012441
Nicole Dinkelacker - CBRE #01353418
Compass



From: [kathy.ormseth](#)
To: [City Clerk Group](#)
Subject: 7780 Hollister GPA Initiation at 4/16 City Council Meeting
Date: Monday, April 08, 2019 9:13:49 AM

Dear Council Members,

We are writing to you with grave concerns about a proposal to change the land use designation of 7780 Hollister. We live at 7714 Kestrel Lane, in The Bluffs neighborhood, across the street from 7780 Hollister. We are deeply concerned about the request by Sovereign Energy to build a Lithium Ion battery storage power station on this site. Lithium Battery storage facilities are at high risk for fire. Our neighborhood and Hollister are surrounded by highly flammable eucalyptus trees. A fire at 7780 Hollister could potentially destroy our neighborhood, the senior citizen facility next door, Ellwood Elementary School and the Ellwood Butterfly Habitat. It would be a HUGE potential mistake to allow such a dangerous use at the subject site. After last years devastating wild fires, we all need to do our part to make "Fire Safe" decisions. Please deny Sovereign Energy's request. Please do not put Goleta, or our neighborhood, senior citizens, elementary school children, and Monarch butterflies at risk.

Sincerely,

Kathy and Tom Ormseth
7714 Kestrel lane
Goleta, CA

From: [Marian Klein](#)
To: [City Clerk Group](#)
Cc: [Edward Carl Zutaut](#)
Subject: 7780 Hollister Proposed Energy Storage
Date: Tuesday, April 09, 2019 8:43:01 AM

City of Goleta,

As a taxpayer to both County of Santa Barbara and City of Goleta, I would like to address my opposition to the Energy Storage facility that is being proposed at 7780 Hollister.

Why would you choose to allow an Energy Storage facility to be built near an elementary school, newly built assisted living facility, numerous homes in the area, and, the highly flammable eucalyptus trees in the area.

There is a danger of explosion when energy is confined; not to mention the irritability of noise to maintain the safety of the storage units, consumption of resources should accident/fire happen, or even the ability to control an explosion should one occur.

Why not re-zone the parcel to residential which keeps it in harmony with its surroundings?

Marian Klein

Sent from my iPad

Robert K. Miller
30 Sanderling Lane
Goleta, CA 93117

April 9, 2019

Dear Mayor Perotte and Council Members,

I write as a concerned homeowner and resident of western Goleta, and not as a Goleta Planning Commissioner. On **April 16**, the Goleta City Council will consider a proposal to initiate the process to amend the City's General Plan to allow a large battery storage project at 7780 Hollister Ave, in western Goleta. I oppose the General Plan amendment as well as the necessary zoning change. Full disclosure: the subject site is less than 100 feet from the Hideaway property and my residence. For that reason, I will recuse myself from consideration of this project when it comes before the Planning Commission.

The project is proposed by Enel Green Power Company, a large Italian power company. The entire five-acre property at 7780 Hollister Ave is the same location where the state previously proposed to build a new California Highway Patrol facility. Enel is only interested in purchasing a one-acre parcel located directly across the street from the Hideaway community.

According to Mike Carella, Enel's representative, the batteries will be housed in a dozen large shipping containers. He also told us the project will require a HVAC system to keep the batteries cool and a façade to hide the shipping containers. He estimates noise from the HVAC system will generate approximately 65 decibels of sound. I note that the Land and Noise Use Compatibility chart in 17.39.080 of the Draft Zoning Code states that noise levels of 65 decibels are considered "Normally Unacceptable" if a proposed development is adjacent to a multi-unit residential property. We 100% support renewable energy projects, but locating such facility adjacent to a residential neighborhood is a very bad idea.

In 2015 residents of western Goleta united to oppose construction of the proposed CHP facility. We supported the CHP's request for a new facility, but opposed construction at 7780 Hollister Ave. For nine months we repeatedly told the state that it was a bad idea to build the facility in the midst of residential neighborhoods, the Ellwood Mesa open space, the Ellwood elementary school, the Mariposa assisted living facility and the Sandpiper golf course. The CHP eventually agreed to build elsewhere.

We similarly support renewable energy projects, but there must be dozens of more appropriate one-acre parcels in Goleta that don't require a General Plan amendment and inappropriate zoning change. Moreover, and importantly, allowing one acre of the five-acre property at 7780 Hollister to be rezoned for industrial use will make it less likely that the other four acres will ever be developed in a way compatible with the neighborhood.

In 2006 the General Plan designated 7780 Hollister Ave. as Commercial General, a designation now completely out of date and no longer appropriate. During the past 13 years, the

neighborhood has changed dramatically. The outdoor recreational vehicle storage lot was closed, the Mariposa assisted living facility was built and the Bluffs and Hideaway residential developments were completed adding 162 housing units to the neighborhood. For these reasons, a zoning change to Business Park (I-BP) or Office and Institutional (I-01), as proposed by the project, is a terrible idea. Instead any zoning change should head in the opposite direction and designate the property residential or perhaps Community Commercial. Community Commercial allows “small commercial centers that provide convenience goods and services to the surrounding residential neighborhood.” It would also permit a mixed-use development that includes housing.

Unfortunately, I will be out of the country on April 16 and, therefore, wanted to take this opportunity to let you know my views on this project. Thank you for your consideration.

Very Truly Yours,

Robert K. Miller

Robert K. Miller

From: [Stephen](#)
To: [Paula Perotte](#); [Stuart Kasdin](#); [James Kyriaco](#); [Kyle Richards](#); [Roger Aceves](#); [Peter Imhof](#); [Lisa Prasse](#); [Joe Pearson II](#)
Subject: Objection to Proposed battery project.
Date: Monday, April 15, 2019 10:06:37 AM
Attachments: [image003.jpg](#)
[Letter to Mayor and Council re Battery Project.docx](#)

Dear Goleta Mayor & Commissioners--

Please see my attached letter opposing the proposed battery project.

Why do you keep trying to destroy our neighborhood character with these inappropriate proposed projects. Maybe you should locate it next to your houses—see how long that idea will last.

The proposed project is totally incompatible with a residential neighborhood.

Best Regards

Steve

Stephen S. Keneally, President
American Global Standards, LLC
1187 Coast Village Road, Suite 495
Montecito, CA 93108
(617) 838.4648



Stephen Keneally
192 Sanderling Lane
Goleta, CA 93117

April 15, 2019

Dear Mayor Perotte and Council Members,

I write as a concerned homeowner and resident of western Goleta. On **April 16**, the Goleta City Council will consider a proposal to initiate the process to amend the City's General Plan to allow a large battery storage project at 7780 Hollister Ave, in western Goleta. I oppose the General Plan amendment as well as the necessary zoning change. Full disclosure: the subject site is less than 100 feet from the Hideaway property and just 250 feet my residence.

The project is proposed by Enel Green Power Company, a large Italian power company. The entire five-acre property at 7780 Hollister Ave is the same location where the state previously proposed to build a new California Highway Patrol facility. Enel is only interested in purchasing a one-acre parcel located directly across the street from the Hideaway community.

According to Mike Carella, Enel's representative, the batteries will be housed in a dozen large shipping containers. He also told us the project will require a HVAC system to keep the batteries cool and a façade to hide the shipping containers. He estimates noise from the HVAC system will generate approximately 65 decibels of sound. I note that the Land and Noise Use Compatibility chart in 17.39.080 of the Draft Zoning Code states that noise levels of 65 decibels are considered "Normally Unacceptable" if a proposed development is adjacent to a multi-unit residential property. Locating such a facility adjacent to a residential neighborhood is a very bad idea.

In 2015 residents of western Goleta united to oppose construction of the proposed CHP facility. We supported the CHP's request for a new facility, but opposed construction at 7780 Hollister Ave. For nine months we repeatedly told the state that it was a bad idea to build the facility in the midst of residential neighborhoods, the Ellwood Mesa open space, the Ellwood elementary school, the Mariposa assisted living facility and the Sandpiper golf course. The CHP eventually agreed to build elsewhere.

We similarly support renewable energy projects, but there must be dozens of more appropriate one-acre parcels in Goleta that don't require a General Plan amendment and inappropriate zoning change. Moreover, and importantly, allowing one acre of the five-acre property at 7780 Hollister to be rezoned for industrial use will make it less likely that the other four acres will ever be developed in a way compatible with the neighborhood.

In 2006 the General Plan designated 7780 Hollister Ave. as Commercial General, a designation now completely out of date and no longer appropriate. During the past 13 years, the neighborhood has changed dramatically. The outdoor recreational vehicle storage lot was closed, the Mariposa assisted living facility was built and the Bluffs and Hideaway residential

developments were completed adding 162 housing units to the neighborhood. For these reasons, a zoning change to Business Park (I-BP) or Office and Institutional (I-OI), as proposed by the project, is a terrible idea. Instead any zoning change should head in the opposite direction and designate the property residential or perhaps Community Commercial. Community Commercial allows “small commercial centers that provide convenience goods and services to the surrounding residential neighborhood.” It would also permit a mixed-use development that includes housing.

Unfortunately, I may be out of town on April 16 and, therefore, wanted to take this opportunity to let you know my views on this project. Thank you for your consideration.

Very Truly Yours,
Stephen Keneally

From: [Steve Berzansky](#)
To: [City Clerk Group](#)
Subject: Battery facility Hollister Ave
Date: Sunday, April 07, 2019 10:55:18 AM

Dear City Council,

I reside at 243 Elderberry. Our lot is the fifth lot in from the gate with close proximity to the proposed facility.

We have very strong concerns about living in such close proximity to this type of heavy industrial use. There are potential hazards mentioned in the report that are just not consistent with the area.

With a quick look at the development pattern established in the recent decade this proposal is not a good fit. An elementary school, a senior center and high end townhomes all surrounding the site put every age group at risk. As well as a disparate type of road traffic making it more difficult for residents to determine if a vehicle or persons are out of place and could be there for unseemly purposes.

I would like to thank our City Officials for recognizing that the land uses established in 2006 may need to be revisited as our wonderful town has developed.

Sincerely,
Steve Berzansky

Sent from my iPhone