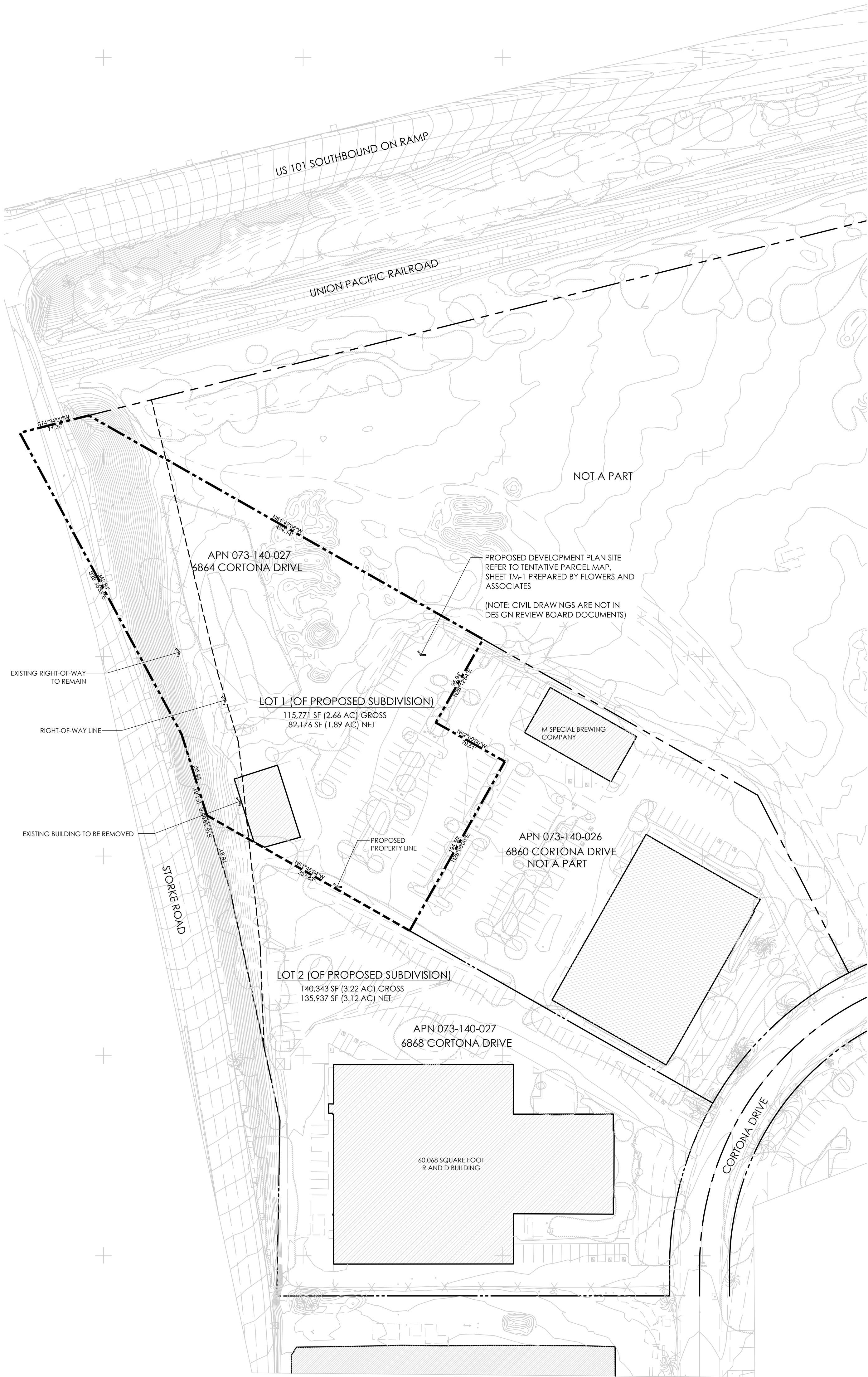


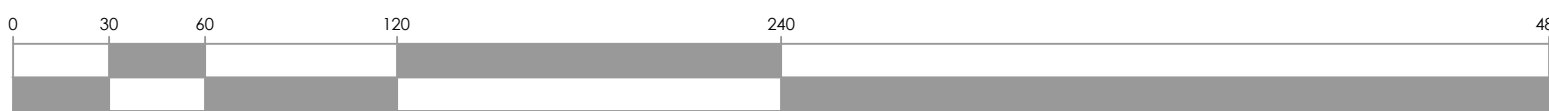
Goleta Energy Storage Facility and Tentative Parcel Map

6864 & 6868 Cortona Drive Goleta, California



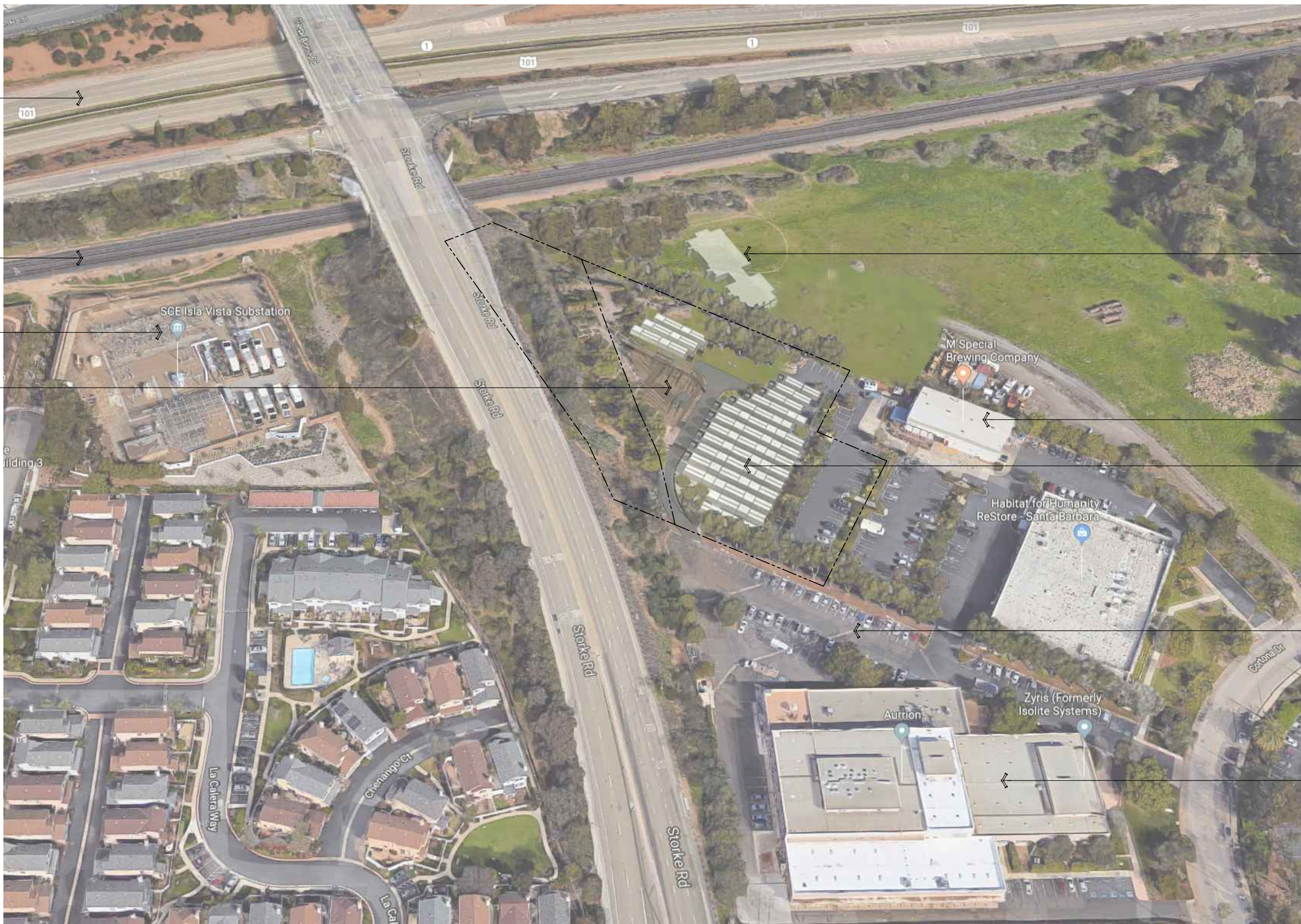
Existing Site / Vicinity Map

Scale: 1" = 60.0'



Aerial View

Scale: NOT TO SCALE



GOLETA ENERGY STORAGE PROJECT DATA

SITE INFORMATION

PROJECT DESCRIPTION:

DEMOLISH EXISTING SHOP BUILDING, CONSTRUCT 60-MEGAWATT BATTERY STORAGE FACILITY AND ANCILLARY SUBSTATION WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS.

LOCATION: 6864 CORTONA DRIVE, GOLETA, CALIFORNIA

A.P.N.: CURRENT APN: 073-140-027

GENERAL PLAN DESIGNATION: I-BP (BUSINESS PARK)

ZONING: I-BP (BUSINESS PARK)

SIZE OF PROPOSED PARCEL: 115,771 SF (2.66 AC) GROSS - INCLUDES RIGHT OF WAY 82,176 SF (1.89 AC) NET

PRESENT USE: SHOP BUILDING / FENCED STORAGE / PARKING AREA

ACCESS: REFER TO TENTATIVE SUB DIVISION MAP FOR RECIPROCAL ACCESS EASEMENT

SURROUNDING USES / ZONING:

- NORTH: UNDEVELOPED - FUTURE RESIDENTIAL RM (RESIDENTIAL - MEDIUM DENSITY)
- SOUTH: RESEARCH AND DEVELOPMENT BP (BUSINESS PARK)
- EAST: M-SPECIAL BREWING COMPANY BP (BUSINESS PARK)
- WEST: STORKE ROAD

PARKING REQUIRED FOR 4864: MAJOR UTILITIES: AS DETERMINED BY THE REVIEW AUTHORITY EMPLOYEES, UNMANNED FACILITY (1 VEHICLE OCCASIONAL MAINTENANCE INSPECTIONS) = 1 SPACE

(1) FULL SIZE SPACE

TOTAL PARKING REQUIRED: (22) SPACES PROVIDED

TOTAL PARKING PROVIDED ON SITE: (1) SPACE ALLOCATED TO 4864 (21) SPACES DEDICATED TO 4868

SETBACKS TO EQUIPMENT: FRONT - PROJECT DOES NOT HAVE A FRONT YARD SETBACK

NORTH SIDE 10' SETBACK - 40'-0" PROVIDED (INTERIOR SIDE)

WEST SIDE 10' SETBACK - VARIES (INTERIOR SIDE) (43'-9" MINIMUM PROVIDED)

SOUTH SIDE 10' SETBACK - 16' PROVIDED (INTERIOR SIDE)

EAST SIDE 22'-0"

STRUCTURE HEIGHT: MAXIMUM HEIGHT ALLOWED: 35'-0"

MEGAPACK HEIGHT PROPOSED: 8'-0"

SUBSTATION HEIGHT PROPOSED: (VARIES) 20'-8" - 30'-0"

SITE COVERAGE: GROSS NET

SITE AREA: 115,771 SF 82,176 SF

EXISTING STRUCTURES (TO BE REMOVED): 3,218 SF 3,218 SF

EXISTING IMPERVIOUS SURFACES: 37,133 SF (32%) 32,291 SF (39%)

PROPOSED BUILDING COVERAGE: 0 SF 0 SF

PROPOSED SITE EQUIPMENT COVERAGE (TESLA MEGAPACKS AND TRANSFORMERS): 16,328 SF (14%) 16,328 SF (20%)

PROPOSED SUBSTATION EQUIPMENT COVERAGE: 436 SF (0.38%) 436 SF (0.53%)

PROPOSED IMPERVIOUS SURFACES: 39,238 SF (34%) 31,040 SF (38%)

PROPOSED PERVIOUS AREAS: 76,533 SF (66%) 51,136 SF (62%)

PROPOSED LANDSCAPING: 31,274 SF (27%) 27,431 SF (33%)

CORTONA DRIVE TENTATIVE PARCEL MAP PROJECT DATA

SITE INFORMATION

PROJECT DESCRIPTION:

CREATE TWO LOTS - LOT 1 TO BE 4864 CORTONA DRIVE (SITE OF PROPOSED ENERGY STORAGE) LOT 2 TO BE 4868 CORTONA DRIVE (EXISTING INDUSTRIAL RESEARCH PARK BUILDING AND IMPROVEMENTS)

LOCATION: 4868 CORTONA DRIVE, GOLETA, CALIFORNIA

A.P.N.: CURRENT APN: 073-140-027

GENERAL PLAN DESIGNATION: I-BP (BUSINESS PARK)

ZONING: I-BP (BUSINESS PARK)

SIZE OF EXISTING PARCEL: 256,114 SF (5.88 AC) GROSS 218,113 SF (5.01 AC) NET

SIZE OF PROPOSED PARCELS:

LOT 1: 115,771 SF (2.66 AC) GROSS 82,176 SF (1.89 AC) NET

LOT 2: 140,343 SF (3.22 AC) GROSS 135,937 SF (3.12 AC) NET

PRESENT USE: INDUSTRIAL R&D TECHNOLOGY

ACCESS: CORTONA DRIVE

PARKING REQUIRED FOR 4868: RESEARCH, DEVELOPMENT, AND TECHNOLOGY 60,068 SF @ 1/500 = 121 SPACES

(121) FULL SIZE SPACES REQUIRED

TOTAL PARKING PROVIDED: (121) SPACES ON 4868 (21) SPACES ON 4864 VIA PARKING AGREEMENT (122) TOTAL SPACES PROVIDED

LAND USE CONSULTANT: SUZANNE ELLEDGE PLANNING AND PERMITTING SERVICES, INC. LAUREL FISHER PEREZ, AICP PRINCIPAL PLANNER 1625 STATE STREET, SUITE 1 SANTA BARBARA, CALIFORNIA 93101 805.766.2758 laurel@sepp.com

ARCHAEOLOGY: DUDEK AND ASSOCIATES HEATHER MICHAEL KACZEVITZ, MA, RPA 621 CHAPALA STREET SANTA BARBARA, CALIFORNIA 93101 805.308.8525 sdore@dudek.com

TRANSPORTATION ENGINEER: ASSOCIATED TRANSPORTATION ENGINEERS SCOTT A. SCHELL, AICP PRINCIPAL TRANSPORTATION PLANNER 100 NORTH HOPE AVENUE, SUITE 4 SANTA BARBARA, CALIFORNIA 93110 805.687.4418 scshell@atneb.com

ACOUSTIC ENGINEER: RINCON CONSULTANTS, INC. JENNIFER HADDOW, PhD 209 EAST VICTORIA STREET #8 SANTA BARBARA, CALIFORNIA 93101 805.644.4450.344 jhaddow@rinconconsultants.com

HAZARDOUS RISK ANALYSIS: MRS ENVIRONMENTAL, INC. GREG CHITICK 1306 SANTA BARBARA STREET SANTA BARBARA, CA 93101 805.289.3924 greg.chitick@mrsenv.com

GEOTECHNICAL/SOILS: EARTH SYSTEMS DOUG DUNHAM, GE, NO. 2586 2049 PROSSER LANE, SUITE E SANTA MARIA, CA 93454 805.728.2291 esp@earthsystems.com

PROPERTY OWNERS: CORTONA INVESTORS, LLC C/O DAKETTA PACIFIC, KIP BRADLEY AND SEP WOLF 3832 WEST BODSON STREET FORT WORTH, TEXAS 76109 805.481.0788 kbradley@dakettapacific.com sep@dakettapacific.com

PROJECT DEVELOPER: ALTAGAS / GOLETA ENERGY STORAGE LLC 8614 WESTWOOD CENTER DRIVE, STE. 1800 VIENNA, VA 22182

ARCHITECT: OMNI DESIGN GROUP INC. THOMAS G. REAY, ARCHITECT CALIFORNIA LICENSED ARCHITECT #C19442 711 TANK FARM RD., SUITE 100 SAN LUIS OBISPO, CALIFORNIA 93401 805.544.9700 tgreg@odglo.com

PRINCIPAL ENGINEER: UPSTREAM ENERGY SERVICES RYAN HULETT, P.E. 7450 GIRARD AVENUE, STE. 300 LA JOLLA, CA 92037 619.260.0149 ryan@upstreamcleanenergy.com

CIVIL ENGINEER: FLOWERS AND ASSOCIATES INC. ROBERT SCHMIDT, PE, PRINCIPAL ENGINEER 231 NORTH CALLE CESAR CHAVEZ, SUITE 100 SANTA BARBARA, CALIFORNIA 93103 805.966.2224 rschmidt@flowersassoc.com

LANDSCAPE ARCHITECT: EARTHFORM DESIGN SAM W. MAPHIS IV, ASLA LICENSE# 2703 1227 DELA VINA STREET SANTA BARBARA, CALIFORNIA 93101 805.763.2006 sam@earthform.com

ELECTRICAL CONSULTANT: ELECTRICAL CONSULTANTS, INC. TED W. PFISTERER 5030 CAMINO DE LA SIESTA, STE. 407 SAN DIEGO, CA 92108 619.398.9370 ted.pfisterer@ecusa.com

PROJECT TEAM

DP-A1.0 Cover Sheet L-1 Tree Preservation Plan

DP-A2.0 Proposed Site Plan L-2 Conceptual Landscape Plan

DP-A2.1 Substation Plan

DP-A3.0 Site Sections

Project Team

DP-A1.0	Cover Sheet	L-1	Tree Preservation Plan
DP-A2.0	Proposed Site Plan	L-2	Conceptual Landscape Plan
DP-A2.1	Substation Plan		
DP-A3.0	Site Sections		

Sheet Index

Sheet Title:	Date:	October 31, 2019
	Project Number:	1199-01-Tesla
	Sheet Number:	

Cover Sheet

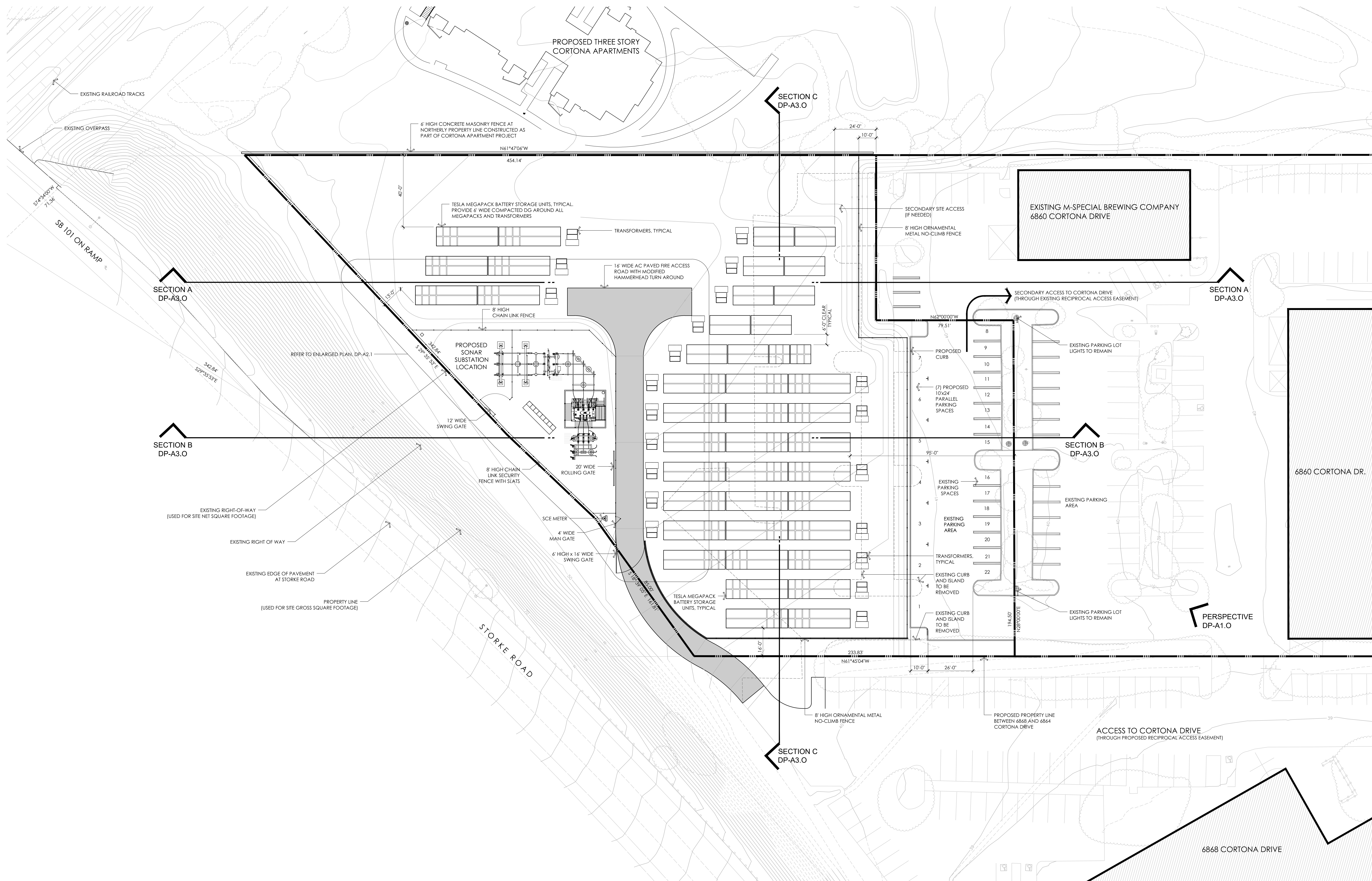
Development Plan and Tentative Parcel Map Drawings for:

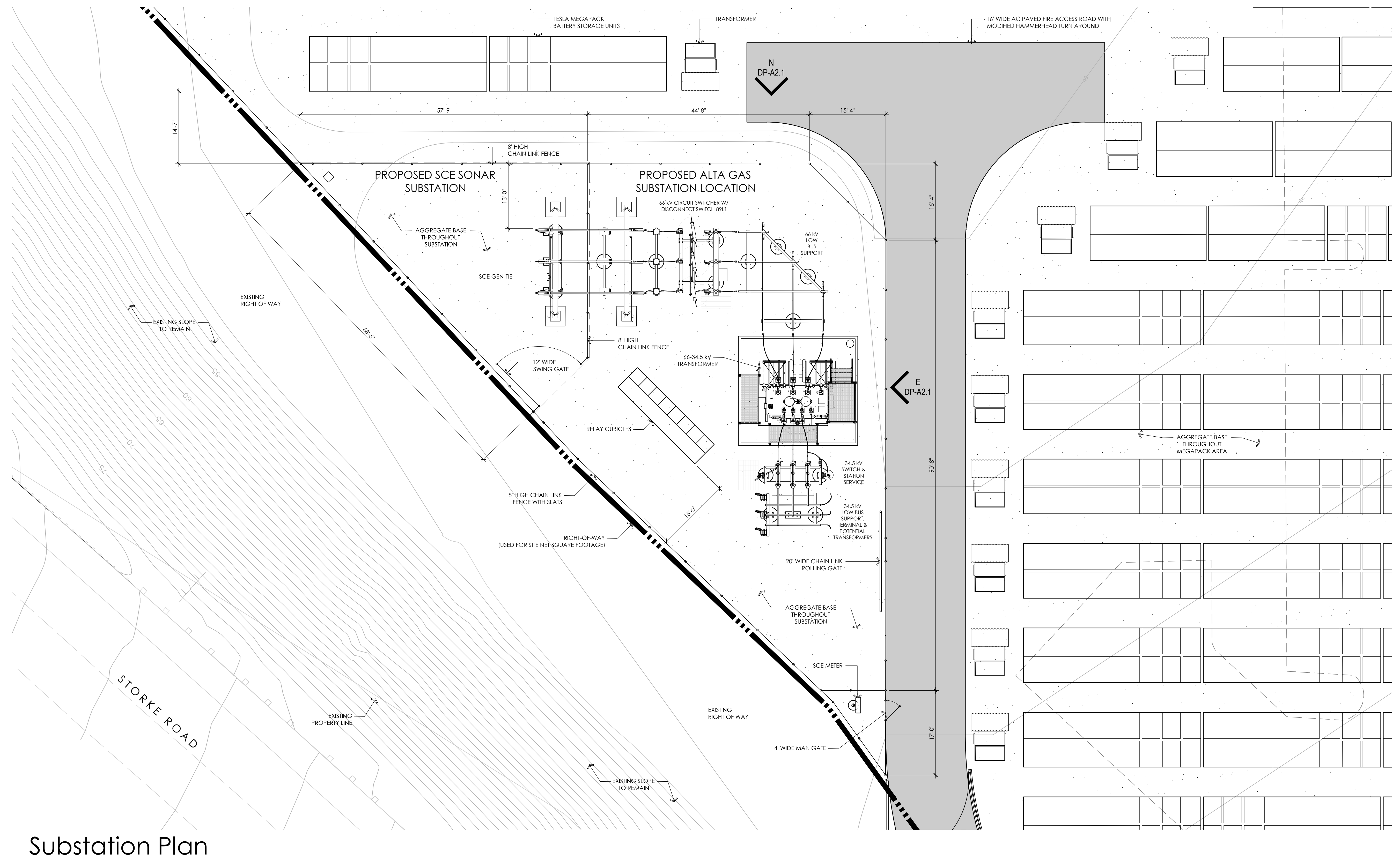
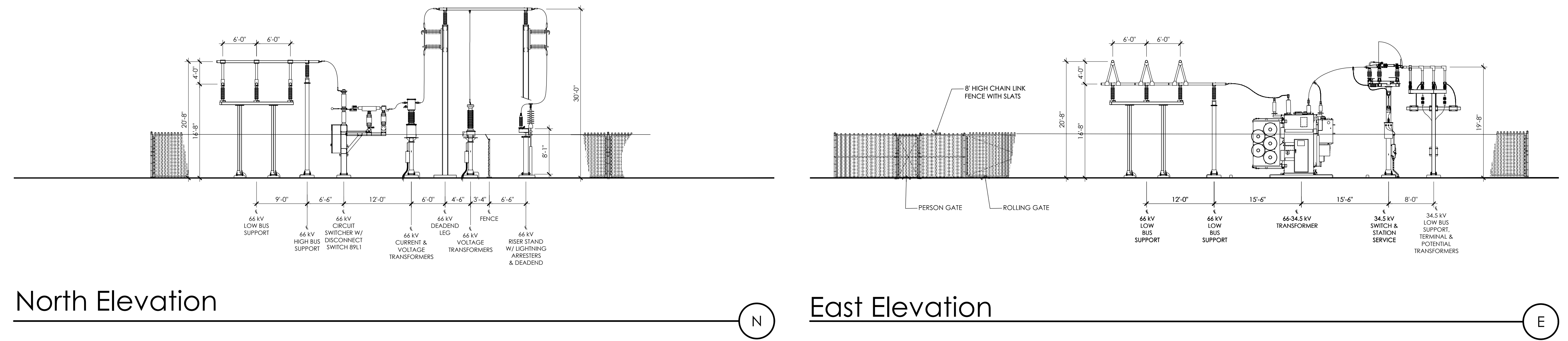
Goleta Energy Storage

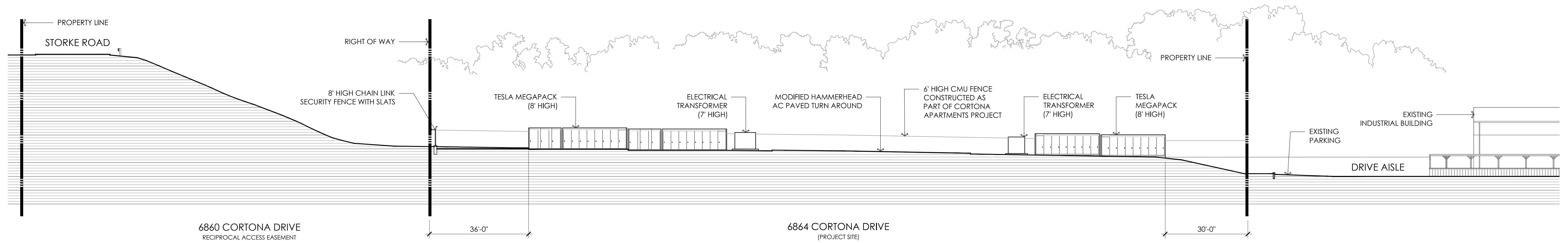
6864 Cortona Drive

Goleta, California 93117

DP-A1.0

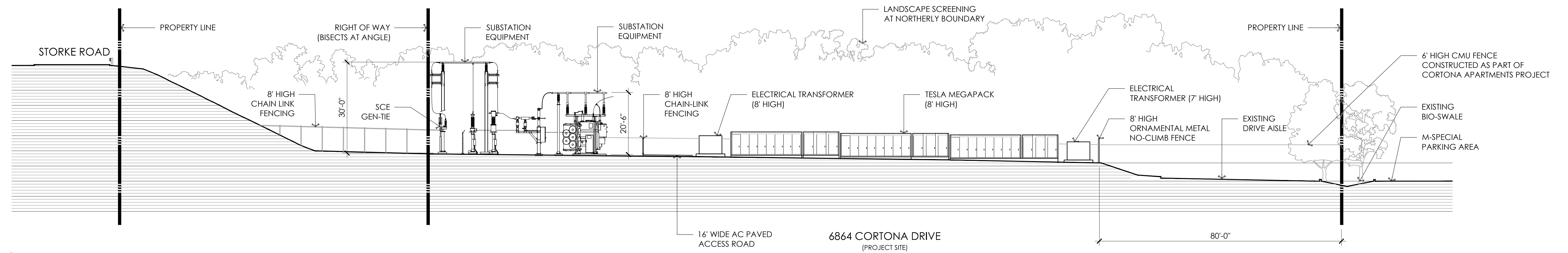






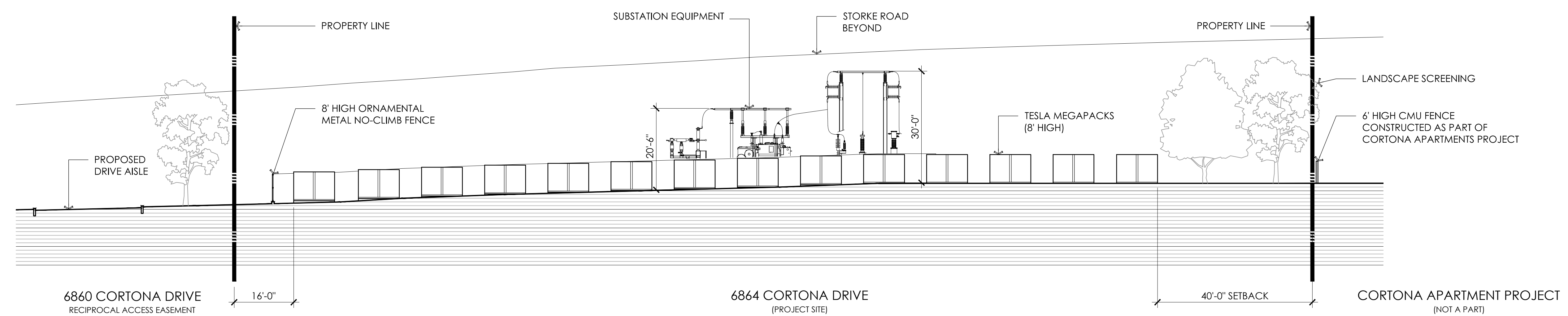
Site Section A

A



Site Section B

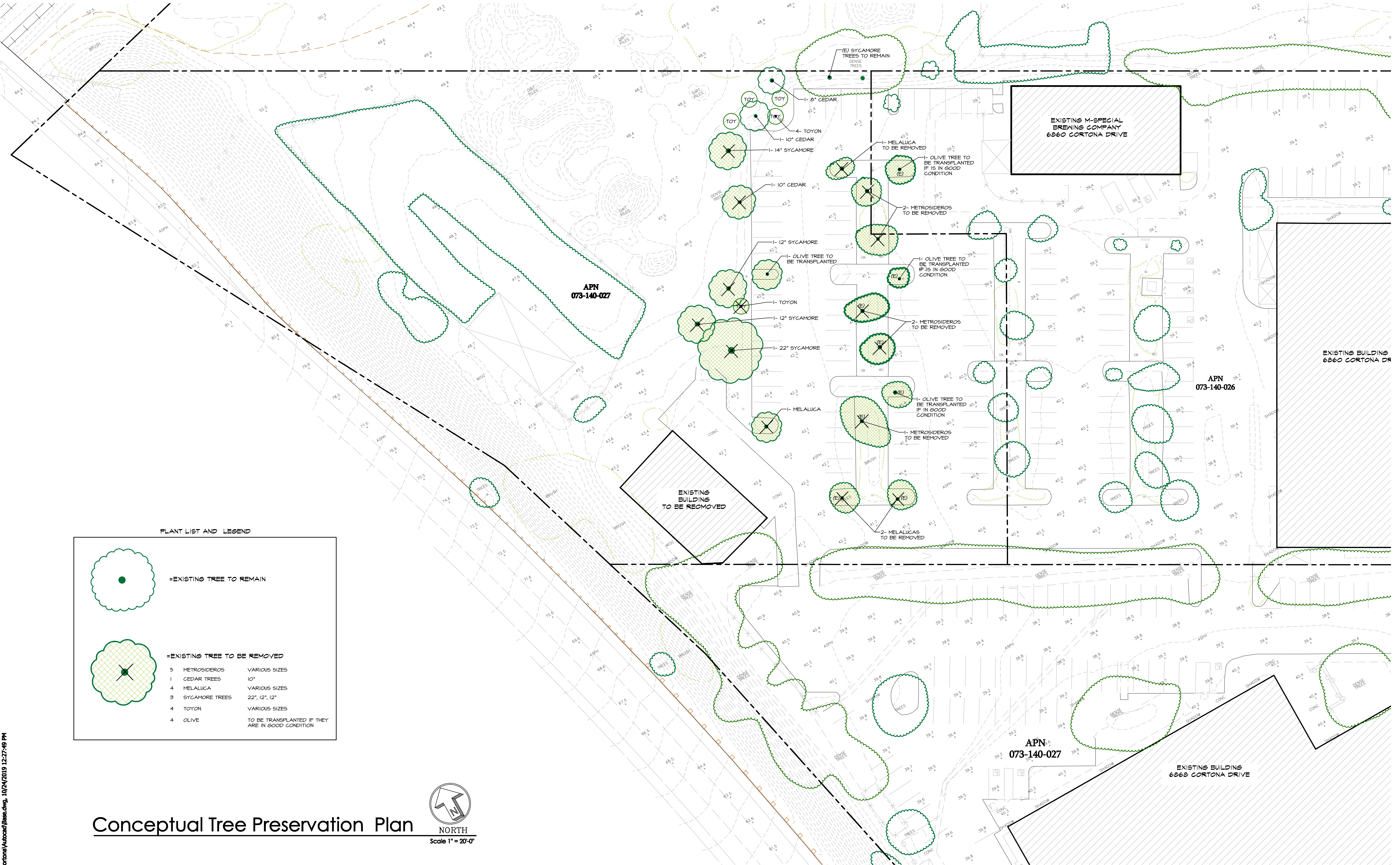
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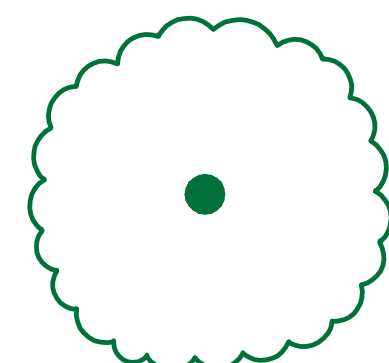
Site Section C

C

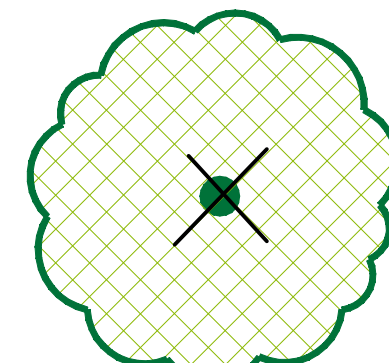
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PLANT LIST AND LEGEND



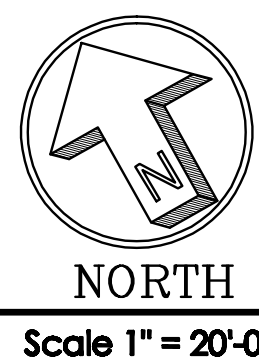
=EXISTING TREE TO REMAIN



=EXISTING TREE TO BE REMOVED

- | | | |
|---|----------------|--|
| 5 | METROSIDEROS | VARIOUS SIZES |
| 1 | CEDAR TREES | 10" |
| 4 | MELALUCA | VARIOUS SIZES |
| 3 | SYCAMORE TREES | 22", 12", 12" |
| 4 | TOYON | VARIOUS SIZES |
| 4 | OLIVE | TO BE TRANSPLANTED IF THEY ARE IN GOOD CONDITION |

Conceptual Tree Preservation Plan



**ARCHITECTURE
CIVIL ENGINEERING
SURVEYING**

711 TANK FARM ROAD, SUITE 100
SAN LUIS OBISPO
CALIFORNIA, 93401
PHONE: (805) 844-9700
FAX: (805) 844-9700

Consultant:

EARTHFORM
DESIGN

LANDSCAPE ARCHITECTURE • LAND PLANNING • URBAN DESIGN
1227 DE LA VINA ST. SANTA BARBARA, CALIFORNIA, 93101
TEL: (805) 963-2006 • FAX: (805) 963-8335

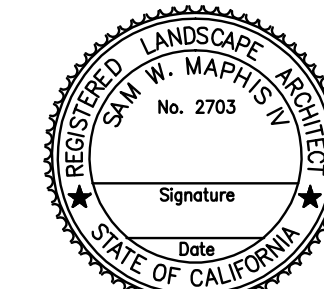
Owners:

Goleta Energy Storage LLC
8614 Westwood Center Drive, Suite 1800
Vienna, VA 22182

Development Plan Drawings for:

Goleta Energy Storage
6864 & 6868 Cortona Drive
Goleta, California

Sheet Title: **Conceptual
Tree Preservation Plan**



Date: October 8, 2019

Project Number: 1199-01

Sheet Number:

DP- L-1

PROGRESS SET

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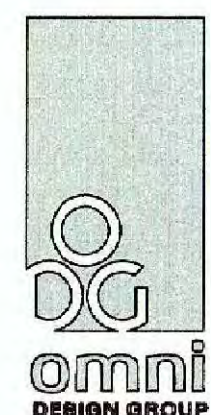
PLANTING LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
TREES (24" Box)			
CEB DEO		CEDRUS DEODORA	DEADORA CEBAR
LYO FLO		LYONATHAMINUS FLORIBUNDUS	CATALINA IRONWOOD
MET RAC		METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE
PLA RAC		PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
QUE AGR		QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK
UMB CAL		UMBELLULARIA CALIFORNICA	CALIFORNIA BAY LAUREL
SHRUBS/VINES (1g-15g)			
HET ARB		HETEROMELES ARBUTIFOLIA	TOYON
RHU INT		RHUS INTEGRIFOLIA	LEMON BERRY
VINE		VINES ON FENCE	TSD
GRASS AND GRASS LIKE (1g-5g)			
SOD OR SEED		AGROSTIS PALLENS	CALIFORNIA GRAY SEDGE
JUN PAT		JUNCUS PATENS	
ALTERNATE:			
LEY CON		LEYMUS CONDENSATUS	LYME GRASS
LOW BRE		LOMANDRA L. BREEZE	DWARF MAT RUSH
MUH RIG		MUHLENBERGIA REIGNS	DEER GRASS
		NATIVE DRY SEED MIX	

PLANTING NOTES

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
2. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. PLAN IS TO PREVAIL AND LANDSCAPE ARCHITECT AND OWNER TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
3. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREA.
4. IRRIGATION TO BE COORDINATED WITH PLANTING PLAN.
5. ALL PLANTER AREAS SHALL BE AMENDED WITH 4 CU. YDS. OF FOREST HUMUS MULCH AND 150 LBS. OF GRO-POWER PLUS PER 1,000 SQ. FT. OF PLANTED AREA. PLANTER MIX TO BE 50% NATIVE MIX SOIL AND 50% PLANTER MIX ABOVE FOR ALL BACK FILL OF NEW PLANTS.
6. PLANT MATERIAL MAY BE SUBJECT TO CHANGE AS PER OWNER OR LANDSCAPE ARCHITECTS DISCRETION.
7. ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATIONS AND DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
8. ALL PLANTER AREAS TO BE TOP DRESSED WITH SHREDDED CEDAR/ REDWOOD MULCH AT A DEPTH OF 3".

Conceptual Landscape Plan



ARCHITECTURE
CIVIL ENGINEERING
SURVEYING
7711 TANK FARM ROAD, SUITE 100
SAN LUIS OBISPO
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Consultant:

EARTHFORM
DESIGN
LANDSCAPE ARCHITECTURE • LAND PLANNING • URBAN DESIGN
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Goleta, California

Sheet Title:

Conceptual Landscape Plan



PROGRESS SET

Date: October 8, 2019

Project Number: 1199-01

Sheet Number:

DP- L-2