Agenda Item B.1

PUBLIC HEARING

Meeting Date: October 25, 2021

TO: Planning Commissioners

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Lisa Prasse, Current Planning Manager
Kathy Allen, Supervising Senior Planner

SUBJECT: Proposed Tentative Parcel Map, Development Plan, Development Plan Amendment and Conditional Use Permit for Goleta Energy Storage, LLC, 6864 & 6868 Cortona Drive, APNs 073-140-027 & 073-140-012; Case Nos. 19-0201-DP; 19-0202-DPAM; 10-0202-CUP; 19-0001-SUB

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Open a public hearing to take verbal and written testimony; and

2. After considering the evidence presented during the public hearing, adopt Planning Commission Resolution No. 21-___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, Adopting the Final Mitigated Negative Declaration, Adopting the Mitigation Monitoring and Reporting Program, and Approving the Tentative Parcel Map, Development Plan, Development Plan Amendment with an adjustment to the landscaping development standard and a Conditional Use Permit to allow an energy storage facility by Goleta Energy Storage, LLC to be located at 6864 & 6868 Cortona Drive, Goleta, CA; Case Nos. 19-0201-DP; 19-0202-DPAM; 10-0202-CUP; 19-0001-SUB, APN 073-140-027." (Attachment 1)

PROPERTY OWNER

Cortona Investors, LLC
c/o Daketta Pacific
3832 W. Biddison St.
Fort Worth, TX 76109

APPLICANT/AGENT

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

Laurel Perez, Suzanne Elledge Planning and Permitting Services (SEPPS)
1625 State Street, Suite 1
Santa Barbara, CA 93101

APPLICANT'S REQUEST

Goleta Energy Storage, LLC (GES) has requested approval of a Tentative Parcel Map, Development Plan, Development Plan Amendment with an adjustment to the landscaping development standard and a Conditional Use Permit. The request includes a Tentative Parcel map to subdivide the existing, 5.88-acre parcel into two parcels. A Conditional Use Permit and a Development Plan is required for the installation of the proposed 60-megawatt energy storage facility. The request also includes the construction of an underground tie-in line and associated electrical infrastructure that would connect the Project to the existing Southern California Edison (SCE) Isla Vista electrical substation, located west of and adjacent to Storke Road (APN 073-140-12). The applicants also request adoption of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared pursuant to California Environmental Quality Act (CEQA) Section 15074.

The applicant's written project description is provided as Attachment 3.

JURISDICTION

The Planning Commission has jurisdiction over the requested Tentative Parcel Map pursuant to Title 16- Subdivisions of the Goleta Municipal Code (GMC), the Development Plan and Development Plan Amendment pursuant to GMC Section 17.59.020(B)(2) and the Conditional Use Permit pursuant to GMC Section 17.57. Decisions by the Planning Commission are discretionary and subject to appeal to the City Council.

BACKGROUND

Prior Site Approvals

The Project site parcel was originally created by Tract Map 10,212 and was recorded on April 13, 1962. The current project proposal includes Lots 6 and 7 of TM 10,212, located at 6868 Cortona Dr. (Lot 6) and at 6864 and 6860 Cortona Dr. (Lot 7). The configuration of Lots 6 and 7 were adjusted in March 2007 by a Lot Line Adjustment (05-171-LLA) and included two Development Plan Amendments to address the changes to the parcel configuration, parcel size, existing development and parking requirements. The Lot Line Adjustment resulted in the area of Lot 7 that encompassed 6864 Cortona area becoming a part of Lot 6 as shown in the table below. The current project now encompasses the areas in the table after the LLA.

LOT AREAS FOR LOT LINE ADJUSTMENT CASE NO. 05-171-LLA

	Lot Area and Address before Lot Line Adjustment	Lot Area and Address After Lot Line Adjustment
Lot 6	6868 Cortona Dr; 3.22 gross acres	6868 & 6864 Cortona Dr.; 5.88 gross acres
Lot 7	6864 Cortona &6860 Cortona Dr; 5.16 gross acres	6860 Cortona Dr.; 2.5 gross acres

The existing research and development building on the Project site at 6868 Cortona Dr. was permitted by Santa Barbara County in 1964 by approval of a Land Use Permit (LUP 29551) for a 20,000 square foot, two-story building. In 1969, the County approved LUP 44063 for a 42,480 square foot, two-story addition.

In July 2004, an as-built Development Plan, 04-35-DP, was approved for the existing building at 6868 Cortona Drive. The Development Plan included a modification of the front yard setback along Storke Road from 50 feet to 35 feet; a parking modification from 126 required spaces to 105 spaces and a landscaping modification from 30 percent to 21 percent. A shared parking agreement with the property at 6860 Cortona Drive was also approved. M Special Brewing Company and the former Habitat for Humanity Restore building are located at 6860 Cortona Drive, but are not a part of the proposed project.

The project site has a Business Park (I-BP) land use designation and is zoned Business Park (BP).

Energy Storage Facility

In 2013, the California Public Utilities Commission (CPUC) ordered Southern California Edison (SCE) to solicit new power generation resources to meet local reliability needs in western Ventura and Santa Barbara counties. The need for new power resources is driven by the planned retirement of older, natural gas power plants located in both counties. In addition, SCE has identified a resiliency concern related to two 220kV transmission lines that traverse the Santa Ynez Mountains and terminate at the SCE Goleta 220/66kV substation located off Glen Annie Road. In the event of a natural disaster that damages one or more transmission towers, SCE anticipates that it may have difficulty restoring service in a timely manner. The GES project is one of the projects selected by SCE as part of an overall plan to improve the regional power network while increasing amounts of renewable energy generation.

The proposed GES facility is considered a renewable energy project as SCE would be able to store electricity generated from solar and wind-powered sources during low energy use/high energy generation times during the day and provide the electricity when it is needed most to consumers during evening hours.

The GES project would include pre-manufactured "cabinets" called a Megapack, which each contain 17 Tesla battery modules (see Attachment 3 for Applicant's detailed description). The GES project would be comprised of 62 Megapacks. Each Megapack is approximately 9 feet tall, 24 feet in length and 5 feet wide.

At energy storage 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. A megawatt is equivalent to 1,000 kilowatts of power. The annual energy provided by the proposed GES project is approximately 87,600 MW-hours or the equivalent of supplying the annual energy demand of approximately 13,257 California homes.

Project Timeline

Project Application Filed:	*November 22, 2019*
Design Review Board	*November 12, 2019*
Conceptual Review:	*& June 9, 2020;*
Project Deemed Complete:	*April 16, 2020*
1st Native American Consultation Period Commenced:	*July 14, 2020*
Recommendation for Preliminary Design Review Approval:	*August 11, 2020*
1st Native American Consultation Period Ended:	*May 24, 2021*
Mitigated Negative Declaration (MND) Release:	*June 18, 2021*
Revision to project component at SCE Isla Vista Substation	*July 12, 2021*
MND Comment Period Close:	*July 19, 2021*
2nd Native American Consultation Period Commences:	*August 17, 2021*
2nd Native American Consultation Period Ended:	*October 1, 2021*

DRB Review

On November 12, 2019 (Case No. 19-131-DRB) and June 9, 2020, the DRB conducted conceptual review of the project. In general, the DRB found the design of the battery energy storage facility to be compatible with the site and comments focused on landscaping and minimizing the visual impacts on the neighboring apartments. On August 11, 2020, the DRB conducted Preliminary Review of the project and recommended that that the Planning Commission grant Preliminary Design Approval of the Goleta Energy Storage Facility (DRB Minutes are provided in Attachment 2).

Native American Consultations 1 & 2

On May 15, 2020, the City sent letters inviting consultation to the tribal representatives identified on the list provided by the NAHC as having a traditional and cultural association

with the geographic area of the proposed project pursuant to Public Resources Code Section 21080.3.1. On July 14, 2020, the Santa Ynez Band of Chumash Indians (SYBCI) requested a formal consultation regarding the proposed project once the City peer review of the cultural resources report prepared for the proposed project was completed. This review was completed in February 2021 and the peer review accepted report was provided to the SYBCI on February 26, 2021. On May 24, 2021, the SYBCI notified the city that they had concluded the AB 52 consultation.

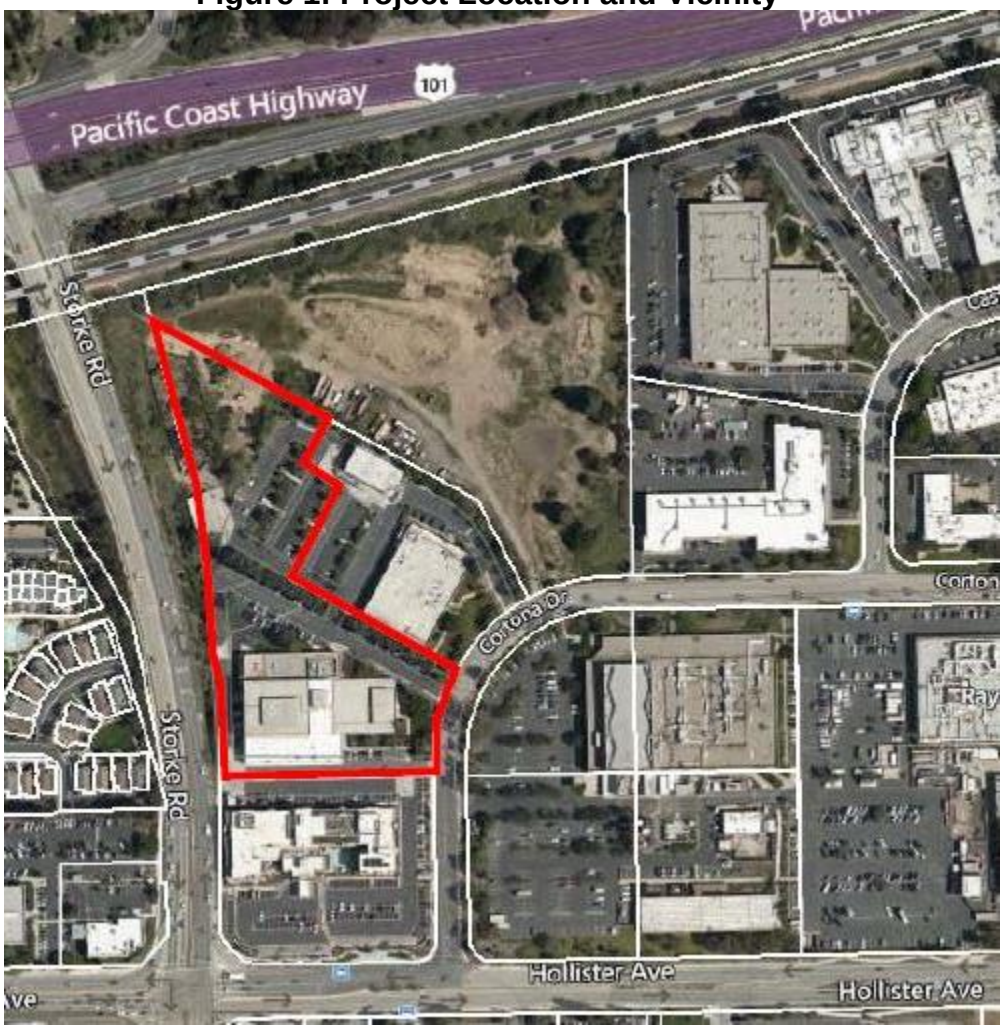
The Barbareno Band of Chumash Indians (BBCI) were sent the cultural resources report on April 29, 2021 and the City received their recommended mitigation measure and acceptance of the report on April 30, 2021.

On July 12, 2021, the applicants informed the city that SCE had determined that additional improvements were needed to the Isla Vista substation (located west of Storke Road) to accommodate the tie-in line from the Goleta Energy Storage site. These additional improvements have been incorporated into the project description and additional environmental analysis has been prepared. The applicants provided additional cultural resources analysis to address the new improvements to the SCE substation site. The updated Cultural Resources memo was provided to the SYBCI and to the BBCI on August 17, 2021. On October 1, 2021, the city received notice that the SYBCI made a finding of no effects for the project as revised and accepted the revised Cultural Resources memo as submitted. The City did not receive a response from the BBCI.

PROJECT LOCATION

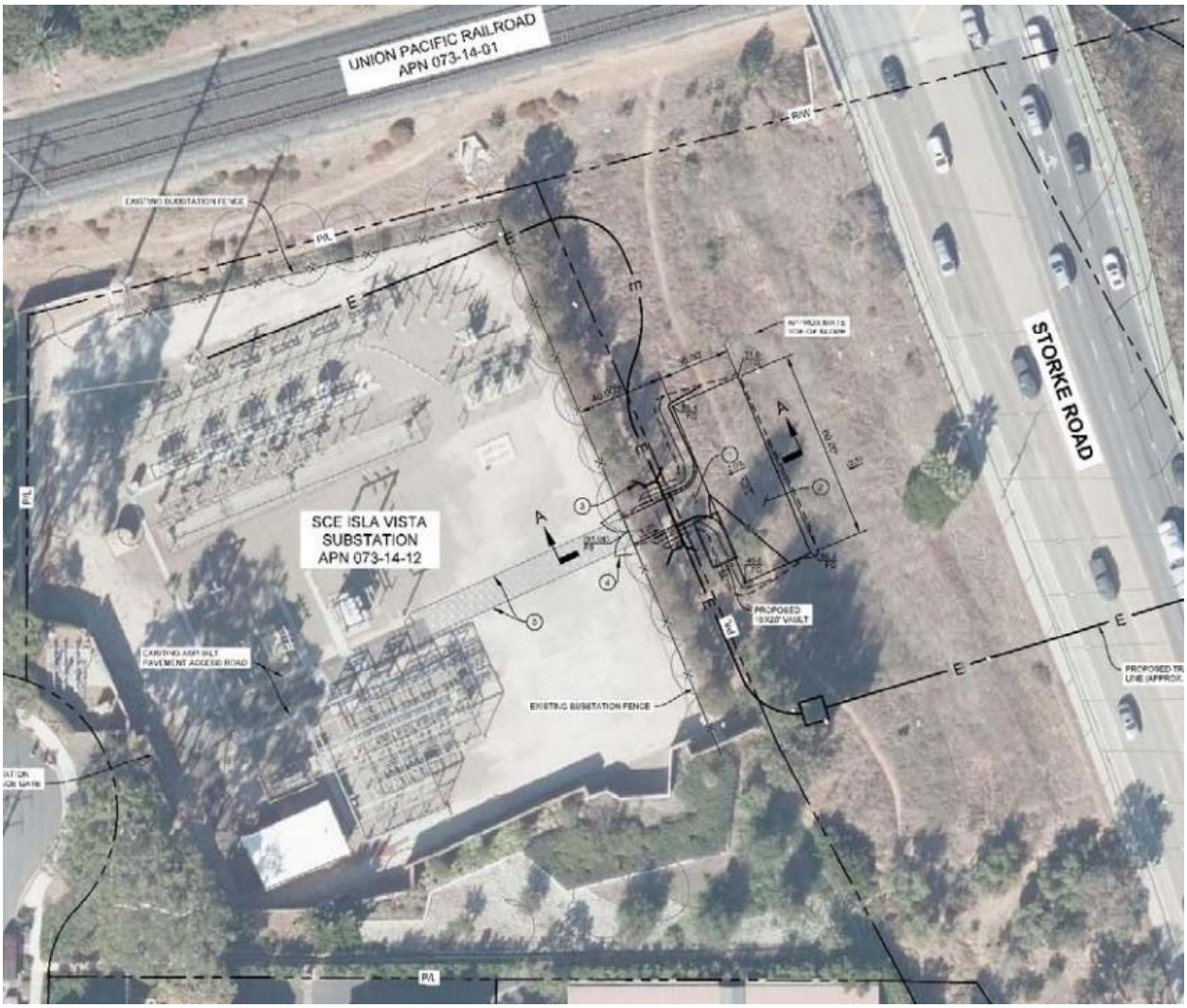
The project site for the battery storage facility is located at 6864 & 6868 Cortona Drive, southeast of the intersection of the Storke Road/US Highway 101 southbound on-ramp (see Figure 1) and is 5.88 gross acres. The Assessor's Parcel Number is 073-140-027.

Figure 1: Project Location and Vicinity



The SCE Isla Vista electrical substation is located west of and adjacent to Storke Road (APN 073-140-012) (see Figure 2).

Figure 2: SCE Isla Vista Substation Location



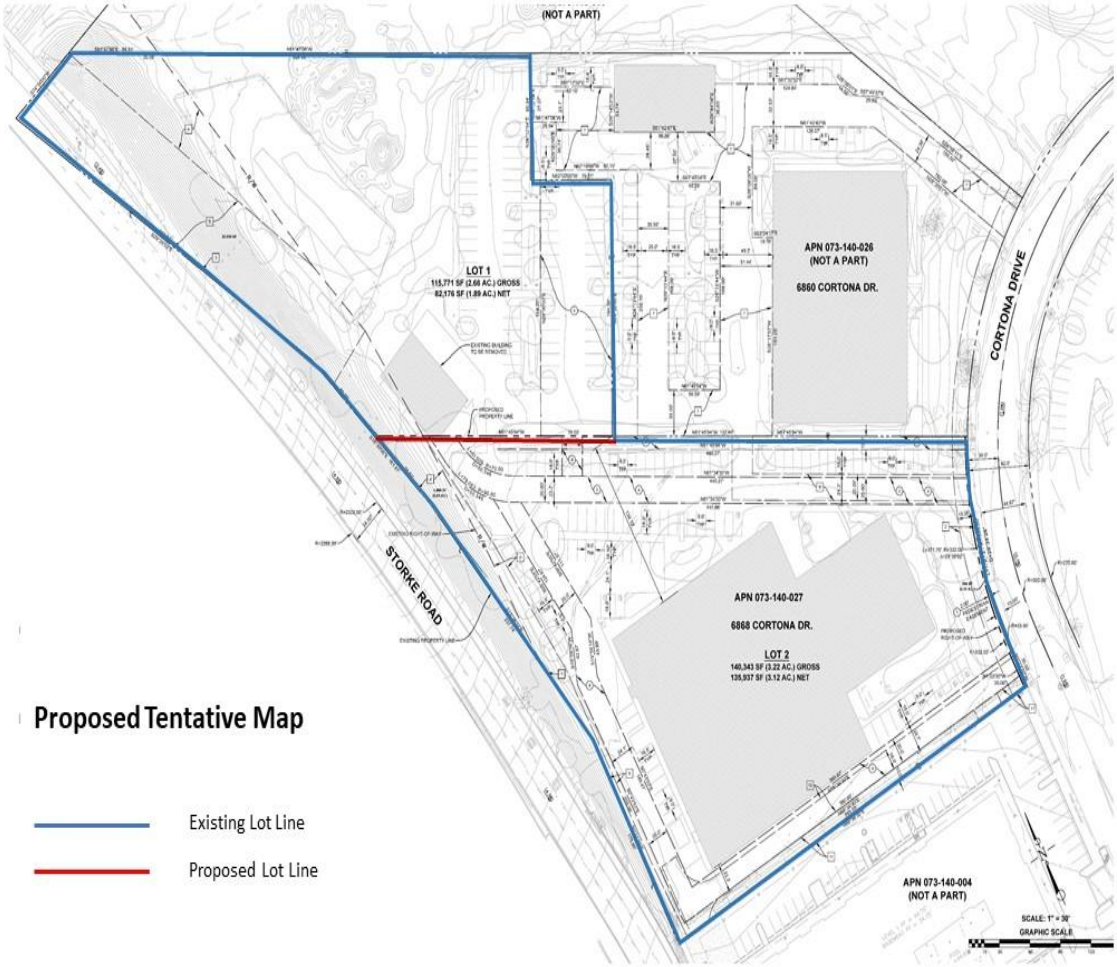
PROJECT DESCRIPTION

Goleta Energy Storage, LLC has requested approval of a proposal to construct and operate a 60-megawatt energy storage facility that would include energy storage cabinets manufactured by Tesla and other project-related equipment. The project also includes the construction of an underground tie-in line, and associated electrical and telecommunication infrastructure that would connect the Project to the existing SCE Isla Vista electrical substation located west of and adjacent to Storke Road and south of and adjacent to U.S. 101 and the Union Pacific railroad tracks.

The project consists of the following components:

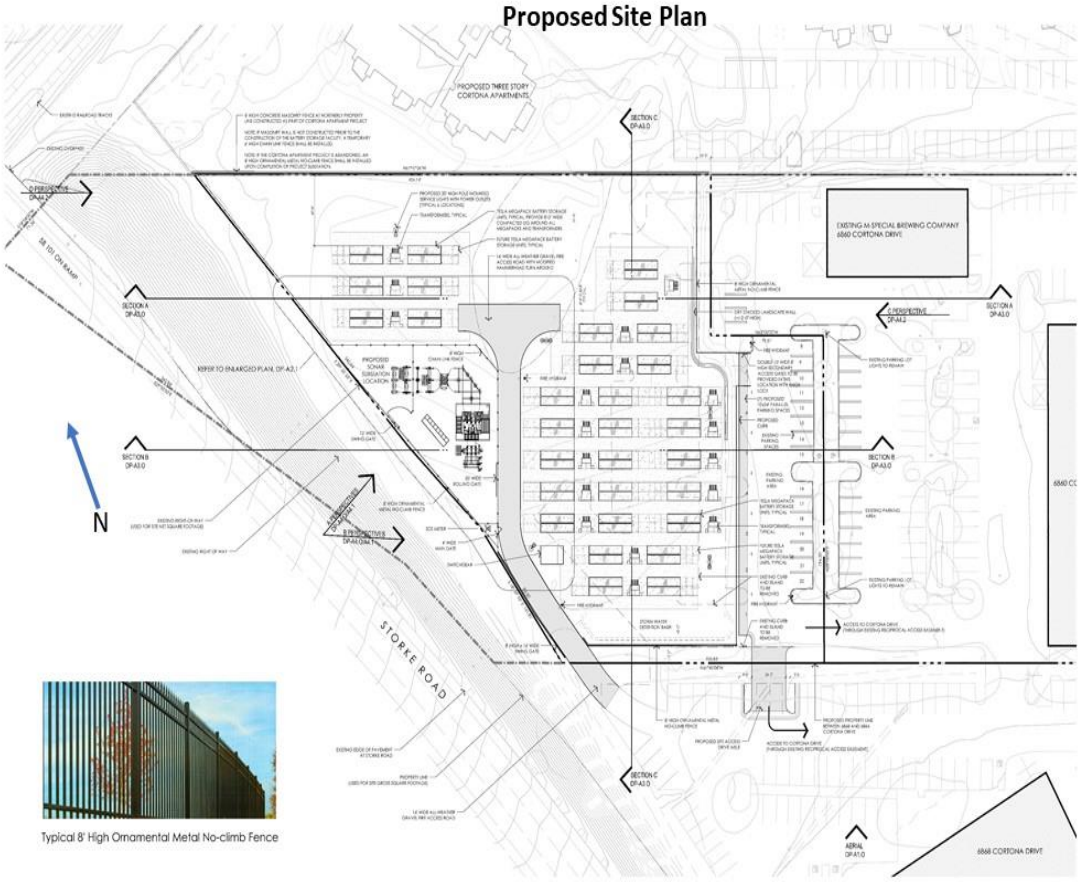
1. Tentative Parcel Map (TPM) to divide the existing 5.88-acre project site parcel into two lots. Proposed Lot 1 would be addressed as 6864 Cortona Drive and be 2.66 gross acres (1.89 net acres). Lot 1 would be located on the northern portion of the project site and used for the construction and operation of the Goleta Energy Storage Project. Access to Lot 1 would be from Cortona Drive along two proposed reciprocal access easements over proposed Lot 2. Proposed Lot 2 would be 3.22 gross acres (3.12 net acres). Lot 2 would be located on the southern portion of the project site and addressed as 6868 Cortona Drive. An existing 60,068 square foot research and development building on proposed Lot 2 would be retained. Access to Lot 2 would continue to be from two existing driveways that connect to Cortona Drive. The proposed TPM is shown below and in the project plans (Attachment 5).

FIGURE 3 – PROPOSED TENTATIVE MAP



2. Development Plan (and Conditional Use Permit, which is described in item 4) for the installation of the energy storage facility comprised of up to 62 “Megapack” lithium-ion batteries contained in pre-manufactured cabinet units, each measuring approximately 24 feet in length, 6 feet deep and 9 feet in height. Supporting infrastructure includes transformers mounted on foundations along with electrical distribution equipment to facilitate the receiving of electricity through the existing SCE grid to the batteries until the electricity is needed during peak demand periods. An on-site substation with a transformer and an underground tie line to connect the Project to the existing SCE Isla Vista substation located west of Storke Road is proposed to be located on the western side of the project site. Currently, there exists a plant nursery and pottery studio located on the northern portion of the site, which would be removed. The energy storage facility would be located on Lot 1 as shown on Figure 3 of the Proposed Tentative Map. Figure 4 shows the site plan for the energy storage facility.

Figure 4: Energy Storage Facility Site Plan



3. Development Plan Amendment to amend Development Plan Case No. 04-35-DP for the 60,068 square foot research and development building located at the project site at 6868 Cortona Drive. The Development Plan Amendment component is necessary to reflect the subdivision of the property and the placement of the existing building on a new lot (proposed lot 2). A request for an adjustment to the landscaping development standard is also proposed for Lot 2. Landscaping coverage on proposed Lot 2 would be 20 percent of the net lot area whereas Section 17.09.030 requires that 30 percent of the net lot area be landscaped.

4. Major Conditional Use Permit (CUP) to allow the applicant to operate an energy storage facility, a Major Utility facility, in a BP (Business Park) zoning district pursuant to GMC Section 17.09.020.

Improvements Proposed at the SCE Site

The SCE Isla Vista substation will require new improvements to accommodate the electrical tie-in line from the GES project. These improvements include access improvements on the east side of the substation to facilitate the installation of the proposed tie line, the installation of additional underground cables within the substation, and the installation of a 72-foot tall riser pole within the substation. The City of Goleta does not have permitting authority over the SCE Isla Vista substation as it is owned by SCE and regulated by the CA Public Utilities Commission (CPUC). However, the environmental impacts of these proposed improvements on the SCE site were included in the IS/MND analysis as required by CEQA for a full disclosure of all potential environmental impacts caused by the proposed project (CEQA Section 15126). The IS/MND concluded that SCE Isla Vista substation improvements did not need any additional mitigation measures and that the mitigation measures identified to reduce the potential significant environmental effects caused by the GES facility on Cortona Drive were adequate to reduce the impacts to a less than significant level.

DISCUSSION:

As mentioned above, the GES project would supplement SCE's power supply by receiving electricity through the existing power grid system, including power generated from solar and wind sources, and storing the energy until it is needed during peak demand periods. The facility would also support electricity grid resiliency in the event of an emergency or disaster and would replace electricity generation capacity that will be lost when the Ellwood Natural Gas Peaking Facility is retired. The peaking plant is currently used to supplement the region's peak power demand requirements.

The following discussion includes the project's consistency with the General Plan policies and zoning regulations, and the findings necessary to approve the project components.

General Plan Consistency

The Land Use Element in the General Plan/Coastal Land Use Plan (GP/CLUP) designates the project site as Business Park (I-BP). This designation is intended to provide for "well-designed business parks that provide employment opportunities to the community and surrounding area" as stated in GP Policy 4.2. Table 2-3 of the Land Use Element lists "Utilities," which includes energy storage, as an acceptable use on properties with an I-BP land use designation.

The proposed GES facility is a type of Utilities use. Energy storage is an important component of a resilient and reliable electric power grid for providing electricity during peak demand periods and during emergency or disaster events. There are limited sites appropriate for an energy storage facility since the facility needs to be located in close proximity to existing SCE sub-stations. The proposed project is consistent with the General Plan Policy LU 1.5 in that the project is compatible with the adjacent uses in terms of hazards and noise based on the analysis provided in the IS/MND. Further, the extensive proposed landscaping and masonry wall will provide a visual buffer as well. The DRB reviewed the landscape plan along with the lighting plan for the GES facility and concluded that the GES facility is consistent with GP policies relating to new industrial development adjacent to residential development.

The safety impacts of the facility were considered in accordance with General Plan Policy SE 10.3. The Hazards and Risk Assessment accepted by the City concludes that potential health and safety impacts of the facility resulting from an improbable battery malfunction would be consistent with GP policies.

GP Policy CE 13 identifies energy conservation as an important goal for the City and encourages use of renewable energy sources and reduced reliance upon fossil fuels. The GES project is consistent with this policy as it would provide additional energy storage capacity to the existing electrical grid system for the City.

Strategic Energy Plan

The City of Goleta adopted a goal of 100 percent renewable electricity supply for the City by 2030 with an interim goal of 50 percent renewable electricity for municipal facilities by 2025. The City of Goleta has also partnered with the County of Santa Barbara and the City of Carpinteria to develop a Strategic Energy Plan (SEP) to meet these goals and improve the resiliency of the local electricity system by promoting local renewable energy development and energy efficiency deployment. The SEP was completed in June 2019 and the SEP developed an approach to promote renewable energy development in the following ways:

1. Identifying the gap in forecasted electricity demand and baseline growth in renewable energy and energy efficiency to determine the necessary scope of the City's actions.

2. Identifying a set of policy measures and strategies in diverse program areas ranging from drafting regulatory frameworks to creating new financing mechanisms.
3. Evaluating the ability of these policy measures and strategies towards closing this gap and meeting the City's 100% renewable electricity goals.
4. Identifying total resource potential for distributed solar development in Goleta on rooftops and parking lots.
5. Creating a list of priority sites for renewable energy development throughout Goleta.

The proposed energy storage facility is consistent with the goal of the Strategic Energy Plan as the project would expand SCE's access to energy storage systems, which would increase the stability and reliability of the existing electrical grid, thereby reducing the need for additional electricity to be generated by fossil fuel power plants during peak energy demand hours. The implementation of the proposed project would also be consistent with the SEP as the project would facilitate the use of renewable solar powered by storing energy generated during daytime hours for use during peak energy use periods and when solar power cannot be produced.

Zoning Regulations Consistency

In accordance with the General Plan land use designation for the site, the project site is zoned Business Park (BP). The energy storage facility requires a Major Conditional Use Permit to operate in this zoning district under Title 17. The energy storage containers and equipment meet all of the applicable development standards shown in Attachment 1, Exhibit 4, given the site design, parking demands, landscaping requirements and relatively low height of the battery cabinets (less than 12' high). The existing research and development building meets all developments standards with the exception of the minimum landscape coverage requirement. The applicant has requested an adjustment to reduce the landscaping requirement from 30% to 20% coverage. The reduction in landscape coverage for Lot 2 is due to subdividing the existing parcel into two parcels and providing adequate parking for the existing R & D building. To meet the landscaping requirement, the applicant would need to remove existing parking spaces in which case Lot 2 would not meet its parking requirement. In order to meet the parking requirement, Lot 2 will have a parking agreement to use 21 spaces that are located on Lot 1. The existing landscaping is mature and provides adequate screening with tall mature trees and vegetation. Lot 2 is not easily viewed from outside of the business park or from important view corridors. Further, as indicated in Attachment 1, Exhibit 4, the GES project on proposed Lot 1 will require 1 parking space for 1 employee.

Conditional Use Permit and Findings

As noted above, a Major Conditional Use Permit (CUP) to allow the applicant to operate an energy storage facility, a Major Utility facility, in a BP (Business Park) zoning district is required pursuant to GMC Section 17.09.020. The purpose of the Major CUP in the BP

zone district is to ensure that atypical uses, such a Major Utilities, are compatible with the neighborhood and surrounding environment. The proposed project is located in an area with a mix of residential, lodging, research and development, and industrial uses. As explained above, the GES project will provide important support to the electricity grid resiliency by storing power generated from solar and wind sources and storing the energy until it is needed during peak demand periods. Also, the facility would support the electricity grid in the event of an emergency or disaster. The GES project will also help the City achieve its goal of reliance on 100% renewable energy by the year 2030. Such a project will also assist the City in meeting its goals to reduce GHG emissions by increasing the availability of renewable energy and reduce the need for electricity to be generated by fossil fuel power plants.

Due to the unique nature of this project, there are a very limited number of adequate sites to locate an energy storage facility. The facility must be located near an existing SCE substation. The benefits of the project support the approval of the Major Conditional Use Permit in the proposed location while minimizing the impacts on the neighboring residential and business park uses.

The GES facility will operate 24 hours a day, seven days a week and will be maintained as an unmanned facility via remote monitoring. One or two employees will routinely check on the energy storage areas.

Title 17 provides two sections of findings that must be made by the Planning Commission to grant the Major CUP for the GES. Section 17.52.070 provides Common Procedure Findings for Approval, while Section 17.57.050 provides Findings for Approval specific to Major Conditional Use Permits. These Findings and the Project's consistency with them are provided in the Planning Commission Resolution, Attachment 1.

As stated in the Resolution, there are adequate infrastructure and public services available to serve the site. The site has legal access from Cortona Drive via two access easement. The new construction complies with the development regulations in terms of setbacks and height. There are no violations existing on the property and, with the approval of the Tentative Parcel Map, the project would be located on a legal lot. The new lot is adequate in size, shape, location and physical characteristics to accommodate the type of use and level of development proposed. The project is not anticipated to have any significant environmental impacts as discussed below.

The GES project meets all the findings, supported by confirmation from the Goleta Public Works Department, Goleta Water District, Goleta West Sanitary District, Air Pollution Control District, and the Santa Barbara County Fire Department. These agencies reviewed the case and provided written concurrence and/or conditions of approval included in Attachment 1, Exhibit 2.

Development Plan and Findings

In addition to the Conditional Use Permit, a Development Plan is proposed for Lot 1 and a Development Plan Amendment for Lot 2. The Development Plan for Lot 1 would govern the proposed development of GES structures and associated project elements, such as the substation, lighting, parking, landscaping and drainage infrastructure as provided in the project description. The project must meet all development standards and the Planning Commission must be able to make findings required by Title 17 Sections 17.52.070 and 17.59.030 to approve the project.

The GES project would be primarily located on proposed Lot 1, located at the northern portion of the existing parcel. The site would be accessed from Cortona Drive via two shared access easements as the site does not have direct frontage along Cortona Drive. There is currently a plant nursery on the site which would be removed to accommodate the GES project. The site is relatively flat with the exception of the steep slope on the west property line extending up toward Storke Road.

The Megapack containers would occupy the majority of the project site, while the supporting infrastructure (substation, lighting, transformers and other electrical equipment) would comprise less than 25% of the project area. A secondary emergency access point with ten foot (10') wide gates and a Knox lock would be located at the north/western end of the parking lot, as required by Santa Barbara County Fire Department.

The proposed parking area would include a total of twenty-two parking spaces, one required for the GES facility and twenty-one spaces for the use of the employees of the existing R & D building on Lot 2. Only one space is required for the GES facility since there will only be one technician at the facility one day per month on average to maintain the batteries within the cabinets.

There are several access and utility easements within the project area and the project has been designed to protect the Storke Road right-of-way, which extends down the slope from Storke Road. An eight-foot-high, ornamental, no-climb fence would be installed outside of the ROW and along the base of the slope, in a northwest direction. An underground electrical tie-in line would extend from the GES substation, under Storke Road and connect into the SCE Isla Vista substation located west of Storke Road. An encroachment permit issued by the Public Works Department would be required for the tie-in line installation and is included as a Condition of Approval (Attachment 1, Exhibit 2).

The project will require 500 cubic yards of cut and 2,500 cubic yards of fill for construction. The majority of the project area will be permeable surface and landscaping. Stormwater run-off will flow to a detention basin to be located along the southeastern portion the site.

Santa Barbara County Fire Department (SBCFD) has reviewed the GES project plans and as mentioned above, is requiring a second emergency access point which would be located at the northwestern end of the project parking lot. In addition, the SBCFD required

the preparation of a hazards and risk assessment to analyze the potential health and safety risks associated with operating a lithium-ion battery energy facility. The hazards and risk assessment submitted by the applicants is addressed below as a part of the CEQA discussion.

The GES project includes extensive landscaping and the landscape plan was designed to provide a heavy screen buffer between the Project and the adjacent residential development. Green screen planting is proposed throughout the site, primarily focused on perimeter screening. Landscaping is proposed on both sides of the 8-foot tall, no-climb fence.

The Development Plan has adequate infrastructure/public services to serve the proposed A detailed discussion of the Development Plan findings is included in the attached Resolution (Attachment 1). In general, the findings can be made for approval of the Development Plan as follows:

- The development has adequate infrastructure/public services to serve the proposed GES facility, including both water and sewer service and for fire protection as explained above.
- There are no violations existing on the property.
- With the approval of the Tentative Map, the proposed development will be located on a legal lot.
- Potentially significant environmental effects of the project would be reduced to a less than significant level with the implementation of the Mitigation Measures identified in the project IS/MND.
- The project is consistent with the Business Park (I-BP) General Plan land use designation and the project site is adequate in size, shape, location and physical characteristics to accommodate the development.
- The project will not conflict with any easements required for public access through or public use of a portion of the property.

The GES facility is an important component for the City of Goleta to achieve its goal of reducing the City's reliance on fossil fuels, reducing greenhouse gases and reaching the SEP's 100% renewable electricity goal. The Development Plan findings can be made and, therefore, staff recommends approval of the Development Plan for the proposed GES facility.

Development Plan Amendment and Findings

The applicant is also requesting a Development Plan Amendment for proposed Lot 1, to amend the original Development Plan for the existing R & D building, parking lot, landscape and related improvements at 6868 Cortona Drive. The Amendment will allow minor changes to the existing parking lot located at 6868 Cortona Drive, removal of 5 olive trees to accommodate access to proposed Lot 1, and provide 21 parking spaces for the R & D building to be located on proposed Lot 1 via a parking agreement/easement. The Development Plan Amendment includes a request for adjustment of the Title 17 landscape coverage requirement for proposed Lot 2, authorizing 20 percent landscape coverage for proposed Lot 2 instead of 30 percent landscape coverage.

An Amendment to a previously approved Development Plan may be approved or conditionally approved, if the previous project was analyzed under CEQA and an addendum to the previous environmental document can be prepared for the current project or the current project can be found exempt from CEQA as specified in Title 17 Section 17.52.100.C.1. The original As-Built Development Plan was approved and analyzed under CEQA and was found to be exempt under CEQA. The current Development Plan Amendment is included in the CEQA analysis for the entire project site (see Attachment 1, Exhibit 1). The findings can be made that the Development Plan Amendment has substantially the same environmental impacts as the original Development Plan and that the findings required for the original approval can still be made as specified in Section 17.52.100.C.2.

The finding that the adjustment to the landscaping requirement is justified and consistent with the intent of applicable General Plan policies as stated in Section 17.59.040 can be made as proposed Lot 2 will retain mature landscaping, including numerous tall trees, shrubs and groundcover and no new structural development. The visual aesthetics will remain mostly unchanged for proposed Lot 2. The landscape percentage on new Lot 2 is changing given the placement of the proposed lot line. The overall amount of landscaping for the entire Project area of Lot 1 and Lot 2 will increase with the installation of new landscaping proposed on Lot 1. The DRB reviewed the landscaping adjustment request as part of the Preliminary Review and recommended that the Planning Commission approve the request.

Tentative Subdivision Map and Findings

The proposed TPM would divide the existing 5.88-acre project site parcel into two lots as the energy storage facility is required to be on its own parcel by SCE. Proposed Lot 1 would be 2.66 gross acres (1.89 net acres) and would be located on the northern portion of the project site and used for the construction and operation of the GES project. Access to Lot 1 would be from Cortona Drive along two proposed reciprocal access easements over proposed Lot 2. Proposed Lot 2 would be 3.22 gross acres (3.12 net acres) and would be located on the southern portion of the project site. An existing 60,068 square foot research and development building on proposed Lot 2 would be retained. Access to Lot 2 would continue to be from two existing driveways that connect to Cortona Drive. The proposed TPM is shown in Attachment 5.

Title 16 of the Goleta Municipal Code (GMC) along with California State Government Code Sections 66473.5, 66474 and 66474.6 provide the subdivision findings that must be made by the Planning Commission to approve the TPM. These findings and the project's consistency with them are provided in the Planning Commission Resolution Attachment 1.

As stated in the Resolution, the TPM provides for future passive or natural heating/cooling opportunities. Lot 2 is already developed with an existing R & D building and the subdivision will not affect the potential for passive or natural heating/cooling opportunities. The TPM is also consistent with applicable General Plan policies as discussed above.

Further, the site is physically suited for the proposed development as it is generally level with access to Cortona Drive via reciprocal access agreements. Adequate parking and access will continue to accommodate the existing R & D building. As discussed in the MND and the Environmental section below, the design of the subdivision is not likely to cause substantial environmental damage with the implementation of the proposed mitigation measures.

The subdivision and development will continue to be served by municipal water and sewer services. SB County Fire Dept. has reviewed the subdivision and required a secondary emergency access point. With existing utility services and the inclusion of a secondary emergency access, the design is not likely to cause serious public health problems.

The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. City Public Works department staff have reviewed the existing and proposed easements and determined that no public easements will be impacted by the proposed subdivision. Improvements to the project frontage (sidewalk, cub and gutter) along Cortona Drive are required as Conditions of Approval. In addition, discharge of waste from the proposed subdivision will not result in violation of existing requirements prescribed by a California Regional Water Quality Control Board. As under the existing conditions, wastewater will continue to be collected and treated by the Goleta West Sanitary District for the existing R & D building. The proposed subdivision will not increase the amount of wastewater produced on the site. For these reasons, staff finds that the findings can be made to grant approval of the Parcel Map as provided in Section 4 of Attachment 1.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

An IS/MND was prepared for the pursuant to the requirements of CEQA (Pub. Resources Code §§ 21000 et seq.) and released for a 30-day review on June 18, 2021. Staff received several comments regarding the draft Initial Study/Mitigated Negative Declaration (IS/MND) and have made revisions as needed. The public comments are discussed below. The Final IS/MND finds that the proposed project would not have a significant adverse effect on the environment with the implementation of Conditions of Approval and/or Mitigation Measures for the environmental issue areas described below. The Final IS/MND is included as Attachment 1, Exhibit 1. The three primary areas of concern analyzed within the Final IS/MND were biological resources, cultural resources, and hazards/hazardous materials. The first two issues relate to the site and the third issue relates to the use itself.

Biological Resources

The Final IS/MND identifies that, while migrating or other common nesting birds are not designated as special-status species, they are protected by the California Fish and Game Code (CFGC) and the Migratory Bird Treaty Act (MBTA). Existing native and ornamental trees and shrubs and human-made structures in the project area could provide habitat for

nesting birds. If project construction activities occur during the nesting season, impacts to nesting birds could occur. These potentially significant impacts can be reduced to a level of less than significant with the adoption of one mitigation measure to avoid disturbing nesting birds during construction of the GES facility. The mitigation measure requires that pre-construction nesting bird surveys shall be conducted no more than seven (7) days prior to the beginning of construction if construction is scheduled to begin during the breeding season (Feb 1 to Aug 31).

Cultural Resources

The city is known to contain prehistoric, ethnographic and historic resources. The GES project site either encompasses a known cultural resource site or is in close proximity to others. Given the excavation involved to develop the project site, the potential exists for impacts to subsurface Native American resources. The cultural resource sites in question are, CA-SBA-54, which exists within the project site. Two other cultural resources, CA-SBA-142 and P-42-041021, are located adjacent to but outside the project site. Multiple cultural resources assessment reports have been prepared by the project applicant to assess the proposed project's potential impacts to cultural resources. The cultural resources reports were peer reviewed on behalf of the City by Applied EarthWorks.

In general, the studies found that in spite of development activities occurring in the general area of the CA-SBA-54 site, prehistoric cultural deposits still remain at this site. The Final IS/MND summarizes the findings of the reports and includes five mitigation measures to reduce potential impacts on cultural resources to a less than significant level for CA-SBA-54. The required mitigation measures specify requirements related to: construction monitoring; the placement of proposed fill material over portions of the project site to protect cultural resources; conduction of a data recovery program at the project site; conduction of a pre-construction workshop for construction personnel; and the preparation and implementation of a Construction Monitoring and Treatment Plan. These mitigation measures are explained in detail in the IS/MND.

The two off-site cultural resource sites, CA-SBA-142 and P-42-041021 were found not to be impacted by the proposed GES project and, therefore, did not require any mitigation measures. As mentioned above, the SCE Isla Vista substation improvements were analyzed in the IS/MND even though the City does not have permitting authority over development proposed at this property. Site CA-SBA-142 is located near the SCE Isla Vista substation. CA-SBA-142A has been completely destroyed and did not represent an intact archaeological site deposit. One of the other areas, CA-SBA-142C, the area closest to the SCE Isla Vista substation, is a small (60 X 5 meters) deposit of shell located north of the substation. The vicinity of this area has been significantly impacted by the construction of a water main in the 1950s and a subsequent gas line. Also, the construction of Storke Road and the Storke Road/Hollister Avenue interchange in 1960 and 1961 are assumed to have destroyed or severely disturbed any archaeological deposits associated with SBA-142C. In addition, the site is located approximately 65 feet from the closest proposed improvements at the substation. Therefore, the IS/MND concluded that mitigation measures were not required for the two sites, CA-SBA-142 and P-42-041021.

Hazards and Hazardous Materials

One area evaluated in the IS/MND based on the CEQA checklist was the potential for the project to "create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment." Both to satisfy the request by the SBCFD and to adequately evaluate and meet the CEQA checklist requirements, the applicant was required to prepare a Health and Safety Assessment. The applicants submitted the analysis entitled *Hazards Analysis and Risk Assessment Final Report, Goleta Cortona Drive Energy Storage Project,* prepared by MRS Environmental. The report evaluates the potential for a "reasonable worst case" incident to occur at the project site and evaluates potential health- and safety-related consequences of such an event. Several versions of this report were prepared and peer reviewed by PTrutner Fire Protection Engineering. A detailed description of the report and its findings along with the actual report are included in the Final IS/MND.

The risk assessment report and peer review evaluated potential safety impacts of the project related to: compliance with applicable regulatory requirements; potential impacts from a lithium-ion battery fire and resulting toxic emissions; potential impacts from an explosion of gases released during a battery fire; and potential impacts resulting from exposures to heat caused by battery fire. The assessment of the project's potential impacts included the following four major tasks: identification of potential accident scenarios; determine the consequences of each accident scenario; development of probabilities of occurrence for each accident scenario that could impact the public, and development of accident risk estimates.

The hazards analysis and risk assessment concluded that the probability of battery failures at the project site requiring Fire Department response was very low, occurring once every 10,989 years. These results of the hazards analysis and risk assessment were compared to impact significance thresholds included in the City's Environmental Thresholds and Guideline Manual. The report's conclusions indicate that potential fatality and injury risk levels would be in the "acceptable" region of the City's significance thresholds. Therefore, it was concluded that the project's potential safety risk impacts would be less than significant. In addition, as explained in the Applicant's project description (Attachment 3), the GES project will utilize the Tesla Megapack, which is designed to prevent and effectively manage risks of fire. Tesla has deployed over two gigawatt hours of stationary energy storage systems globally without a recorded fire event and has over 200 billion cell-hours in active operation. Should a thermal event or fire occur, the Megapack is designed and certified so that fire does not propagate from one section of the Megapack to another. Any exhaust created by a thermal event would be similar to a Class A Fire, which is a fire that consists of ordinary combustibles such as wood, paper, fabric, and plastic. In addition, electrolyte added to the cells during manufacturing is fully absorbed into the cell material and enclosed within the cell casing which prevents any spill of materials. Fire protection will also include multiple fire detection systems on-site and within the individual Megapacks. The site will utilize infrared cameras for security and thermal deviation detection. Further, each Megapack

contains an onboard battery management system that monitors the appropriate state of individual battery cells and relays information 24-7. In the event of a thermal event/fire, the system is designed to remove power from the affected cells.

Comments Received On The Draft IS/MND

Five comment letters were received on the Draft IS/MND and are include in Section 18 of the Final IS/MND. A letter from Suzanne Elledge Planning and Permitting Services (agent for the applicant) states that after the Draft IS/MND was circulated for public review, Southern California Edison determined that additional modifications to the Isla Vista substation would be required to serve the proposed Goleta Energy Storage project. The additional substation improvements include vehicle access improvements on the east side of the substation to facilitate the installation of the proposed tie line that connects the proposed project to the substation, the installation of additional underground cables within the substation, and the installation of a 72-foot tall riser pole within the substation.

An analysis of environmental impacts that have the potential to result from the additional substation improvements has been added to the Final IS/MND. Based on the additional analysis, it has been concluded that the additional proposed changes to the substation will not result in new significant environmental impacts that require additional mitigation measures, or that the mitigation measures identified by the Draft IS/MND or the proposed project revisions will not reduce potential effects to less than significant and new measures or project revisions are required. Therefore, based on the requirements of CEQA Guidelines Section 15073.5 (Recirculation of a Negative Declaration Prior to Adoption), recirculation of the IS/MND prepared for the project is not required.

One comment letter expressed concerns related to a variety of topics, including the analysis of the project's potential safety impacts, equipment to be used to monitor project operations, and potential water quality impacts to fire suppression water that would be used at the project site in the event of a battery fire. Responses to each of the comments were provided and no revisions to the IS/MND were required.

Revisions included in the Final IS/MND in response to other review comments included:

1. Minor revisions to the stated height of proposed Megapack battery storage structures.

2. Minor revisions to mitigation measure BIO-1: Nesting Birds related to the timing of when required nesting bird surveys are to be submitted to the City.

3. Minor revisions to mitigation measure CR-2: Culturally Sterile Fill Material Placement Requirements to allow the use of motorized vehicles to remove vegetation located in the 50-footwide buffer extending from the delineated archaeologically sensitive area on the project site; and

4. Minor revisions related to the number of proposed 24-nch box trees to be planted on the project site.

5. Include updated information regarding the number of days in 2020 that air quality standards for ozone and PM_{10} were exceeded in Santa Barbara County.

CONCLUSION/RECOMMENDATION

The project is consistent with the project site's I-BP land use designation and the Business Park (BP) zoning district. The project will not result in significant effects on the environment with implementation of the Mitigation Measures and standard conditions of approval identified in the project's Final IS/MND. All the required findings for the TPM, DP, DPAM, and CUP can be made for the reasons outlined in this report and in the associated Resolution. Staff recommends that the Planning Commission adopt the Final IS/MND and approve the Tentative Parcel Map, Development Plan, Development Plan Amendment with an adjustment to the landscaping development standard and a Conditional Use Permit to allow an energy storage facility as outlined in the Planning Commission Resolution (Attachment 1).

PUBLIC NOTICE

On September 30, 2021, notice of the availability of the Final IS-MND and for this hearing was published in the Santa Barbara Independent, mailed to property owners within 1,000 feet and tenants within 500 feet. The project site was also posted by September 26, 2021 and story poles were installed on May 25, 2020, removed sometime after August 11, 2020, and re-installed on September 7, 2021.

APPEALS PROCEDURE

The Planning Commission is the decision-maker on this project. The action of the Planning Commission may be appealed by an applicant or an aggrieved party pursuant to Goleta Municipal Code Section 17.52.120. Appeals must be filed and associated fees must be paid within 10 calendar days of the appealable decision.

Legal Review By:	Approved By:
Winnie Cai Assistant City Attorney	Peter Imhof Planning and Environmental Review Director

ATTACHMENTS:

1. Planning Commission Resolution No. 21-___

   Exhibit 1 Final Initial Study/Mitigated Negative Declaration with MMRP

   Exhibit 2 Conditions of Approval

   Exhibit 3 General Plan/Coastal Land Use Plan Consistency Analysis

   Exhibit 4 Zoning Consistency Analysis

2. DRB Minutes

3. Applicant's Project Description

4. Applicant's Adjustment Justification

5. Project Plans

ATTACHMENT 1
Planning Commission Resolution 21-_____

Adopting the Final Mitigated Negative Declaration and Mitigated Monitoring and Reporting Program and Approving The Conditional Use Permit, Tentative Parcel Map, Development Plan, Development Plan Amendment with an Adjustment to The Landscaping Development Standard to allow a Battery Energy Storage Facility by Goleta Energy Storage ,LLC located at 6864 & 6868 Cortona Drive, APN 073-140-027 Case Nos. 19-0201-DP; 19-0202-DPAM; 19-0202-CUP; 19-0001-SUB,

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RESOLUTION 21-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING THE CONDITIONAL USE PERMIT, TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, DEVELOPMENT PLAN AMENDMENT WITH AN ADJUSTMENT TO THE LANDSCAPING DEVELOPMENT STANDARD TO ALLOW A BATTERY ENERGY STORAGE FACILITY BY GOLETA ENERGY STORAGE, LLC TO BE LOCATED AT 6864 & 6868 CORTONA DRIVE, GOLETA, CA; CASE NOS. 19-0201-DP; 19-0202-DPAM; 19-0202-CUP; 19-0001-SUB, APN 073-140-027

SECTION 1: *Recitals***.** The Planning Commission finds and declares that:

A. On November 22, 2019, Laurel Perez of Suzanne Elledge Planning and Permitting Services, Inc., on behalf of Goleta Energy Storage, LLC (GES, "Applicant") and, with authorization of the property owner, Cortona Investors, LLC, filed an application requesting approval of a Tentative Parcel Map, Development Plan, Development Plan Amendment with an adjustment to the landscaping development standard and a Conditional Use Permit for 6864 & 6868 Cortona Drive ("Project"). GES plans to subdivide an existing parcel into two parcels and install and operate a 60-megawatt lithium-ion battery energy storage facility and make other improvements including an underground tie-in line and associated electrical infrastructure that would connect the Project to the existing Southern California Edison (SCE) Isla Vista electrical substation located west of and adjacent to Storke Road (APN 073-140-12); and

B. On April 16, 2020, the City of Goleta deemed the application request complete; and

C. The City reviewed the Project's environmental impacts in accordance with the California Environmental Quality Act (Public Resources Code §§ 21000 *et seq*., "CEQA"), the regulations promulgated thereunder (14 California Code of Regulations §§ 15000 *et seq.*, the "CEQA Guidelines"), and the City's Environmental Review Guidelines ("Goleta Guidelines"); and

D. On May 15, 2020, requests for consultation with local Native American groups were mailed. On July 14, 2020, the Santa Ynez Band of Chumash Indians informed the City that the Tribal Elder's Council requested a formal consultation regarding the project. On May 24, 2021, the Santa Ynez Band of Chumash Indians notified the City that they were satisfied with the consultation. On April 29 2021, the City sent

the cultural resources report to the Barbareno Band of Chumash Indians (BBCI) and the City received their recommended mitigation measure and acceptance of the report on April 30, 2021; and

E. An Initial Study/Mitigated Negative Declaration was prepared for the project pursuant to CEQA Guidelines and was released for public review on June 18, 2021 and the comment period closed on July 19, 2021; and

F. On July 12, 2021, the applicants informed the City that SCE's existing Isla Vista substation required additional improvements beyond those initially included in the application to accommodate the tie-in line from the project site and the Applicant provided updated technical studies, including an updated Cultural Resources memo to address potential impacts resulting from the improvements proposed to the Isla Vista substation; and

G. On August 17, 2021, the City provided the updated Cultural Resources memo to the Santa Ynez Band of Chumash Indians and to the BBCI; and

H. On October 1, 2021, Santa Ynez Band of Chumash Indians (SYBCI) notified the City that they were satisfied, and the City received notice that the SYBCI made a finding of no effects for the project as revised and accepted the revised Cultural Resources memo as submitted of the updated Cultural Resources memo. The BBCI did not respond; and

I. The Final MND for the GES Tentative Parcel Map, Development Plan, Development Plan Amendment with an adjustment to the landscaping requirement and Conditional Use Permit attached as Exhibit 1 to this Resolution and incorporated by reference was prepared in full compliance with CEQA and concluded that the project will not have a significant effect on the environment;

J. On or before September 26, 2021, the site was posted for the October 11, 2021 Planning Commission meeting by the applicant (a minimum of 15 days prior to the Planning Commission meeting); and

K. On September 30, 2021, notice of the public hearing was published in the Santa Barbara Independent and notices were mailed to owners within 1000 feet of the project site and occupants within 500 feet of the project site; and

L. On October 11, 2021**,** the Planning Commission conducted a duly noticed public hearing on the Goleta Energy Storage project, at which time all interested persons were given an opportunity to be heard. Further, the Planning Commission considered the entire administrative record including, without limitation, staff reports, and oral and written testimony from interested persons.

SECTION 2: *Factual Findings and Conclusions.* The Planning Commission finds as follows:

A. The Project site is 5.88 acres in size (Assessor's Parcel No.073-140-027). The Project site has a General Plan land use designation of Business Park (I-BP), and a Zoning Designation of Business Park (BP). The proposed development area for the energy storage facility is relatively flat, largely devoid of native vegetation, and has been previously used for parking, landscape nursery activities, and storage. The proposed development area is adequate in size, shape, location and physical characteristics to accommodate the proposed energy storage facility.

B. Access to the Project site is from Cortona Drive via two existing, paved driveways that meet Santa Barbara County Fire Department requirements.

C. The project site parcel was originally created by Tract Map 10,212, which was recorded on April 13, 1962. Lots 6 and 7 of TM 10,212 were adjusted in March 2007 by a Lot Line Adjustment (05-171-LLA), including two Development Plan Amendments to address the changes to parcel configuration, parcel size, existing development and parking requirements for the two parcels identified as 6868 and 6860 Cortona Drive. The current project proposes to divide the existing 5.88-acre parcel identified as 6868 Cortona Drive into two new parcels identified as 6868 and 6864 Cortona Drive. The energy storage facility is proposed to be located on 6864 Cortona Drive; 6868 Cortona Drive is already developed with an R&D building, parking lot, and landscaping.

D. In July 2004, an as-built Development Plan, 04-35-DP, was approved for the existing building at 6868 Cortona Drive. The Development Plan included a modification of the front yard setback along Storke Road from 50 feet to 35 feet; a parking modification from 126 required spaces to 105 spaces and a landscaping modification from 30 percent to 21 percent. A shared parking agreement with the property at 6860 Cortona Drive was also approved.

E. Goleta Energy Storage, LLC, with authorization of the property owner, Cortona Investors, LLC, requests approval of a Tentative Parcel Map to divide the existing 5.88-acre project site parcel known as 6868 Cortona Drive into two lots. Proposed lot 1 would be addressed as 6864 Cortona Drive and be 2.66 gross acres (1.89 net acres) in size. Lot 1 would be located on the northern portion of the project site and used for the construction and operation of the energy storage facility. Access to Lot 1 would be from Cortona Drive along two proposed reciprocal access easements over proposed Lot 2. Proposed Lot 2 would be 3.22 gross acres (3.12 net acres) in size. Lot 2 would be located on the southern portion of the project site and addressed as 6868 Cortona Drive. An existing 60,068 square foot research and development (R&D) building on proposed Lot 2 would be retained. Access to Lot 2 would continue to be provided from two existing driveways that connect to Cortona Drive.

F. Goleta Energy Storage, LLC, requests approval of a Conditional Use Permit and Development Plan to install the energy storage facility comprised of up to 62 “Megapack” lithium-ion batteries contained in pre-manufactured cabinet units, each measuring approximately 24 feet in length, 6 feet deep and 9 feet in height. Supporting infrastructure includes transformers mounted on foundations along with electrical distribution equipment to facilitate the receiving of electricity through the existing SCE grid to the batteries until the electricity is needed during peak demand periods. An on-site substation with a transformer and an underground tie line to connect the Project to the existing SCE Isla Vista substation located west of Storke Road is proposed to be located on the western side of the project site. Currently, there exists a plant nursery and pottery studio located on the northern portion of the site which would be removed.

G. With authorization of the Project site property owner, Cortona Investors LLC, Goleta Energy Storage, LLC, requests approval of a Development Plan amendment with an adjustment to the landscaping requirement to amend existing Development Plan case no. 04-35-DP for the 60,068 square foot research and development building located at the project site at 6868 Cortona Drive. The current Development Plan Amendment is required because the existing building would be located on a new lot (proposed lot 2) that would be created by the TPM described above in Section 2.B and would be unrelated and separate in use and ownership to the energy storage facility to be constructed on proposed lot 1.

H. Goleta Energy Storage, LLC requests approval of a Conditional Use Permit to operate an energy storage facility, a Major Utility facility, in a BP (Business Park) zoning district pursuant to GMC Section 17.09.020.

I. On August 11, 2020, the Goleta Design Review Board (DRB) conducted Preliminary Review of the Project and recommended that the Planning Commission grant Preliminary Design Approval of the site plan and design of the Project.

J. The Project site is generally level and consists of one Assessor Parcel proposed to be divided into two lots to facilitate development of the energy storage facility.

K. The City of Goleta does not have permitting authority over the Isla Vista Substation parcel (APN 073-140-12) owned by SCE. However, the environmental impacts of the proposed improvements on the SCE site were included in the MND analysis as required by CEQA for a full disclosure of all potential environmental impacts caused by the proposed project (CEQA 15126).

L. Goleta Energy Storage facility on proposed Lot 1 is an unstaffed energy storage facility and will require 1 parking space for routine inspections and maintenance. The existing research and development building on proposed Lot 2 will require a total of 122 parking spaces, 21 spaces to be located on Lot 1 and 101 spaces on

Lot 2. A parking agreement/easement will be required to facilitate this arrangement. The Project provides the required number of parking spaces as mandated by the Zoning Code.

M. Ingress and egress to the Project site is adequate to serve the existing employees of the R & D building and the routine inspections and maintenance requirements of the proposed Goleta Energy Storage facility.

N. The secondary emergency access point to Lot 1 provides adequate emergency access and meets Santa Barbara County Fire Department requirements.

O. The factual findings and conclusions in this Section are based upon substantial evidence found within the entirety of the administrative record.

SECTION 3: *Environmental Assessment for the Project.* The Planning Commission makes the following environmental findings:

A. The City completed a Final MND for the project in accordance with applicable law including, without limitation, CEQA Guidelines §§ 15070, 15071 and 15073.

B. The City distributed the Draft MND for public review and comment for a period of 30 days from June 18, 2021 to July 19, 2021 and responded to all comments received in writing by updating the Final MND as appropriate.

C. The Final MND and the Mitigation Monitoring and Reporting Program (MMRP) were presented to the Planning Commission, which reviewed the record of the proceedings and considered all information contained in the Final MND and its appendices, the MMRP and the testimony and additional information presented at or before all public hearings in accordance with CEQA Guidelines §15074.

D. Pursuant to CEQA Guidelines §15074, the Final MND reflects the City's independent judgment and analysis. The Planning Commission has independently reviewed and analyzed the Final MND prepared for the Project. The Final MND is an accurate and complete statement of the potential environmental impacts of the project. The Final MND was prepared under the direction of the City of Goleta Planning and Environmental Review Department and reflects its independent judgment and analysis of the environmental impacts.

SECTION 4 . *Tentative Subdivision Map Findings.*
The Project includes a request for a Tentative Parcel Map to divide the existing 5.88-acre parcel into two lots. Proposed Lot 1 would be 2.66 gross acres in size, addressed as 6864 Cortona Drive, and serve as the site for the energy storage facility. Proposed Lot 2 would be 3.22 gross acres in size, addressed as 6868 Cortona Drive, and serve as the site for the existing R&D building, parking lot, and landscaping. The Planning Commission makes the following findings pursuant to State Subdivision Map Act

(Government Code §§ 66473.1, 66474 and 66474.6) and Section 16.02.020(D) of the Goleta Municipal Code (GMC):

A. A Tentative Map shall provide, to the extent feasible, future passive or natural heating or cooling opportunities in the subdivision (SMA § 66473.1)

   The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision given the size and shape of the proposed lots. The proposed lot lines reflect the existing site development pattern and the proposed two-lot subdivision will not hinder the ability of the existing building to incorporate future passive or natural heating or cooling opportunities. An approximately 60,000 square foot R & D building already exists on proposed Lot 2. Further, the proposed energy storage facility will enhance the reliability and resiliency of the existing electrical grid by storing power during peak generation, including power generated by renewable sources, and discharge this power when needed. The proposed energy storage facility will serve as a critical piece of infrastructure to achieve the City's commitment to reach 100% renewable power by 2030.

B. The proposed map is consistent with the general plan and any applicable specific plan (SMA § 66474(a)).

   The proposed map is consistent with applicable General Plan policies as discussed in Exhibit 2 to this Resolution. The subdivision will create two lots that are of substantial size to facilitate development in the Industrial – Business Park (I-BP) designation and is consistent with the pattern of development and lot sizes within the existing industrial business park. The proposed lots and the associated improvements are in keeping with the purpose of the plan for the business park area. The subdivision is designed to provide adequate access, parking, drainage and utilities to serve both existing and proposed uses. The subdivision facilitates the development of the proposed energy storage facility, which will enhance the reliability and resiliency of the existing electrical grid, and provide storage for electricity generated by renewable sources. The subdivision preserves the existing R & D building, which provides local employment opportunities, while creating a new lot to facilitate the energy storage facility that will provide greater resilience to the electrical grid for the entire City, supporting both employment centers and residents. There is no specific plan applicable to the project site.

C. The design or improvement map of the proposed subdivision is consistent with applicable general and specific plans (SMA § 66474(b)).

   There is no specific plan applicable to the project site. The proposed subdivision design and improvements are consistent with the General Plan, as the subdivision is designed to provide adequate access, parking, drainage and utilities to serve both existing and proposed uses. The subdivision preserves the existing R&D building, and facilitates the development of the proposed energy storage facility,

which will enhance the reliability and resiliency of the existing electrical grid, and provide storage for electricity generated by renewable sources. The size of the proposed parcels is compatible with the size and pattern of existing lots and development within the existing industrial business park. As set forth in the General Plan Consistency analysis (Exhibit 3), incorporated herein by reference, this project, including the proposed subdivision meets the goals and objectives of the General Plan regarding land use (LU 4.1 & 4.2).

D. The site is physically suitable for the type of development proposed (SMA § 66474(c)).

The site is physically suited to accommodate both the existing R & D building and the proposed energy storage facility given the size, shape, orientation and access provided to each lot. The property is generally level with existing utilities serving the existing building. Adequate parking and access for each lot is possible with reciprocal access agreements and parking agreements. A total of 121 parking spaces are required and 122 parking spaces would be provided. Access is provided by two existing driveways from Cortona Drive.

E. The site is physically suited for the proposed density of development (SMA § 66474(d)).

The site is physically suited for the proposed density of development on the site given the overall site acreage and current mix of uses in the industrial business park. The portion of the site proposed for development is largely undeveloped other than a storage structure and parking lot. The site is relatively flat, has adequate access and utilities to serve existing and proposed development, and does not contain State or Federally protected biological resources or habitat. The subdivision will allow the site to be used for two independent uses in keeping with the uses and intensity of development allowed by the I-BP land use and zoning designations. The subdivision design would allow current and future development proposals generally to meet all development standards required by zoning given the proposed size and shape of the parcels. It should be noted that an adjustment to the landscape requirement for proposed Lot 2, which is already developed with mature landscaping is requested. Further, the design of the subdivision allows for the creation of an extensive landscape buffer between the site and the adjacent residential use.

F. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (SMA § 66474(e)).

The design of the subdivision will not cause substantial damage or substantially and avoidably injure fish or wildlife or their habitat as a Final IS-MND was prepared and found that potential impacts in the area of biology could be mitigated to a less than significant level with the adoption and implementation of a mitigation measure

to protect nesting birds. In addition, five mitigation measures are included to protect potential cultural resources on the Lot 1 project site where a known cultural resource, CA-SBA-54 exists. With implementation of the proposed mitigation measures, the project would not cause damage to existing resources.

G. The design of the subdivision or type of improvements is not likely to cause serious public health problems (SMA § 66474(f)).

The subdivision and related improvements are unlikely to cause serious public health problems. The subdivision is designed with access that meets Santa Barbara County Fire Department requirements, adequate public utilities to serve both existing and proposed development, and adequate drainage and stormwater management measures. The subdivision will not result in significant increases to traffic or traffic patterns. The subdivision will not result in significant air quality hazards or cause other public health problems.

H. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision (SMA § 66474(g)).

The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. Goleta Public Works department staff have reviewed the existing and proposed easements and determined that no public easements will be impacted by the proposed subdivision. Improvements to the project frontage (sidewalk, cub and gutter) along Cortona Drive are required as Conditions of Approval.

I. The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code (SMA § 66474.6).

Discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by a California Regional Water Quality Control Board (RWQCB) pursuant to Division 7 (commencing with §13000) of the Water Code. As under the existing conditions, wastewater will be collected and treated by the Goleta West Sanitary District. The proposed subdivision will not increase the amount of wastewater produced on site given the nature of the proposed use on Lot 1.

J. A tentative map including tentative parcel map shall not be approved if the decision-maker finds that the map design or improvement of the proposed subdivision is not consistent with Title 16 of the Goleta Municipal Code, the requirements of the State Subdivision Map Act (Gov. Code Section 66410 et

seq.,) the General Plan, the Zoning Ordinance, or other applicable City regulations or requirements (GMC16.020.020(D)).

As provided in findings A-I above, the proposed tentative map is consistent with Tile 16 requirements regarding the map design and improvements, with the Subdivision Map requirements, the Goleta General Plan and the Title 17 zoning requirements regarding lot size and lot dimensions. The proposed subdivision design and improvements are consistent with the General Plan, as the subdivision is designed to provide adequate access, parking, drainage and utilities to serve both existing and proposed uses. The subdivision preserves the existing R&D building and facilitates the development of the proposed energy storage facility, which will enhance the reliability and resiliency of the existing electrical grid, and provide storage for electricity generated by renewable sources. The size of the proposed parcels is compatible with the size and pattern of existing lots and development within the existing industrial business park.

SECTION 5. *Development Plan Findings for Lot 1 (GES Project at 6864 Cortona Drive).* The Project includes a Development Plan authorizing construction of a 60-megawatt battery storage facility, parking lot, and landscape buffers and screening. The proposed energy storage facility will enhance the reliability and resiliency of the existing electrical grid and provide storage for electricity generated by renewable sources. The Planning Commission makes the following findings pursuant to Sections 17.52.070 (Common Findings) and 17.59.030 (Development Plan Findings):

A. There are adequate infrastructure and public services available to serve the proposed development, including waste and sewer service, existing or planned transportation facilities, fire and police protection, schools, parks and legal access to the lot.

   The project site is currently served by public services provided by the Santa Barbara County Fire Department, Goleta Water District, Goleta West Sanitary District, Southern California Edison, and Santa Barbara County Sheriff. Service to the existing R & D building will not change. The energy storage facility will not require potable water use or sewer service for operations as it is an unstaffed facility, requiring only routine inspections and maintenance. The energy storage facility includes a significant landscape buffer along the northern boundary and perimeter landscaping, so water for landscape irrigation and Santa Barbara County Fire Protection, including new fire hydrants, is required. The Goleta Water District and the other public service agencies have reviewed the project Development Plan and confirmed public services are adequate to serve the new energy storage facility. The SB County Fire Department has reviewed the Development Plan and requires a secondary emergency access point as a condition of approval of the Development Plan, which has been incorporated into the proposed Development Plan.

The proposed energy storage facility will enhance the reliability and resiliency of the existing electrical grid by storing power during peak generation, including power generated by renewable sources, and discharge this power when needed. The proposed energy storage facility will serve as a critical piece of infrastructure to achieve the City's commitment to reach 100% renewable power by 2030 and support the region's goals for energy resiliency. In order to connect the energy storage facility to the existing electrical grid, Southern California Edison (SCE) will make improvements to the existing Isla Vista substation, including installation of a new 72-foot-tall riser pole, underground telecommunications lines, electrical conduits, equipment vault and hammerhead turnaround east of the substation access gate. With existing utility services, the inclusion of a secondary emergency access, and the proposed improvements to link the energy storage facility to the SCE Isla Vista substation, the proposed development has adequate infrastructure and public services available.

B. The proposed project conforms to the applicable regulations of Title 17 and any zoning violation enforcement on the subject premises has been resolved.

   The proposed energy storage facility to be constructed on proposed Lot 1 meets zoning code requirements (height, setbacks, landscaping, parking, etc). The project conforms to the Development Regulations for the Business Park (BP) zoning district as detailed in the Zoning Consistency Analysis (Exhibit 4). No zoning violations existing on the project site.

C. The proposed development is located on a legally created lot.

   The Project is located on Lot 6 of Tract 10,212 which was legally created in 1962). Further, assuming approval of the proposed Tentative Parcel Map, the subject property would be divided into two lots. The GES Project is located on proposed Lot 1, which would be legally created lot upon recordation of a Final Map.

D. The development is within the project description of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.

   An Initial Study- MND has been prepared for the proposed development. The IS-MND has concluded that the project will not have a significant effect on the environment with the inclusion of mitigation measures and recommended conditions of approval in the areas of Biological Resources, Cultural Resources, and Hazards/Hazardous materials. Refer to Finding 5 (G) below for additional information. With the implementation of the proposed mitigation measures and recommended conditions of approval in the three issue areas identified, the project's impacts would be reduced to a level of less than significant.

E. The project as proposed is consistent with the General Plan.

   The Project is consistent with the General Plan. As set forth in the General Plan

Consistency analysis (Exhibit 3), incorporated herein by reference, this project meets the goals and objectives of the General Plan regarding land use (LU 4.1 & 4.2).

F. The site for the project is adequate in size, shape, location and physical characteristics to accommodate the density and intensity of development proposed.

The site is physically suited for the proposed energy storage facility given its size, shape, location and physical characteristics to accommodate the density and intensity of development proposed. The Development Plan will not change the permitted uses or intensity of uses allowed by the General Plan or Zoning. The new development proposed meets all development standards required by zoning and provides extensive landscaping as a buffer between the new development and the adjacent residential use.

G. Any significant environmental impacts are mitigated to the maximum extent feasible.

The project has been fully analyzed and significant impacts have been mitigated to the maximum extent feasible as discussed in the Final IS - MND Exhibit 1. The Final IS-MND identified potentially significant project-related environmental impacts pertaining to Biological Resources, Cultural Resources, and Hazards/ Hazardous Materials.

As discussed in the Final IS – MND and incorporated herein by reference, the Project is designed in accordance with electrical safety codes and standards. The energy storage facility includes a battery management system to monitor operating parameters of the battery cells, including voltage and temperature, and automatic shutdown of equipment if unsafe conditions are detected. All safety systems will be monitored full time at an off-site location via a Supervisory Control and Data Acquisition (SCADA) system. Alerts will trigger implementation of response protocols, including notification to the Santa Barbara County Fire Department.

The potential for the proposed project to result in impacts to public health were analyzed in the *Hazards Analysis and Risk Assessment Final Report, Goleta Cortona Drive Energy Storage Project* prepared by MRS Environmental and included in the MND. The report evaluates the potential for a “reasonable worst case” incident to occur at the project site (once every 10,989 years) and evaluates potential health- and safety-related consequences of such an event. The results of the hazards analysis and risk assessment were compared to impact significance thresholds included in the City’s Environmental Thresholds and Guideline Manual. The report’s conclusions indicate that potential fatality and injury risk levels would be in the “acceptable” region of the City’s significance thresholds. In addition, the report states that battery failures at the project site that produce out-gassing would

likely be addressed with the application of water. With the very low probability of an event (once every 10,989 years) and the use of water, the project's potential safety risk impacts would be less than significant. The MRS Environmental Report includes recommended conditions of approval that have been incorporated into the Development Plan Conditions of Approval, including adherence to specified safety measures during project installation, regulatory compliance documentation, and development of a Site Safety Plan in coordination with the Santa Barbara County Fire Department.

With the implementation of the recommended conditions of approval, and the mitigation measures identified by the Final IS-MND including nesting bird surveys prior to project construction, on-site cultural resource monitors during project grading and earthwork activities, placement of fill soils over CA-SBA-54, and project compliance reporting, the proposed project's potentially significant environmental impacts in all of the issue areas would be reduced to a less than significant level and mitigated to the maximum extent feasible.

H. The project will not conflict with any easements required for public access through or public use of a portion of the property.

The project will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. City staff have reviewed the property records and determined that no public easements will be impacted by the proposed subdivision. Improvements to the project frontage (sidewalk, cub and gutter) along Cortona Drive are required as Conditions of Approval.

SECTION 6. *Development Plan Amendment Findings with adjustment for Lot 2 (Existing Building at 6868 Cortona Drive). The Development Plan Amendment is required to amend the Development Plan Case No. 04-35-DP approved for the existing Research & Development (R&D) building, parking lot, landscape, and related improvements located at 6868 Cortona Drive. The Amendment will allow minor changes to the existing parking lot located at 6868 Cortona Drive, removal of 5 olive trees to accommodate access to proposed Lot 1, and provide 22 parking spaces for the R&D building to be located on proposed Lot 1 via a parking agreement/easement. The Development Plan Amendment includes a request for adjustment of the Title 17 landscape coverage requirement for proposed Lot 2, authorizing 20 percent landscape coverage (net lot area) for proposed Lot 2, instead of 30 percent landscape coverage.* The Planning Commission makes the following findings pursuant to Sections 17.52.070, 17.52.100 and 17.59.040:

A. There are adequate infrastructure and public services available to serve the propose development, including waste and sewer service, existing or planned transportation facilities, fire and police protection, schools, parks and legal access to the lot.

The existing R&D building at the project site is currently served by public services

provided by the Santa Barbara County Fire Department, Goleta Water District, Goleta West Sanitary District, Southern California Edison, and Santa Barbara County Sheriff. Service to the existing R & D building will not change. The SB County Fire Department has reviewed the Development Plan Amendment and did not have any comments or conditions of approval for the Development Plan Amendment. With existing utility services, the proposed Development Plan Amendment has adequate infrastructure and public services available.

B. The proposed project conforms to the applicable regulations of Title 17 and any zoning violation enforcement on the subject premises has been resolved.

The Project includes a Tentative Parcel Map that will divide the existing parcel and create two lots. Proposed Lot 1 would be the site of the proposed energy storage facility addressed as 6864 Cortona Drive, and Proposed Lot 2 would be the site containing the existing R&D building and parking lot located at 6868 Cortona Drive. The existing development located at 6868 Cortona Drive will meet Title 17 zoning code requirements for height, setbacks, building coverage, and parking via an off-site parking agreement/easement (22 parking spaces serving the R&D building will be located on proposed Lot 1). However, landscape coverage on proposed Lot 2 will be 20 percent of the net lot area, and therefore the Project includes a request for an adjustment to the Title 17 development regulation requiring 30 percent landscape coverage for the Business Park (BP) zoning district as detailed in the Zoning Consistency Analysis (Exhibit 4). Mature landscaping including numerous tall trees, shrubs, and groundcover will remain on proposed Lot 2. Note that in July, 2004, an as-built Development Plan, 04-35-DP was approved for the existing building at 6868 Cortona Drive, including a landscaping modification from 30 percent to 21 percent. No zoning violations exist at 6868 Cortona Drive, the site of the existing R&D building.

C. The proposed development is located on a legally created lot.

The building located at 6868 Cortona Drive is located on Lot 6 of Tract 10,212 which was legally created in 1962. Further, if the proposed Tentative Parcel Map is approved, the property would be divided into two lots. The existing building would then be located on proposed Lot 2, which would be legally created lot upon recordation of a Final Map.

D. The development is within the project description of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.

Both the original As-Built Development Plan (Case No. 04-35-DP) and the first Development Plan Amendment (Case No. 05-171-LLA) were approved with CEQA Categorical Exemptions.

As indicated in Sections 1-3 above, an IS-MND was prepared for the entire site

including the existing R & D building. No new potential impacts associated with the on-going presence and operation of the existing R & D building were identified. Upon adoption of the MND, the existing building would be within the project description of an existing CEQA document.

E. The findings required for the original approval can still be made, including CEQA findings.

No additional structural development is proposed for the site at 6868 Cortona Drive; minor modifications are proposed to the existing parking lot to provide access to proposed Lot 1. The purpose of the Development Plan Amendment is to document the minor modifications proposed to the existing parking lot, locate 22 parking spaces on proposed Lot 1 to serve the R&D building via a parking agreement/easement, authorize an adjustment to the landscape coverage requirement for proposed Lot 2, reduce the area covered by Case No. 04-35-DP, and provide each of the new parcels with their own individual Development Plans. While the area covered by Development Plan 04-35-DP will be reduced in size, the remaining site and development can continue to meet the original findings made regarding consistency with the General Plan, site and infrastructure adequacy, and environmental impacts.

F. The environmental impacts related to the proposed change are substantially the same or less than those identified for the previous approval.

The current Development Plan Amendment is included in the CEQA analysis for the entire project site (see MND Exhibit 1) and findings can be made that the Development Plan Amendment has substantially the same environmental impacts as the original Development Plan and that the findings required for the original approval can still be made as specified in Section 17.52.100.C.2.

G. The adjustment to development regulations are justified and consistent with the intent of applicable General Plan policies

The requested adjustment to the landscaping coverage requirement from 30 percent landscaping coverage to 20 percent landscaping coverage is justified and consistent with the intent of applicable General Plan policies as stated in Section 17.59.040 because proposed Lot 2 will retain mature landscaping including numerous tall trees, shrubs, and groundcover and no new structural development is proposed for Lot 2. The visual aesthetics will remain largely unchanged for proposed Lot 2. The landscape percentage on new Lot 2 is changing given the placement of the proposed lot line. In fact, the overall amount of landscaping for the Project site area will increase with the installation of new landscaping proposed on Lot 1. The existing landscaping on Lot 2 is mature and adequately provides enough coverage to break up large expanses of asphalt areas in the parking lot and adjacent to property lines. In addition, the DRB reviewed the landscaping adjustment request as part of the Preliminary Review action and recommended

that the Planning Commission approve the request.

SECTION 7. *Conditional Use Permit Findings for the GES Project located at 6864 Cortona Drive.* The Project includes a request for a Conditional Use Permit for the 60-megawatt energy storage facility proposed to be constructed on new Lot 1, identified as 6864 Cortona Drive. The Planning Commission makes the following findings pursuant to Section 17.52.070 (Common Findings) and Section 17.57.050 (Conditional Use Permit Findings):

A. There are adequate infrastructure and public services available to serve the propose development, including waste and sewer service, existing or planned transportation facilities, fire and police protection, schools, parks and legal access to the lot.

   The project site is currently served by public services provided by the Santa Barbara County Fire Department, Goleta Water District, Goleta West Sanitary District, Southern California Edison, and Santa Barbara County Sheriff. Service to the existing R & D building will not change. The energy storage facility will not require potable water use or sewer service for operations as it is an unstaffed facility, requiring only routine inspections and maintenance. The energy storage facility includes a significant landscape buffer along the northern boundary and perimeter landscaping, so water for landscape irrigation and Santa Barbara County Fire Protection, including new fire hydrants, is required. The Goleta Water District and the other public service agencies have reviewed the project Development Plan and confirmed public services are adequate to serve the new energy storage facility. The SB County Fire Department has reviewed the Development Plan and requires a secondary emergency access point as a condition of approval of the Development Plan, which has been incorporated into the proposed Development Plan.

   The proposed energy storage facility will enhance the reliability and resiliency of the existing electrical grid by storing power during peak generation, including power generated by renewable sources, and discharge this power when needed. The proposed energy storage facility will serve as a critical piece of infrastructure to achieve the City's commitment to reach 100% renewable power by 2030, and support the region's goals for energy resiliency. In order to connect the energy storage facility to the existing electrical grid, Southern California Edison (SCE) will make improvements to the existing Isla Vista substation, including installation of a new 72-foot tall riser pole, underground telecommunications lines, electrical conduits, equipment vault and hammerhead turnaround east of the substation access gate. With existing utility services, the inclusion of a secondary emergency access, and the proposed improvements to link the energy storage facility to the SCE Isla Vista substation, the proposed development has adequate infrastructure and public services available.

B. The proposed project conforms to the applicable regulations of Title 17 and any zoning violation enforcement on the subject premises has been resolved.

The proposed energy storage facility project meets zoning code requirements including height, setbacks, landscaping, and parking. Approximately 37,455 square feet of landscaping will be planted on the energy storage facility site, which is approximately 46 percent of the net lot area, exceeding the Title 17 requirement for 30 percent. The majority of the site development, consisting of 9-foot tall battery storage cabinets called Megapacks, will be far below the zoning height limit of 35-feet. The on-site electrical substation, including transformers, switchgear equipment, and riser poles reach a maximum of 30-feet above proposed grade. The facility will be unstaffed and therefore will not generate any traffic impacts; only 1 parking space is required for the facility. The energy storage facility will be secured with an 8-foot tall ornamental metal, no-climb fence, and a 6-foot tall masonry wall on the northern property boundary. Lighting will be minimal, shielded, and oriented downward. An on-site stormwater detention basin will be provided, a gravel access road will provide fire department and service access, and decomposed granite will be used around the megapack foundations. Four new fire hydrants will be located on-site. The project conforms to the Development Regulations for the Business Park (BP) zoning district as detailed in the Zoning Consistency Analysis (Exhibit 4). No zoning violations exist on the project site.

C. The proposed development is located on a legally created lot.

The Project is located on Lot 6 of Tract 10,212 which was legally created in 1962. Further, assuming approval of the proposed Tentative Parcel Map, the property would be divided into two new lots. The GES Project is located on proposed Lot 1, which would be legally created lot upon recordation of a Final Map.

D. The development is within the project description of an adopted or certified CEQA document or is statutorily or categorically exempt from CEQA.

An Initial Study-MND has been prepared for the proposed development. The IS-MND has concluded that the project will not have a significant effect on the environment with the inclusion of mitigation measures and recommended conditions of approval in the areas of Biological Resources, Cultural Resources, and Hazards/Hazardous materials. Refer to Finding 7(G) below for additional information. With the implementation of the proposed mitigation measures and recommended conditions of approval in the three issue areas identified, the project's impacts would be reduced to a level of less than significant.

E. The Conditional Use Permit is consistent with the goals, objective, and policies of the General Plan Section 17.57.050 (Required Findings for Conditional Use Permits)

The Conditional Use Permit is consistent with the General Plan. As set forth in the General Plan Consistency analysis (Exhibit 3), incorporated herein by reference, this project meets the goals and objectives of the General Plan regarding land use (LU 4.1 & 4.2).

The proposed energy storage facility will serve as a critical piece of infrastructure to achieve the City's commitment to reach 100% renewable power by 2030 and support the region's goals for energy resiliency. The proposed energy storage facility will enhance the reliability and resiliency of the existing electrical grid by storing power during peak generation, including power generated by renewable sources, and discharge this power when needed.

F. The use will not be more injurious to the health, safety and general welfare of the surrounding neighborhood due to noise, dust smoke or vibration than from uses allowed in the district.

The use will not be more injurious to the health, safety and general welfare of the surrounding neighborhood due to noise, dust, smoke, or vibration than from uses allowed in the district because the energy storage facility is an unstaffed facility designed to maintain noise levels below the City adopted thresholds for noise, will not result in dust during operations as the site will be landscaped, including gravel and decomposed granite for road and walkable surfaces, will not generate smoke or other air pollutants during operations, and will not result in significant vibration. The energy storage facility does not result in any traffic impacts and is designed to avoid and minimize impacts to visual resources with the majority of the facility not exceeding 9-feet in height and served with minimal lighting that meets the City's dark sky compliance standards. The Megapack cabinets are fully contained, pre-assembled and tested prior to delivery to the site. As discussed in the Final IS–MND and incorporated herein by reference, the Project is designed in accordance with electrical safety codes and standards. The energy storage facility includes a battery management system to monitor operating parameters of the battery cells, including voltage and temperature, and automatic shutdown of equipment if unsafe conditions are detected. All safety systems will be monitored full time at an off-site location via a Supervisory Control and Data Acquisition (SCADA) system. Alerts will trigger implementation of response protocols, including notification to the Santa Barbara County Fire Department. Further, issues involving noise, dust, smoke, health and safety issues were analyzed in the MND and found to be of less than significant impact on the surrounding neighborhood

G. Any significant environmental impacts are mitigated to the maximum extent feasible.

The project has been fully analyzed and significant impacts have been mitigated to the maximum extent feasible as discussed in the Final IS-MND Exhibit 1. The Final IS-MND identified potentially significant project-related environmental impacts pertaining to Biological Resources, Cultural Resources, and Hazards/

Hazardous Materials.

The potential for the proposed project to result in impacts to public health were analyzed in the *Hazards Analysis and Risk Assessment Final Report, Goleta Cortona Drive Energy Storage Project* prepared by MRS Environmental and included in the MND. The report evaluates the potential for a "reasonable worst case" incident to occur at the project site **(once every 10,989 years)** and evaluates potential health- and safety related consequences of such an event. The results of the hazards analysis and risk assessment were compared to impact significance thresholds included in the City's Environmental Thresholds and Guideline Manual. The report's conclusions indicate that potential fatality and injury risk levels would be in the "acceptable" region of the City's significance thresholds. In addition, the report states that battery failures at the project site that produce out-gassing would likely be addressed with the application of water. With the very low probability of an event (once every 10,989 years) and the use of water, it was concluded that the project's potential safety risk impacts would be less than significant. The MRS Environmental Report includes recommended conditions of approval that have been incorporated into the Development Plan Conditions of Approval, including adherence to specified safety measures during project installation, regulatory compliance documentation, and development of a Site Safety Plan in coordination with the Santa Barbara County Fire Department.

With the implementation of the recommended conditions of approval, and the mitigation measures identified by the Final IS- MND including nesting bird surveys prior to project construction, on-site cultural resource monitors during project grading and earthwork activities, placement of fill soils over CA-SBA-54, and project compliance reporting, the proposed project's potentially significant environmental impacts in all of the issue areas would be reduced to a less than significant level and have been mitigated to the maximum extent feasible.

SECTION 8. ***Design Review Findings*** The Planning Commission makes the following findings pursuant to Section 17.58.080 for Lots 1 and 2 of the GES project:

A. The development is compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and the neighborhood.

The configuration, size, bulk and scale of the Goleta Energy Storage Facility is appropriate to the site and neighborhood as currently designed which does not include a building enclosing the energy storage facility but is instead a series of nine-foot high battery cabinets. The 9-foot high cabinets containing the batteries are well below the maximum height limit of 35 feet allowed by the zoning district, as is the substation height of approximately 30-feet. The proposed lot coverage is approximately 24% while the maximum allowed is 35%. For Lot 2, there are no proposed changes to the existing building and the existing development remains compatible with the neighborhood and its size, bulk and scale remain appropriate to the site and neighborhood.

B. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

   The majority of the energy storage cabinets and equipment are low profile structures and screened from the public view to the maximum extent practical as seen in the Perspectives (sheets DP-A4.0 and DP-A4.1) and are in an appropriate and harmonious relationship to one another and the property. No signage is proposed. For Lot 2, the site layout, orientation and location of structures will remain as existing and are appropriate and harmonious relationship to one another and the property.

C. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous, repetition, but allowing similarity of style, if warranted.

   For both Lots 1 and 2, the development demonstrates a harmonious relationship with existing adjoining development to the extent possible given the nature of the use of an energy storage facility. Maintaining a low profile of the facility's cabinets and a landscape plan which exceeds the minimum requirements created the best approach to achieving a harmonious relationship between the types of adjoining development.

D. There is harmony of materials, colors, and composition on all sides of structures.

   For both Lots 1 and 2, the materials, colors and composition on all sides of structures are uniform and in harmony and were found to be acceptable to the Design Review Board.

E. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

   The project includes maximum screening possible with approximately 46 percent of the net lot area as proposed landscaped areas, exceeding the requirement of 30 percent landscaping. For Lot 2, the existing R & D building will maintain screening for all mechanical and electrical equipment.

F. The site grading is minimized and the finished topography will be appropriate for the site.

   For both Lots 1 and 2, the site is generally flat and minimal grading will be necessary totaling 500 cubic yards of cut and 2,500 cubic yards of fill for construction of the battery storage cabinet pads and for the parking lot area for Lots 1 and 2.

G. Adequate landscaping is provided in proportion to the project and the site with due regard to the preservation of specimen and protected trees, and existing native vegetation.

The proposed landscaping is adequate and in proportion to the project and the site as the landscaping coverage for the energy storage facility is approximately 46 percent of the net lot area, exceeding the Title 17 requirement for 30 percent for Lot 1. For Lot 2, the findings were recommended by the DRB for the approval of an adjustment of landscaping coverage from 30% to 21%.

H. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for the long-term maintenance of the plant materials.

The landscape plan includes the planting of 27 24-inch box sized trees along with a variety of drought-tolerant shrubs and groundcover to be planted on the project site. The selection of plant types and the proposed irrigation plan are designed to provide for the long-term successful growth and maintenance of the plants. For Lot 2, the plantings will remain in place and are of a mature size and appropriate for the existing R & D site.

I. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

The proposed project includes minimal security lighting which is dark sky compliant and the photometric plan demonstrates that there will not be spillover light onto the neighboring residences. For Lot 2, the lighting will remain and is appropriate in size and location and dark-sky compliant.

J. The project architecture will respect the privacy of the neighbors, is considerate of private views, and is protective of solar access of site.

The project's proposed landscaping and fencing provides a heavy screen buffer between the project and the neighboring apartment (currently under construction) protecting the privacy of the neighbors. The landscape coverage for the energy storage facility is approximately 46 percent of the net lot area, exceeding the Title 17 requirement for 30 percent. For Lot 2, the architecture will remain unchanged and is considerate of privacy of the neighbors, private views and is protective of solar access of the site.

K. The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

The new development is consistent with pertinent zoning and design standards of Title 17 adopted by the City Council. The newly created lot for the existing 60,008 square foot Research and Development building will require an adjustment from the required 35% landscaping coverage to allow the proposed 20% landscaping coverage. The landscaping for the existing R&D building is mature, existing landscaping originally installed when the building was constructed in the 1970s.

SECTION 9: *Actions*. The Planning Commission hereby takes the following actions:

A. Adopts the MND and MMRP provided as Exhibit 1 and is incorporated herein by reference and directs staff to file the Notice of Determination within five (5) business days.

B. Approve the Conditional Use Permit, Tentative Parcel Map, Development Plan, and Development Plan Amendment with Adjustment, Case Nos. 19-0201-DP; 19-0202-DPAM; 19-0202-CUP; 19-0001-SUB, based on the Findings provided in Sections 3 through 8 above and the General Plan and Zoning Ordinance Consistency analysis provided as Exhibits 3 and 4 to this Resolution subject to the Conditions of Approval attached as Exhibit 2 to this Resolution, and incorporated herein by reference.

SECTION 10: *Reliance on Record*. Each and every one of the findings and determinations in this Resolution is based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 11: *Limitations.* The Planning Commission's analysis and evaluation of the Project is based on the best information currently available. It is inevitable that, in evaluating a project, absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the Project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions.

SECTION 12: *Summaries of Information*. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 13: This Resolution will remain effective until superseded by a subsequent Resolution.

SECTION 14: The City Clerk is directed to mail a copy of this Resolution to Laurel Perez of Suzanne Elledge Planning and Permitting Services to any other person requesting a copy.

SECTION 15: This Resolution will become effective immediately upon adoption.

SECTION 16: The City Clerk will certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this__ day of_____,2021.

_____
KATIE MAYNARD
CHAIR

ATTEST:

_____
DEBORAH S. LOPEZ
CITY CLERK

APPROVED AS TO FORM:

_____
WINNIE CAI
ASSISTANT 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. 21-__ was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the __ day of _____, 2021 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

(SEAL)

_____
DEBORAH S. LOPEZ
CITY CLERK

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ATTACHMENT 1 EXHIBIT 1

FINAL INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
GOLETA ENERGY STORAGE PROJECT

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CITY OF GOLETA

FINAL INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION

ERATTA

This Final Initial Study and Mitigated Negative Declaration (IS/MND) prepared for the Goleta Energy Storage Project includes the responses to the comments on the Draft IS/MND that were submitted by review agencies and the public. The comments that were submit and the comment responses are included in Section 18 (Final Initial Study and Mitigated Negative Declaration).

The proposed project evaluated by the Draft IS/MND included the construction and operation of an underground tie-line between the Goleta Energy Storage project site and the nearby Southern California Edison (SCE) Isla Vista Substation. However, after the Draft IS/MND was released for public review, SCE identified additional improvements at the substation site that would be required to serve the Goleta Energy Storage Project. The additional substation improvements include access improvements on the east side of the substation to facilitate the installation of the proposed tie line, the installation of additional underground cables within the substation, and the installation of a 72-foot tall riser pole within the substation. Additional information regarding these substation improvements is included in Section 6 (Project Description) of this Final IS/MND.

California Constitution, Article XII, Section 8 establishes that "A city, county, or other public body may not regulate matters over which the Legislature grants regulatory power to the Public Utilities Commission (PUC). Public Utilities Code section 762 grants the PUC authority to determine whether "additions, extensions, repairs, or improvements to, or changes in, the existing plant, equipment, apparatus, facilities, or other physical property of any public utility or of any two or more public utilities ought reasonably to be made." Based on these requirements, the City does not have land use authority over the improvements to the Isla Vista Substation that are required to serve the proposed Goleta Energy Storage Project.

CEQA requires that a public agency consider the whole of an action (CEQA Guidelines Section 15378). To comply with this requirement, an analysis of environmental impacts that have the potential to result from the additional substation improvements has been added to this Final IS/MND using ~~strikeout~~ and <u>underline</u> format. Based on the analysis included in this Final IS/MND, it has been determined that the additional changes to the substation would not result in new significant environmental impacts that require additional mitigation measures. It was also determined that the proposed mitigation measures identified in the Draft IS/MND and the proposed changes to the project will continue to reduce the environmental effects of the proposed project to less than significant and that no new measures or project revisions are required. Therefore, based on the requirements of CEQA

Guidelines Section 15073.5 (Recirculation of a Negative Declaration Prior to Adoption) recirculation of the IS/MND prepared for the Goleta Energy Storage Project is not required.

GOLETA ENERGY STORAGE PROJECT

~~DRAFT~~ FINAL INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

1. PROJECT TITLE: Goleta Energy Storage Project

Case Nos: 19-0201-DP; 19-0202-DPAM; 19-0202-CUP; 19-0001-SUB; TM 32,061

2. LEAD AGENCY NAME AND ADDRESS:

City of Goleta
Planning and Environmental Review
130 Cremona Drive, Suite B
Goleta, CA 93117

3. CONTACT PERSON AND PHONE NUMBER:

Kathy Allen, Supervising Senior Planner
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kallen@cityofgoleta.org

4. APPLICANT:

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c/o: Peter Ledig
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Vienna, Virginia 22182

AGENT:

SEPPS
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(805) 966-2758
Attn: Laurel Fisher Perez

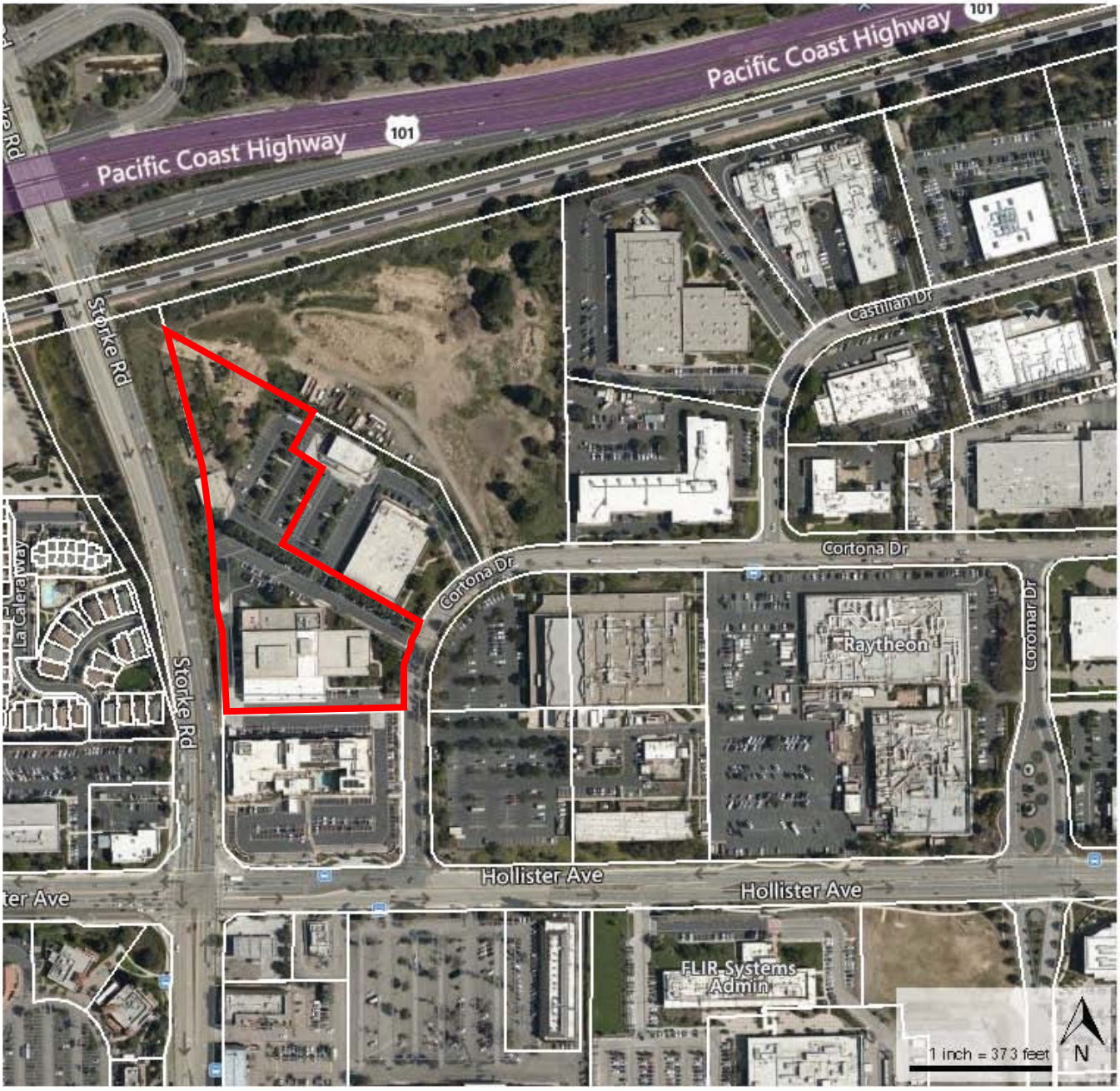
5. PROJECT LOCATION:

The project site is located at 6864 and 6868 Cortona Drive in the City of Goleta. The project parcel is 5.88 gross acres and is southeast of the intersection of the Storke Road/U.S. Highway 101 southbound on-ramp. The project site's Assessor Parcel Number (APN) is 073-140-027. Figure PL-1 shows the project site's location and surrounding areas. The Isla Vista Substation is located at the northern terminus of Glen Annie Road (APN 073-140-012). The location of the substation is shown on Figure PL-3.

6. PROJECT DESCRIPTION:

The proposed Project is a request by Goleta Energy Storage, LLC, to construct and operate the Goleta Energy Storage Project (Project). The Project would result in the development of a 60-megawatt lithium-ion battery energy storage facility that would include energy storage cabinets manufactured by Tesla and other project-related equipment. The project also includes the construction of an underground tie-in line and associated electrical

Figure PL-1
Goleta Energy Storage Project Location



and telecommunication infrastructure that would connect the Project to the existing Southern California Edison (SCE) Isla Vista electrical substation located west of and adjacent to Storke Road. The project site is at 6868 Cortona Drive, and is located east of and adjacent to Storke Road and south of and adjacent to U.S. 101 and the Union Pacific railroad tracks. The project site has a Business Park (I-BP) land use designation, and is zoned Business Park (BP). The Isla Vista Substation has a Public/Quasi Public land use designation and is zoned Public/Quasi Public.

The Project includes the following applications:

1. A Tentative Parcel Map (TPM) to divide the 5.88-acre (Gross Acreage) project site parcel (APN 073-140-027) into two lots.
2. A Major CUP pursuant to Zoning Ordinance Section 17.09.020
3. A Development Plan pursuant to Zoning Ordinance Section 17.59.020
4. A Development Plan Amendment for the proposed lot that includes an existing research and development building located at 6868 Cortona Drive. The Project also includes a request to adjust the landscape coverage development standard on this proposed lot pursuant to Zoning Ordinance Section 17.59.040.

6.1 Proposed Tentative Parcel Map

The proposed TPM would divide the existing 5.88-acre project site parcel into two lots. Proposed Lot 1 would be addressed as 6864 Cortona Drive and be 2.66 gross acres (1.89 net acres). Lot 1 would be located on the northern portion of the project site and used for the construction and operation of the Goleta Energy Storage Project. Access to Lot 1 would be from Cortona Drive along two proposed reciprocal access easements over proposed Lot 2. Proposed Lot 2 would be 3.22 gross acres (3.12 net acres). Lot 2 would be located on the southern portion of the project site and addressed as 6868 Cortona Drive. An existing 60,068 square foot research and development building on proposed Lot 2 would be retained. Access to Lot 2 would continue to be from two existing driveways that connect to Cortona Drive. The proposed TPM is shown on Figure PD-1, and all proposed project plans are provided in Attachment 1.

6.2 Goleta Energy Storage Project

The Goleta Energy Storage Project would supplement SCE's power supply by receiving electricity through the existing power grid system, including power generated from solar and wind sources, and storing the energy until it is needed during peak demand periods. The facility would also support electricity grid resiliency in the event of an emergency or disaster and would replace electricity generation capacity that will be lost when the Ellwood Natural Gas Peaking Facility is retired. The peaking plant is currently used to supplement the region's peak power demand requirements.

Proposed Project Equipment

Equipment that would be installed at the project site is described below and depicted on the site plan shown on Figure PD-2. A complete set of project plans is provided in Attachment 1.

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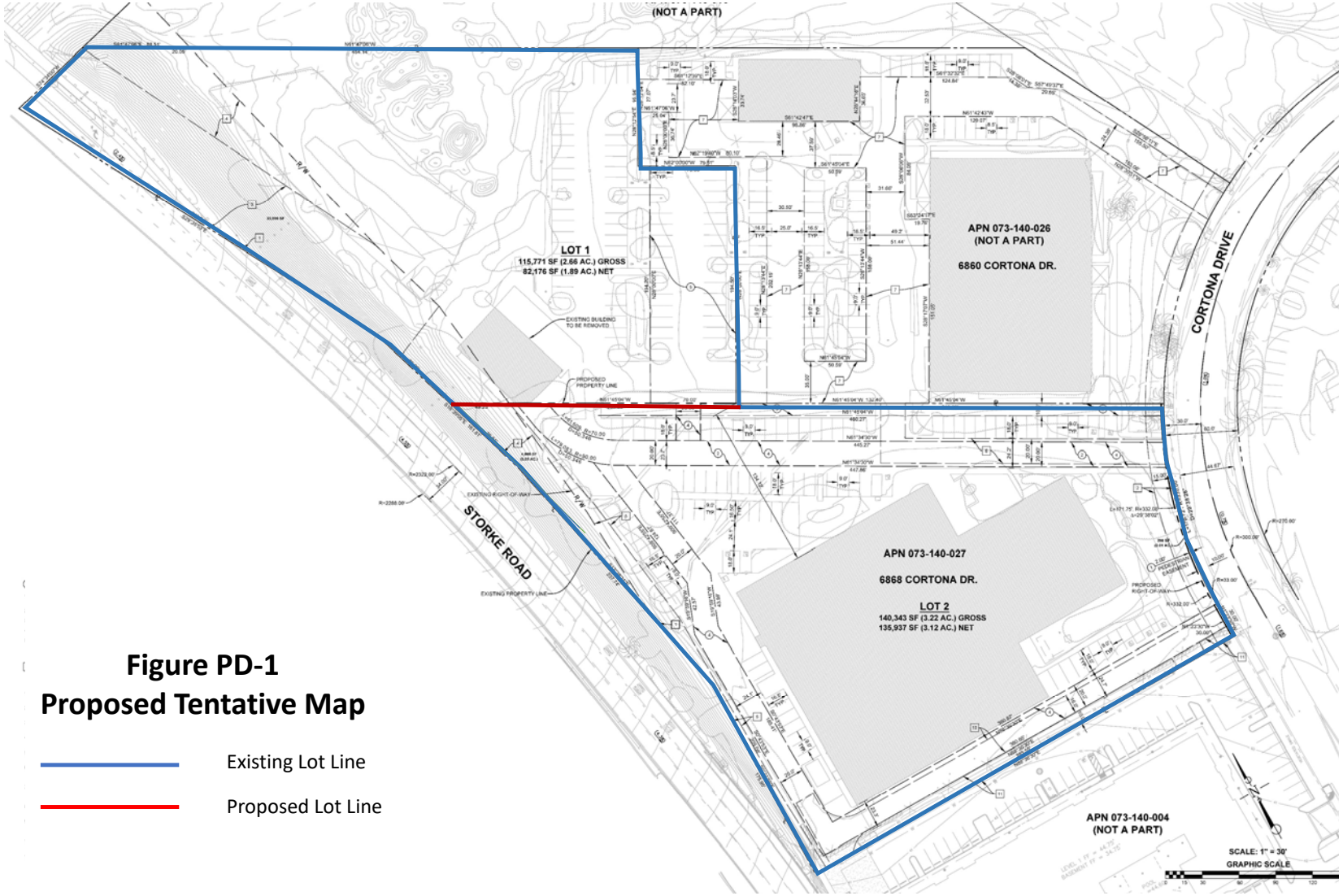
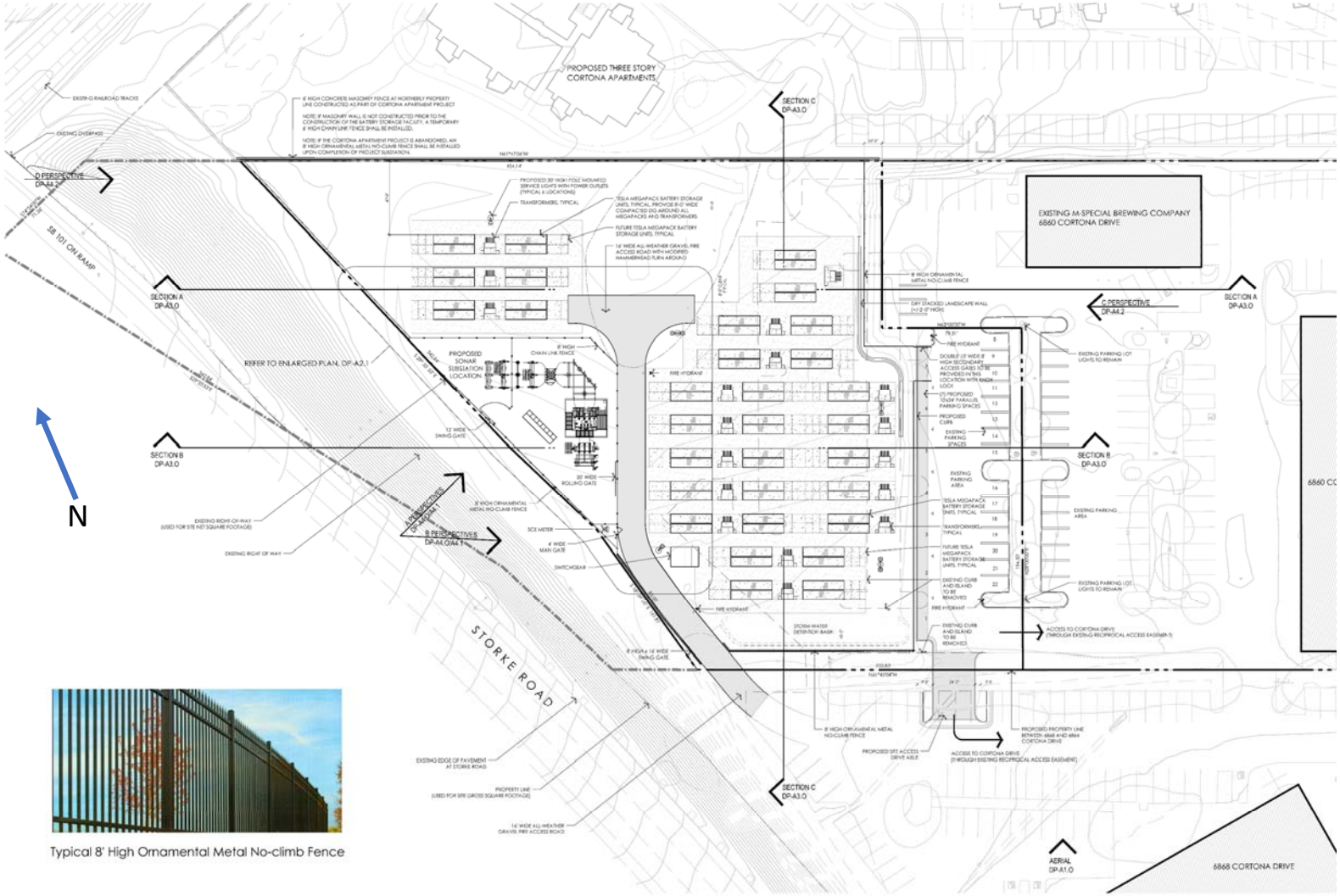


Figure PD-1
Proposed Tentative Map

Existing Lot Line

Proposed Lot Line

Figure PD-2 Proposed Site Plan



Typical 8' High Ornamental Metal No-climb Fence

Proposed Energy Storage Batteries. The battery energy storage system would include pre-manufactured "cabinets" called Megapacks. Groups of Megapacks would be anchored onto a foundation that is surrounded by decomposed granite. Transformers that would serve the Megapacks would be mounted onto the foundation. Each pre-manufactured Megapack unit measures approximately 24 feet in length, 6 feet in depth, and 9 feet in height. The current project design assumes the installation of up to 62 Megapacks, however, the efficiency and energy density of the technology is rapidly improving and the number of proposed Megapacks installed at the site may change. If the number of Megapacks is revised, the 60-megawatt capacity of the project will not increase and the Megapack installation area footprint will remain the same. If the design of the Megapacks installed at the project site incorporate technological advances, the installed units will continue to comply with the California Fire Code, California Building Code, UL9540 certification, other applicable codes and regulations, and the requirements of the Santa Barbara County Fire Department.

Each Megapack comes with pre-installed components housed in a steel cabinet enclosure. Each Megapack houses several different system components, which are briefly described below.

- **Battery Modules.** Lithium-ion battery cells would be used to store electrical energy. Each battery cell is individually fused, sealed, and liquid cooled.
- **Customer Interface Bay.** A user-accessible bay inside the Megapack is designed for unit operation and servicing.
- **Inverters.** SCE's electrical transmission grid operates in alternating current (AC). However, energy stored in the battery modules utilizes direct current (DC). Therefore, the Megapack includes inverter modules that convert the AC power received from the grid to DC power for storage into the batteries.
- **Thermal Management System.** The Megapack is designed to operate at temperatures between 22 to 122 degrees Fahrenheit. An active liquid thermal management system is incorporated into each Megapack for heating and cooling of the battery cells. The thermal system includes pumps, compressors, condenser, fans, and radiators.

Electrical Distribution. The Project would receive electricity through the existing SCE grid and store it in batteries until it is needed during peak demand periods. The transformers mounted on the Megapack foundations would be used to increase stored electricity from battery level (600 volts) to 34.5 kV. Each transformer would be approximately 10 feet wide, 11 feet long, and 7 feet tall. Other proposed electrical distribution equipment includes a Relay Control Cubicle (RCC), Supervisory Control and Data Acquisition (SCADA) Cabinet, and electrical switchgear. The RCC is a set of cabinets that allow the Project to communicate with SCE and the grid operator. The SCADA Cabinet manages and monitors communication to and from the RCC, and a wireless connection would provide communication between SCE, the Project Applicant, and the SCADA system. The switchgear would be used to connect all of the Megapacks to an on-site electrical substation to be located on the western portion of the project site.

The on-site substation would include a transformer and an underground tie line that would connect the Project to the existing SCE Isla Vista substation located west of and adjacent to Storke Road, approximately 300 feet west of the project site. Equipment within the on-site substation would have a maximum height of approximately 30 feet. The on-site substation transformer would increase the voltage from the facility to the level necessary to serve the SCE grid (66kV). The underground tie line would be constructed using directional drilling beneath the Storke Road right-of-way, and would remain for the life of the project.

~~The tie line infrastructure would remain for the life of the project. Equipment within the substation would have a maximum height of approximately 30 feet above proposed grade. The substation transformer will increase the voltage from the facility to the level necessary to serve the SCE grid (66kV). The underground tie line would be constructed using directional drilling beneath the Storke Road right-of-way.~~

Proposed Project Site Construction and Improvements

Project Construction and Grading. It is anticipated that it would take approximately four months to construct the proposed Project. Megapacks would be transported to the project site on flatbed trailers, and would be placed on foundations using a crane. Construction worker parking and building material staging would occur on-site. It is an objective of the Project to be operational by December, 2021.

The Project proposes the demolition and removal of a 3,218 square foot shed and existing parking lot paving. Site grading would require approximately 800 cubic yards of cut and 4,000 cubic yards of fill, with a net import of approximately 3,200 cubic yards of soil.

Parking. The proposed Project would result in the removal of 62 existing parking spaces from the Project site, including 55 spaces from proposed Lot 1 and seven (7) spaces from proposed Lot 2. The Project would replace seven (7) of the removed parking spaces on Lot 1. In total, 123 existing and new parking spaces would be located on the project site, with 22 spaces on proposed Lot 1 and 101 spaces located on proposed Lot 2. The Project's proposed parking plan is provided in Attachment 1 (Project Plans).

The Project proposes to implement a new shared parking agreement between 6864 Cortona (Lot 1) and 6868 Cortona (Lot 2). The agreement would dedicate one parking space on proposed Lot 1 for use by the Goleta Energy Storage Project, and would dedicate 21 spaces on Lot 1 for use by the research and development building that is to remain on proposed Lot 2. The Project's proposed parking requirements and parking supply are summarized on Table 1.

Table 1
Proposed Parking Requirements and Parking Supply

Land Use	Size	Title 17 Parking Standard	Parking Requirement	Parking Spaces Provided
Goleta Energy Storage Project (Proposed Lot 1)	1 Employee	1 space/ 4 employees	1 space	1 space on proposed Lot 1
6868 Cortona Drive R&D Building (Proposed Lot 2)	60,068 sq ft	1 space/500 sq ft	121 spaces	122 spaces *21 spaces on Lot 1* *101 spaces on Lot 2*

Project Site Access. Access to the Goleta Energy Storage facility would be from Cortona Drive along two proposed reciprocal access easements over proposed Lot 2. Access to the energy storage facility from Lot 2 would be along a proposed all-weather gravel access drive with a 16-foot wide swing gate that includes a Fire Department-approved hammerhead turnaround. The project site secondary access would be secured by a locked gate and a Knox Box for Fire Department access.

Fencing. An eight-foot tall ornamental metal no-climb fence would be installed around the eastern, western and southern perimeters of the project site (proposed Lot 1) upon the completion of Project construction. It is anticipated that a six-foot high concrete masonry wall will be installed along the project site's northern perimeter. This would be provided by the adjacent Cortona Apartment project, which is currently under construction. Should the masonry wall not be installed prior to the construction of the Goleta Energy Storage Project, a temporary six-foot tall chain link fence would be installed by the Project applicant along the project site's northern perimeter prior to the start of Project-construction. If the Cortona Apartment is not completed, the Project applicant would install an eight-foot no-climb fence along the project site's northern perimeter. A separate six-foot tall chain link fence would be installed around the perimeter of the proposed on-site electrical substation.

Landscaping. Construction of the Project would require the removal of 26 landscape trees located primarily within or adjacent to an existing parking area that is to be removed from proposed Lot 1. The Project's preliminary landscape plan shows that ~~30~~ 27 24-inch box sized trees would be planted on the project site, along with a variety of drought-tolerant shrubs and groundcover. A planting area ranging in width from approximately 34 to 76 feet would be installed along the project site's northern perimeter, adjacent to the Cortona Apartments project site. Approximately 37,455 square feet of landscaping would be planted on proposed Lot 1, which is approximately 46 percent of the proposed net lot area. The Project's preliminary landscape plan is provided in Attachment 1.

Lighting. A total of eight (8) LED lighting fixtures would be installed at the project site on five (5) light poles; three (3) of the five (5) light poles contain two (2) LED light fixtures per pole. The lights would be shielded and oriented downward, and mounted on poles approximately 20 feet in height.

Drainage. Stormwater runoff from the project site would be directed to a proposed detention basin located along the southern perimeter of the project site (Lot 1). Water that is directed to the landscaped basin would have a maximum depth of approximately six inches. Any overflow water from the basin would discharge via existing and proposed storm drains and by surface flow toward an existing channel that conveys water to Cortona Drive and the public stormwater collection system.

Utilities. Electricity would be provided by SCE. Water for landscape irrigation and new fire hydrants would be provided by Goleta Water District. Telecom internet service for system processes and communication would be provided by Cox Communications. Other utilities such as gas and sewer would not be required for the operation and maintenance of the Project.

Off-Site Street Frontage Improvements. The Project includes the installation of off-site street frontage improvements along Cortona Drive between the two existing driveway entrances that serve the project parcel (APN 073-140-027). Specifically, off-site street frontage improvements include:

- A concrete sidewalk, ADA compliant driveways, and landscaping located between Cortona Drive and the sidewalk.
- A 6-inch curb and new asphalt concrete paving at both Cortona Drive driveway entrances.
- Parkway drains at both Cortona Drive driveway entrances.
- Relocation of the backflow preventers from the northern Cortona Drive driveway entrance to behind the right-of-way.
- Relocation of an existing sign for the business park behind the sidewalk.
- Installation of a new streetlight located approximately midway between two existing streetlights on Cortona Drive.
- A new water meter and connections to the water and fire water main system at the northern driveway entrance.

SCE Isla Vista Substation Construction and Grading

It is anticipated that it would take approximately four months to interconnect the proposed battery storage project site to SCE's existing Isla Vista Substation located at the northern terminus of Glen Annie Road (APN 073-140-012). Construction activities at Isla Vista Substation would commence with the extension of an existing driveway to a new gate located in existing fencing on the east side of the substation. The new driveway would allow access across an existing shallow concrete stormwater drainage channel by way of a new dirt ramp and graded hammerhead turn-around area approximately 2,400 square feet in size. A proposed pipe culvert would be installed to convey stormwater flows in the existing concrete drainage beneath the proposed driveway. Other proposed improvements to be located outside of the east side of the substation would include the proposed bore pit, a 10x20-foot tie line vault, and installation of the 66kV conduit leading into the substation.

New equipment within Isla Vista Substation to support the project would include two underground telecommunication lines, including two separate pullboxes, and one underground electrical conduit path that would connect to a new riser pole within the

substation. The proposed riser pole would be approximately 72 feet above existing grade, and would match the height of the existing transmission pole in the substation.

Equipment to be used for SCE construction would include a forklift, crane, bucket truck, pick-up truck, excavator, wire truck/trailer, cable puller, splice truck, backhoe/front loader, water truck, and lowboy truck/trailer. Construction worker parking and building material staging would occur on-site. SCE substation site grading would require approximately 140 cubic yards of fill to construct the proposed driveway over the existing drainage channel. The substation project site and proposed access and other improvements are depicted on Figure PD-3.

Proposed Project Operation and Maintenance

Site Operations and Employees. The proposed Project would operate 24 hours a day, seven days a week. The facility would be unmanned, therefore, it would generate a minimal amount of traffic. It is estimated that the Project would typically generate approximately one vehicle trip per month during the first year of facility operation for equipment maintenance purposes. Vehicle trips may be reduced to one trip every other month after the Project's first year of operation. Equipment maintenance activities at the project site would typically consist of inspections by a technician. If necessary, the technician would remove and replace batteries as needed. Any removed battery modules would be disposed of in accordance with applicable regulations. Other project-related trips would be for occasional site and landscape maintenance.

Fire Protection. Fire protection systems at the project site would include the use of infrared cameras for thermal detection, and continuous monitoring of individual battery cells. In the event of a battery fire, the Megapacks are designed to remove power from the affected battery cells so that fire does not spread from one section of the Megapack to another. The Project also includes the installation of two new fire hydrants, as requested by the Santa Barbara County Fire Department.

Project Decommissioning. Decommissioning of the Project at the end of its useful life would include the removal of Megapacks from the foundations, disconnection of wiring, and transport of the Megapacks to an approved recycling facility. It is conservatively assumed that Project decommissioning would occur in 2040.

6.3 Development Plan Amendment

A second Development Plan Amendment is required for the original Development Plan Case 04-035-DP, an As-Built DP and Case 04-035-DPAM01. The As-Built DP was approved in 2004 for the 60,068 square foot research and development building located on the project site at 6868 Cortona Drive, and in 2007, a Development Plan Amendment to allow parking in a side yard setback was processed and approved along with a Lot Line Adjustment (05-171-LLA). The second Development Plan Amendment is required because the existing building would be located on a new lot (proposed Lot 2) that would be created by the proposed TPM. The second Development Plan Amendment would apply only to proposed Lot 2 (6868 Cortona Drive) and would supersede the requirements of the existing Development Plan and the first Development Plan Amendment.

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Figure PD-3
SCE Isla Vista Substation Site Plan

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6.4 Proposed Landscape Coverage Adjustment

The proposed Tentative Parcel Map would divide the existing 5.88-acre project site into two separate lots. Proposed Lot 2 would have a net area of 3.12 acres (135,937 square feet), and would contain approximately 27,687 square feet of existing landscaping. Landscaping

coverage on proposed Lot 2 would be 20 percent of the net lot area. The amount of landscaping on proposed Lot 2 would not comply with Zoning Ordinance development standards for the "BP" zone, which require that 30 percent of the net lot area be landscaped. The Project applicant has requested an adjustment of the landscape coverage requirement pursuant to Zoning Ordinance Section 17.59.040 (Development Plans: Adjustments to Development Standards).

7. BACKGROUND INFORMATION

The project-related parcels were created by Tract Map 10,212, which was recorded on April 13, 1962. The project includes Lots 6 (6868 Cortona Drive) and 7 (6864 and 6860 Cortona Drive). The configuration of the original Lots 6 and 7 were adjusted by Lot Line Adjustment 05-171-LLA, which was approved on March 8, 2007. The lot line adjustment included two associated Development Plan Amendments (03-073-DP AM02 and 04-035-DP AM01) to reflect the altered parcel configuration, parcel size, on-site development, and on-site parking requirements.

The existing research and development building at 6868 Cortona Drive was permitted largely through two Land Use Permits. In 1964, LUP 29551 allowed the creation of the original 20,000 square foot, two-story building, and in 1969 LUP 44063 allowed for the addition of 30,120 square feet to the first floor and 12,360 square feet to the second floor.

On July 19, 2004, as-built Development Plan 04-35-DP was approved for the building located at 6868 Cortona Drive. This Development Plan allowed a modification of the front yard setback facing Storke Road from 50 feet to 35 feet; a landscaping modification from 30 percent to 21 percent; and a parking modification from 126 (106 existing) to 105 spaces. The applicant also entered into a shared parking agreement with the property at 6860 Cortona Drive.

8. REQUIRED PERMITTING

The proposed project requires approval by the City of Goleta in the form of a discretionary Major Conditional Use Permit, Development Plan, Development Plan Amendment, Development Plan Adjustment, and Tentative Parcel Map. The project also requires administrative clearances (i.e., Zoning Clearance, building permit, grading permit, electrical permit, fire permit). No other permitting is required for the project.

9. SITE INFORMATION:

Site Information	
Existing General Plan Land Use Designation	Business Park (I-BP)
Zoning Ordinance, Zone District	Business Park (BP)
Site Size	5.88 acres (gross area) 5.01 acres (net area).
Present Use and Development	A 60,068 sq. ft. research and development building and associated parking and landscaping are located on the southern portion of the project site (6868 Cortona Drive). A plant nursery, 3,218 sq. ft. shed, and paved parking used by the existing research and development building are located in the northern portion of the project site (6864 Cortona Drive).
Surrounding Uses/Zoning	North: Future residences that are under construction/Residential - Medium Density (RM). South: Hotel/Office Industrial (OI) East: M-Special Brewing Company and Research and Development Building/ Business Park (BP) West: Storke Road. Uses east of and adjacent to Storke Road include: Isla Vista Electrical Substation/Public and Quasi-Public (PQ); and attached and detached residences/Residential-Medium Density (RM).
Access	Existing: Cortona Drive Proposed: Cortona Drive
Utilities and Public Services	Water Supply: Goleta Water District Sewage: Goleta West Sanitation District Power: Southern California Edison Natural Gas: Southern California Gas Cable: Cox Cable Telephone: Frontier Fire: Santa Barbara County Fire School Districts: Goleta Union Elementary and Santa Barbara High School District

10. ENVIRONMENTAL SETTING

The project site is located south of the Union Pacific Railroad tracks and U.S. 101; east of and adjacent to Storke Road; and west of Cortona Drive. The southern portion of the project site is adjacent to Cortona Drive. The southern portion of the project site (6868 Cortona Drive) is developed with a 60,068 square foot research and development building and associated parking and landscaping. The northern portion of the project site (6864 Cortona Drive) is predominately vacant, however, development on this portion of the site includes paved parking spaces used by the adjacent research and development building, a 3,218 square foot shed, and a small plant nursery.

Surrounding Land Uses

The parcel east of the project site (6860 Cortona Drive) is developed with a research and development building and the M Special Brewery. The parcel to the north is the site of the Cortona Apartments project, which is currently under construction and will have 176 residential units. A hotel is located south of and adjacent to the project site, and Hollister Avenue is approximately 350 feet to the south of the project parcel. Storke Road is located along the western perimeter of the project site. Land uses adjacent to the west side of Storke Road include the Southern California Edison Isla Vista electrical substation, medium-density residences, and a commercial building located at the northwest corner of Storke Road and Hollister Avenue.

Aesthetics

The project site is developed with a 60,068 square foot research and development building, and associated parking areas and landscaping. The portion of the project site that would be used for the development of the proposed energy storage facility is occupied by a small shed and a plant nursery. Undeveloped portions of the proposed energy storage project site have been modified by previous ground disturbing activities, however, the site does contain a variety of native and non-native plants. The proposed energy storage project site is not visible from Cortona Drive or Hollister Avenue due to the presence of intervening buildings and landscaping. The proposed development site is only marginally visible from small sections of the Storke Road overpass and U.S. 101 due to intervening topography and vegetation. The project site is visible from the existing commercial and business park uses located to the east, and would be visible from the apartments that are currently under construction to the north.

<u>The Isla Vista Substation is located west of and adjacent to the slope constructed for the Storke Road/U.S. 101 overpass, and is south of and adjacent to the Union Pacific Railroad tracks and U.S. 101. Residences are located near the substation to the east and south. The substation is not prominently visible from Storke Road due the presence of intervening landscaping and its elevation below the roadway. Views of the substation from nearby residences are minimized by a solid wall along the station's south and east sides, and landscaping.</u>

Cultural Resources

A portion of the proposed energy storage facility project site contains the remnants of what was once an extensive archaeological site known as SBA-54. The site was originally recorded in the 1920's as being located on a knoll north of the Goleta Slough. The majority of the site, however, was destroyed in 1961 when approximately 26 feet of soil from the knoll was removed. Despite the previous grading activities, potentially significant cultural resources may remain on the northern portion of the proposed energy storage facility project site.

Biological Resources and Surface Water Bodies

Six non-native and native vegetation communities have been identified on or adjacent to the project site. These communities include: developed, disturbed, non-native ornamental, native ornamental, quailbush scrub shrubland alliance, and coyote brush shrubland alliance. The majority of the project site is occupied by developed land, which includes

areas such as parking lots, buildings, dirt roads, and storage areas. Areas on the northern portion of the project site that have been subject to mowing, disking or grading support disturbed vegetation, which generally consists of weedy, non-native vegetation. Non-native ornamental vegetation is also located in areas that have been planted for landscaping purposes, and is generally located in or adjacent to parking areas. Native ornamental vegetation, such as California sycamore trees and toyon shrubs, are also generally located in or adjacent to parking areas. The quailbush scrub shrubland alliance community is a native plant community that occupies approximately 0.1 acre located on the manufactured slope adjacent to Storke Road. The coyote brush shrubland alliance community is a native plant community that occupies approximately 0.1 acre located east of and adjacent to the proposed energy storage project site. A total of 16 plant species have been identified on or adjacent to the portion of the project site that would be used for the development of the proposed energy storage project. Most of the identified plants were ornamental or weedy, non-native species. The project site provides little suitable habitat for wildlife due to its developed condition. The only waterbody on the project site is a small engineered bioswale.

Vegetation in the vicinity of the Isla Vista Substation generally consists of ornamental landscaping and non-native plants that are commonly found in disturbed areas. The non-native plants are in the proposed project area primarily consist of weedy species such as black mustard and annual grasses. Eucalyptus trees and several individual coyote brush shrubs are also located near the substation. Due to its developed and disturbed condition, the site provides relatively little habitat suitable for wildlife species. The only water body on the substation site is a concrete stormwater drainage channel on the east side of the station. The side walls of the channel are less than six inches tall, indicating minor flow volumes.

Topography and Soils

Most of the 5.88-acre project site is relatively level with elevations that range from approximately 50 feet above sea level in the northern portion of the site to approximately 38 feet in the southern portion. The slope along the western perimeter of the project site was constructed for the Storke Road overpass over U.S. 101, and ranges from approximately five (5) to 30 feet in height.

Most of the project site is covered by buildings and parking areas. The California Department of Conservation's Farmland Mapping and Monitoring Program designates the project site as Urban and Built-Up Land.

11. CALIFORNIA NATIVE AMERICAN TRIBES

The California Native American Heritage Commission (NAHC) was contacted on August 26, 2020, to request a search of the Sacred Lands File and to obtain a Native American contacts list. Responses from the NAHC stated that a search of the Sacred Lands File was completed for the project with positive results. The NAHC also provided a Tribal Consultation List with its responses. Letters were sent to the contact persons identified by the NAHC on August 28, 2020.

On May 15, 2020, the City sent letters inviting consultation to the tribal representatives identified on the list provided by the NAHC as having a traditional and cultural association with the geographic area of the proposed project pursuant to Public Resources Code

Section 21080.3.1. On July 14, 2020 the Santa Ynez Band of Chumash Indians informed the City that the Tribal Elder's Council requested a formal consultation regarding the proposed project, and a copy of the cultural resources report prepared for the proposed project was provided to the Tribe on February 26, 2021. On May 24, 2021, the Santa Ynez Band of Chumash Indians notified the City that they concluded the AB 52 consultation. Additional consultation with the Santa Ynez Band of Chumash Indians was initiated by the City regarding modifications to the Southern California Edison electrical substation that were proposed after the Draft IS/MND for the proposed project was circulated for public review. No additional comments from the Santa Ynez Band of Chumash Indians have been received.

12. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant With Mitigation Incorporated" impact, as indicated by the checklist and analysis on the following pages.

☐ Aesthetics
☐ Agriculture and Forestry Resources
☐ Air Quality
■ Biological Resources
■ Cultural Resources
☐ Energy
☐ Geology/Soils
☐ Greenhouse Gas Emissions
☐ Hazards and Hazardous Materials
☐ Hydrology/Water Quality
☐ Land Use/Planning
☐ Mineral Resources
☐ Noise
☐ Population/Housing
☐ Public Services
☐ Recreation
☐ Transportation
☐ Tribal Cultural Resources
☐ Utilities/Service Systems
☐ Wildfire
☐ Mandatory Findings of Significance

13. DETERMINATION

On the basis of this environmental checklist/initial study:

☐ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

■ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in

the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier environmental impact report or negative declaration/mitigated negative declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier environmental impact report or negative declaration/mitigated negative declaration document, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____
Current Planning Manager Date

14. EVALUATION OF ENVIRONMENTAL IMPACTS:

(a) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

(b) All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

(c) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

(d) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (e) below, may be cross-referenced).

(e) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).

(f) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances).

(g) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

(h) Lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected. The explanation of each issue should identify:

1) the significance criteria or threshold, if any, used to evaluate each question; and
2) the mitigation measure identified, if any, to reduce the impact to a less than significant level.

15. ISSUE AREAS:

A. AESTHETICS.

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Have a substantial adverse effect on a scenic vista?			X		
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X		
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		

i. Existing Setting

The southern portion of the project site is developed with a 60,068 square foot research and development building, along with associated parking areas and landscaping. This portion of the project site is prominently visible from Cortona Drive and Storke Road. The northern portion of the project site that would be used for the development of the proposed energy storage facility is currently occupied by paved parking areas, a small shed, and a plant nursery, and other areas that generally have a "vacant" appearance. Photos showing representative views of the project site are provided on Figure AES-1.

The SCE Isla Vista Substation occupies an area of approximately 1.4 acres and has been developed with equipment used for the distribution of electrical power, including various overhead utility lines. Photos showing the general appearance of the substation are provided on Figure AES-2.

The proposed energy storage project site is not visible from Cortona Drive or Hollister Avenue due to the presence of intervening buildings and landscaping. The proposed development site is marginally visible from small sections of Storke Road and U.S. 101 that are adjacent to the site. Views of the project site from Storke Road are limited because the roadway is elevated above the project site as the road ascends/descends from the Storke Road/U.S. 101 overpass. Views of the project site from U.S. 101 and the Storke Road southbound on-ramp are limited due to topographic differences and landscaping. The energy storage project site is not visible from the residential area adjacent to the west side Storke Road due to the elevation of Storke Road. The project is visible from the adjacent parcel to the north where new residences are being constructed.

The Isla Vista Substation is not prominently visible from Storke Road due to its location that is lower in elevation than the Storke Road overpass embankment, and the presence of intervening landscaping. Views of the substation from nearby residences are minimized by a solid wall along the station's south and east sides, and ornamental landscaping.

ii. Regulatory Setting

The project must comply with the City's *Outdoor Lighting Guidelines*, which have been adopted to achieve a high standard of quality and efficiency in lighting and obtaining "Dark Sky" standards. The Dark Sky standards are intended to reduce light and glare from impacting views of the night sky. The City's *Outdoor Lighting Guidelines* and the *Architectural and Design Standards for Commercial Projects* require Design Review Board (DRB) review of the project's proposed exterior lighting.

FIGURE AES-1: Goleta Energy Storage Project Site Photos

Photograph 1. Project site entrance from Corona Drive looking west.

Photograph 2. Center of project site looking north.

Photograph 3. Project site, looking northwest at existing shed on site to be demolished.

Photograph 4. Project site, looking east at location of approved apartment building (currently under construction).

Photo Source: Rincon, March, 2020

Photo Key

FIGURE AES-2: SCE Isla Vista Substation Site Photos

Photograph 1. View of substation and improvement area for hammerhead turnaround, access road, ramp, and swing gate. View is facing west.

Photograph 2. View of concreate channel facing north.

Photograph 3. View from proposed vault location facing north.

Photo Source: Rincon, July, 2021

The DRB is also required to review the proposed project design. The purpose of Design Review is to encourage the highest quality of design, both visually and functionally, and to reduce or prevent the negative effects of development while also promoting the health, safety, and general welfare of the City's public. Aspects of the DRB review relevant to this project include proposed equipment height, bulk and scale; colors and types of building materials; physical relation to the immediately affected surrounding area; site layout; orientation and location of structures and relationship with open areas; architectural style; materials, colors, and variations in boundary walls, fences, or screen planting; location and type of landscaping, consideration of neighboring development, and on-site lighting. Section 17.58.080 of the Zoning Ordinance includes 11 findings related to the aspects described above that must be made by the DRB during Design Review to grant project approval. On June 9, 2020, the DRB conducted a Conceptual review of the project and generally provided positive comments. On August 11, 2020 the DRB conducted Preliminary Review of the project and recommended that the Planning Commission grant Preliminary Design approval.

iii. Thresholds of Significance

A significant impact would be expected to occur if the proposed project resulted in any of the impacts noted in the above environmental checklist or the *City of Goleta Environmental Thresholds and Guidelines Manual (2003)* aesthetics thresholds of significance (adopted by Resolution 08-40). The Guidelines Manual thresholds are listed below:

Threshold AES-1. Does the project site have significant visual resources by virtue of surface waters, vegetation, elevation, slope or other natural or man-made features which are publicly visible? If so, does the project have the potential to degrade or significantly interfere with the public's enjoyment of the site's existing visual resources?

Threshold AES-2. Does the project have the potential to impact visual resources of the Coastal Zone or other visually important area (i.e., mountainous area, public park, urban fringe, or scenic travel corridor)? If so, does the project have the potential to conflict with the policies set forth in the Local Coastal Plan, the Comprehensive Plan or any applicable community plan to protect the identified views?

Threshold AES-3. Does the project have the potential to create a significantly adverse aesthetic impact through obstruction of public views, incompatibility with surrounding uses, structures, or intensity of development, removal of significant amounts of vegetation, loss of important open space, substantial alteration of natural character, lack of adequate landscaping, or extensive grading visible from public areas?

iv. Project-Specific Impacts

Checklist Items a and b and Thresholds AES-1, AES-2, and AES-3. Less than Significant Impact.

The proposed Parcel Map would divide the existing 5.88-acre (gross) project site parcel lot into two lots: proposed Lot 1 would be 2.66 acres, and proposed Lot 2 would be 3.22 acres. The proposed energy storage project would result in the removal existing parking lot area and associated landscaping, a small shed, and a plant nursery from the project site (proposed Lot 1). Vegetation removed from proposed Lot 1 would consist mostly or

ornamental landscaping, and generally sparse non-native and weedy plant species. Proposed grading would only occur on proposed Lot 1, primarily to construct foundations for the proposed MegaPack battery storage units, and would consist of approximately 800 cubic yards of cut and 4,000 cubic yards of fill.

Figure 6-1 of the Visual and Historic Resource Element of the Comprehensive Plan/Coastal Land Use Plan shows that Hollister Avenue south of the project site, and U.S. 101 north of the project site are designated as a "Local Scenic Corridor." Figure 6-1 also designates the Storke Road/U.S. 101 overpass intersection as a "Scenic View to be Protected" and that scenic views are provided to all directions from the intersection.

Construction of the project would not result in the removal of a substantial amount of vegetation or require a substantial amount of grading. As described in Section "i" above, the project site has limited visibility from locations that are generally accessible to the general public, such as Storke Road, Hollister Avenue, and U.S. 101. Therefore, the energy storage project would not result in significant impacts to existing natural features that are visible to the public or from a scenic highway.

Energy storage equipment that would be installed at the project site would include proposed Megapack battery storage units, which would be approximately ~~eight~~ nine (~~8~~9) feet in height, and other related equipment that would have a height of less than 10 feet. The proposed electrical substation equipment would have a maximum height of approximately 30 feet, however, as shown on the project plans (Attachment 1), the structural elements of the substation would generally consist of support poles, electrical wires, and other similar elements that would not be prominently visible from off-site locations. Therefore, due the height and visual characteristics of the proposed energy storage equipment, the project would result in less than significant impacts to mountain views from viewpoints that are generally accessible to the public.

Existing land use near the project site are generally commercial and light industrial uses. Residences are located west of the project site on the west side of Storke Road, however, due to the elevation of Storke Road the project site is not visible from that residential area. New apartment residences are currently under construction north of and adjacent to the energy storage. Views of the project site from the new residences would be minimized by proposed landscaping along the northern perimeter of the project site. The proposed landscape screen would include the installation of 24-inch box trees that upon maturity would substantially screen views of the project site from the adjacent residences. The proposed landscaping plan would also result in the installation of 24-inch box trees and one- to 15-gallon shrubs around the southern, eastern and western perimeters of the project site. Therefore, the proposed project would result in less than significant impacts related to the creation of views that would be incompatible with surrounding uses.

As described above, the proposed project site has been developed with buildings and related parking areas, and the proposed energy storage project site does not have any natural features that would be considered to be a scenic resource. The project would result in the removal of 26 landscape trees located primarily within or adjacent to existing parking areas, including four (4) sycamore trees that have trunk diameters ranging between 12 and 22 inches. The proposed project's preliminary landscape plan shows that ~~26~~ 27 24-inch box sized trees would be planted on the project site, along with a variety of drought-tolerant shrubs and groundcover. Therefore, the project would result in a less than significant long-

term impact resulting from the removal of on-site trees, landscaping, or other scenic resources. There are no historic buildings located on the project site.

Most of the proposed improvements to the SCE Isla Vista substation would be located below ground (i.e., tie line and receiving pit, and on-site telecommunication lines), located at grade (i.e., new driveway and hammerhead turn-around, drainage crossing and culvert), or would not substantially change the appearance of the substation (i.e., new swing gate and new 10x20-foot vault). These proposed improvements would not require a substantial amount of grading (140 cubic yards of fill for the proposed drainage channel crossing and culvert), would not remove a substantial amount of vegetation, or remove trees that currently provide substantial screening of the substation facility. Therefore, these proposed substation improvements would result in less than significant impacts resulting from the removal of on-site trees and landscaping, and would not have the potential to impact scenic resources.

A proposed 72-foot riser pole would be installed within the substation adjacent to an existing pole that has a similar height and appearance. Figure AES-3 provides "before" and "after" views of the substation site and the proposed riser pole as it would be seen from the north- and southbound lanes of Storke Road. As shown, the proposed riser pole would be similar in appearance to an existing pole located at the substation and would not appear to be out of place or character with existing development at the substation or in the vicinity of the substation; would not substantially change the existing appearance of the substation site; and would not adversely change or interfere with existing scenic views available to persons travelling on Storke Road.

The proposed Parcel Map would divide the existing 5.88-acre project parcel lot into two lots. Proposed Lot 2 would have a net area of 3.12 acres and would contain approximately 27,210 square feet of existing landscaping. Landscaping coverage on proposed Lot 2 would be 20 percent of the net lot area, which would not comply with regulations for the "BP" zone that require 30 percent of the net lot area to be landscaped. The Project applicant has requested an adjustment of the landscape coverage requirement. The proposed Parcel Map would not result in the removal of any landscaping from proposed Lot 2. Therefore, the proposed Parcel Map would not result in any changes to existing conditions on proposed Lot 2 related to landscape coverage, and the project would result in a less than significant environmental impacts related to landscaping.

Checklist Item c. Less than Significant Impact.

The proposed project is located in an urbanized area. Figure 6-1 of the Visual and Historic Resource Element of the Comprehensive Plan/Coastal Land Use Plan shows that Hollister Avenue south of the project site, and U.S. 101 north of the project site are designated as a "Local Scenic Corridor." Figure 6-1 also designates the Storke Road/U.S. 101 overpass intersection as a "Scenic View to be Protected" and that scenic views are provided to all directions from the intersection. The Visual and Historic Resource Element also includes policies to protect views of the Pacific Ocean and Channel Islands (Policy VH 1.3); to protect mountain and foothill views (Policy VH 1.4); to protect views of open space (Policy VH 1.5) and to protect natural landforms (Policy VH 1.6).

As described above, the proposed project site is not visible from Hollister Avenue and only marginal visible from U.S. 101 and the Storke Road southbound on-ramp. Due to the low

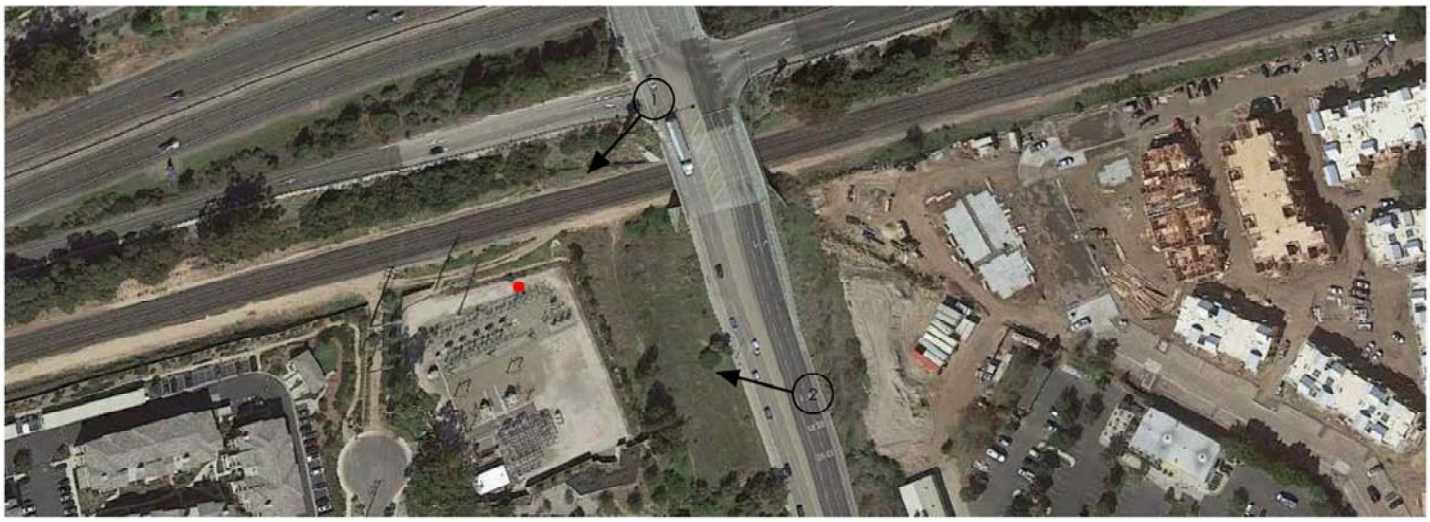
Figure AES-3: Isla Vista Substation Photosimulations

Southbound View - SCE Substation to the Right

1

Northbound View - SCE Substation to the Left

2



Aerial View of SCE Substation and Battery Site

Source: Alta Gas, 2021

height of the equipment to be installed and minimal grading that would occur on the project site, the project would not affect any ocean views, would result in less than significant line-of-sight impacts to mountain and foothill views from surrounding areas, and would not result in significant impacts to natural landforms. The proposed battery storage project would be consistent with applicable zoning regulations related to scenic quality by complying with requirements related to landscape coverage, structure height, and obtaining design review approval from the City Design Review Board. In addition, the project would not result in the loss of an important open space area or degrade views of open space areas from locations accessible by the public. Also as described above and depicted on Figure AES-3, the proposed improvements to the SCE Isla Vista Substation would not adversely affect any views from or near the Storke Road/U.S. 101 overpass intersection, which has as a "Scenic View to be Protected" designation by the Visual and Historic Resource Element. Therefore, the project would result in less than significant impacts resulting from a conflict with policies to protect scenic views or regulations governing scenic quality.

Checklist Item d. Less than Significant Impact.

The proposed energy storage project would install eight (8) LED light fixtures mounted on five (5) light poles. The proposed lighting is proposed for site security and safety. A photometric evaluation of proposed lighting conditions is provided in Attachment 1 (Project Plans). The photometric plan shows that lighting within the interior of the project site would range between 0 and 3.5 foot-candles, with an average lighting level of 0.7 foot-candles. Lighting levels along the perimeter of the project site would range between 0 and 0.3 foot-candles, with an average lighting level of 0.1 foot-candle. Therefore, proposed lighting at the energy storage project site would be low-level, and would be consistent with the intent of the City's *Outdoor Lighting Guidelines* (Attachment 13) to reduce potential light and glare conditions.

Design review requirements also ensure that proposed structures to be installed at the project site will have materials and colors that are non-reflective to avoid creating a new source of daytime glare. The proposed improvements to the SCE Isla Vista Substation do not include the installation of new night lighting. With mandatory design review required by the City's GP/CLUP and design regulations, the project would result in a less than significant light- and glare-related impacts.

v. Cumulative Impacts

As described above, the proposed project would result in less than significant impacts related to changes in existing conditions at the project site and impacts to views that are available from nearby viewpoints that are accessible to the general public. In addition, project-related design elements (i.e., structure size, design, colors, materials, landscaping, lighting, etc.) have been reviewed by the DRB and must comply with the City's *Architectural and Design Standards for Commercial Projects* and the City's *Outdoor Lighting Guidelines.* This review ensures that the proposed project, along with other cumulative development, will incorporate high quality design that will reduce or prevent the negative effects of development while also promoting the health, safety, and general welfare of the City's public. Therefore, the proposed project's potential aesthetic impacts would not be cumulatively considerable and less than significant.

vi. Mitigation Measures and Recommended Conditions of Approval

The proposed project would not result in significant aesthetic impacts and no mitigation measures are required to reduce project-related aesthetic impacts to a less than significant level.

The following standard conditions of approval regarding design review of the proposed structures, landscaping, lighting, etc. will be applied to the project to ensure compliance with City's aesthetic /design standards:

1. **Recommended Condition of Approval: Architectural Review.** Prior to the issuance of building permits, the Applicant/Permittee must secure Design Review Board (DRB) final approval of the site plan, architectural style, colors and materials of the project that ensure compatibility of massing, heights, landscaping, lighting, and architectural consistency with the existing neighborhood character.

   Timing: Before applying for building permits, the Applicant/Permittee must apply for design approval from the DRB and submit plans wherein the massing, height, landscaping, lighting, and architectural style of all proposed energy storage project equipment is consistent with neighborhood land uses and buildings and do not detract from existing neighborhood character.

   Monitoring/Reporting Party(ies): The Planning and Environmental Review Director, or designee, must conduct a final review of the final plans before the City issues a grading permit. If the final plans are not in substantial conformance with the approved plans, the Planning and Environmental Review Director may refer the matter back to the full DRB for a final determination. The Applicant/Permittee shall also demonstrate to PER compliance monitoring staff that the project has been built consistent with approved DRB design and landscape plans prior to Final Building Inspection Clearance.

2. **Recommended Condition of Approval: Lighting Specifications**. Any exterior lighting installed on the project site must be:
   a) low intensity;
   b) low glare design;
   c) be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels;
   d) otherwise meet dark sky requirements.

   Exterior lighting fixtures must be kept to the minimum lighting level and intensity needed to ensure public safety. These lights must be dimmed after 11 PM to the maximum extent practical without compromising public safety as determined by the Planning and Environmental Review Director. Lighting fixtures must be appropriate for the architectural style of the structure and surrounding area. The final lighting plan must be amended to include identification of all types, sizes, and intensities of wall mounted building lights and landscape accent lighting and a photometric map must be provided. "Moonlighting" type fixtures that illuminate entire tree canopies should also be avoided.

vii. Residual Impact

The proposed project would not result in significant residual aesthetic impacts.

B. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?				X	
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X	
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X	
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?				X	

i. Existing Setting

The southern portion of the project site consists primarily land developed with an existing research and development building and associated parking areas. The northern portion of the project site is predominately vacant, however, development on this portion of the site includes paved parking spaces used by the adjacent research and development building, a 3,218 square foot shed, and a small plant nursery. The SCE Isla Vista substation is an existing facility and no agricultural operations occur on or adjacent to it. The project site is located in an urbanized area that has no agricultural use, forest lands, or timberlands. The Farmland Mapping and Monitoring Program of the California Resources Agency, Department of Conservation identifies the project site and surrounding properties as Urban and Built-Up Lands.

ii. Thresholds of Significance

A significant impact to Agriculture and Forest Resources would occur if the proposed project resulted in any of the impacts noted in the above checklist. Additionally, according to the City of Goleta's *Environmental Thresholds and Guidelines Manual* a project may pose a significant environmental effect on agricultural resources if it converts prime agricultural land to non-agricultural use or impairs the agricultural productivity of prime agricultural land.

iii. Project-Specific Impacts

Checklist Item a. No Impact. The project site and surrounding areas are developed with a variety of industrial, commercial, and residential uses on land zoned Residential-Medium Density, Business Park, Public and Quasi-Public. There are no areas adjacent to the project site that have Prime Farmland, Farmland of Statewide Importance, or Unique Farmland designations. The project site does support a small plant nursery operation that would be removed by the proposed project, however, the removal of the plant nursery would not convert farmland to a non-agricultural use. Therefore, the project would have no impact on agricultural resources.

Checklist Items b and e. No Impact. There are no agricultural operations on the project site, ~~or~~ properties adjacent to site, or adjacent to the Isla Vista Substation. The project would not result in any environmental changes that would result in or contribute to the conversion of any farmland to non-agricultural uses. Furthermore, neither the project site nor surrounding properties are subject to Williamson Act contracts.

Checklist Items c and d. No Impact. The project site and surrounding areas do not contain or support forested land. Therefore, the project would not conflict with zoning for forest land or timberland. Additionally, the project would not result in any other environmental changes that would result in the conversion of forest lands to non-forest uses.

iv. Cumulative Impacts

The project site and nearby properties are predominately developed with urban uses and all nearby properties are zoned for urban uses. The proposed project would not result in or contribute to impacts to existing agricultural operations. Therefore, the project's impacts to agriculture and forest resources are not cumulatively considerable and the project's cumulative impacts would not be significant.

v. Mitigation Measures and Recommended Conditions of Approval

The project would not result in significant impacts to agriculture or forest resources. No mitigation measures are required.

vi. Residual Impact

The proposed project would not result in significant residual impacts to agriculture or forest resources.

C. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Conflict with or obstruct implementation of the applicable air quality plan?			X		
b. Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.			X		
c. Expose sensitive receptors to substantial pollutant concentrations?			X		
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X		

i. Existing Setting

Meteorological Setting

The project site is located on the coastal plain in the City of Goleta. The City's climate is dominated by the strength and position of the semi-permanent high-pressure center over the Pacific Ocean near Hawaii. It creates cool summers, mild winters, and infrequent rainfall. It drives the cool daytime sea breeze, and it maintains a comfortable humidity range and ample sunshine after the frequent morning clouds dissipate. However, the same atmospheric processes that create the desirable living climate combine to restrict the ability of the atmosphere to disperse the air pollution.

Temperatures in the Goleta area average 59 degrees annually. Daily and seasonal oscillations of mean temperature are small because of the moderating effects of the ocean. In contrast to the steady temperature regime, rainfall is highly variable. Measurable precipitation occurs mainly from early November to mid-April, but total amounts are generally small. Goleta averages 18 inches of rain annually with January as the wettest month.

Based on typical wind patterns, locally generated air pollutant emissions are carried offshore at night, and toward inland Santa Barbara County by day. Dispersion of pollutants is restricted when the wind velocity of nighttime breezes is low. The lack of development in inland Santa Barbara County, however, causes few air quality problems during nocturnal air stagnation. Daytime ventilation is usually much more vigorous. Both summer and winter air quality in the project area is generally very good.

Air Pollutants

The U.S. Environmental Protection Agency (U.S. EPA) and the California Air Resources Board (CARB) establish health-based ambient air quality standards to identify outdoor pollutant levels that are considered safe for the public - including those individuals most sensitive to the effects of air pollution, such as children and the elderly. U.S. EPA has set National Ambient Air Quality Standards (NAAQS) for six pollutants, including ozone (O_3), nitrogen oxides (NO_X), Carbon Monoxide (CO), Sulfur Oxides (SO_X) and particulate matter (PM_{10} and $PM_{2.5}$). These are referred to as the "criteria" pollutants. CARB has set California Ambient Air Quality Standards (CAAQS) for the same six pollutants, as well as for four additional pollutants.

CARB also identifies other air pollutants as toxic air contaminants (TACs) - pollutants that may cause serious, long-term effects, such as cancer, even at low levels. Most air toxics have no known safe levels, and some may accumulate in the body from repeated exposures. CARB has identified about 200 pollutants as air toxics, and measures continue to be adopted to reduce emissions of air toxics. Both criteria pollutants and toxic air contaminants are measured statewide to assess the adequacy of programs for cleaning the air. CARB works with local air pollution control districts to reduce air pollution from all sources.

Existing Air Quality

The project site is located in the South Central Coast Air Basin (SCCAB). The SCCAB encompasses San Luis Obispo, Santa Barbara, and Ventura Counties. The California Air Resources Board (CARB) and the Santa Barbara County Air Pollution Control District (APCD) operates ambient air monitoring stations that measure pollutant concentrations throughout the SCCAB. The nearest monitoring stations to the project site are: the Goleta monitoring station, located at 380 North Fairview Avenue, which monitors ozone (O_3), carbon monoxide (CO) and nitrogen oxides (NO_x); and the Santa Barbara station, located at 700 East Canon Perdido, which measures inhalable particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$). Data from the monitoring stations have been published for the last five years. ~~The following conclusions can be drawn from this data:~~

1. Photochemical smog (ozone) levels in 2020 exceeded the State 1-hour ozone standard four (4) times, and exceeded the Federal/State 8-hour standard six (6) times. ~~infrequently exceed standards. The State 1-hour ozone standard has not been exceeded in seven years, and the State and Federal 8-hour standards were each exceeded once in 2009.~~
2. CO measurements in Goleta have remained at a low level since 2008. Federal and State CO standards have not been exceeded in the last five years. Maximum 1-hour CO levels at the closest air monitoring station are currently less than 25 percent of the most stringent standard because of continued vehicular improvements. This data suggests that baseline CO levels in the project area are generally healthful and can accommodate a reasonable level of additional traffic emissions before any adverse local air quality effects would be expected.
3. PM_{10} levels in 2020 ~~occasionally~~ exceeded the State standard 33 times. ~~, but the Federal standard is very rarely exceeded. Between 2008 and 2012, the~~

~~State PM_{10} standard was exceeded on less than 4 percent of all days, while the more lenient Federal standard has not been exceeded in the past 5 years.~~

4. A substantial fraction of PM_{10} is comprised of ultra-small diameter particulates capable of being inhaled into deep lung tissue ($PM_{2.5}$). Even with the revision of the national 24-hour $PM_{2.5}$ standard from 65 micrograms per cubic meter ($\mu g/m^3$) to 35 $\mu g/m^3$, the Federal standard was not exceeded in 2020. ~~frequency of days exceeding the standard is minimal. $PM_{2.5}$ measurements have only exceeded Federal standards once in the past 5 years.~~
5. More localized pollutants such as NO_x, lead, etc. are likely very low near the project site because background levels never exceed allowable levels based on APCD's monitoring of measured pollutants according to federal standards. There is substantial excess dispersive capacity to accommodate localized vehicular air pollutants such as NO_X without any threat of violating the applicable standards.

ii. Regulatory Framework

Ambient Air Quality Standards (AAQS)

Federal and state law regulates Ambient Air Quality Standards (AAQS) and emergency episode criteria for various pollutants. Generally, state regulations have stricter standards than those at the federal level. AAQS are set at concentrations that provide a sufficient margin of safety to protect public health and welfare. Air quality at a given location can be described by the concentration of various pollutants in the atmosphere. The significance of a pollutant concentration is determined by comparing the concentration to an appropriate federal and/or state ambient air quality standard.

Federal standards are established by the US Environmental Protection Agency (EPA) and are termed the National Ambient Air Quality Standards (NAAQS). The State standards are established by the California Air Resources Board (CARB) and are called the California Ambient Air Quality Standards (CAAQS). The region generally has good air quality, as it attains or is considered in maintenance status for most ambient air quality standards. The APCD is required to monitor air pollutant levels to assure that Federal and State air quality standards are being met.

Air Quality Planning

State and federal laws require jurisdictions that do not meet clean air standards to develop plans and programs that will bring those areas into compliance. These plans typically contain emission reduction measures and attainment schedules to meet specified deadlines. If and when attainment is reached, the attainment plan becomes a "maintenance plan."

In 2001, the CARB developed an attainment plan that was designed to meet both federal and state planning requirements. The federal attainment plan was combined with those from other statewide non-attainment areas to become the State Implementation Plan (SIP). The 2001 Clean Air Plan (CAP) was adopted as the County portion of the SIP, designed to meet and maintain clean air standards. The 2019 Ozone Plan is the ninth triennial Plan update, and similar to other Clean Air Plan updates, the 2019 Plan identifies and evaluates

"every feasible measure" strategy to ensure continued progress towards attainment of the State ozone standards.

Consistency with the 2019 Ozone Plan means that direct and indirect emissions associated with the project are accounted for in the Plan's emissions growth assumptions and the project is consistent with policies adopted in the Plan. The Plan relies on "growth profiles" collected from sources such as the California Energy Commission and population data from the Department of Finance. The baseline (2017) population for Santa Barbara County used in the 2019 Ozone Plan is 451,700. The projected County-wide population for 2025 is 477,700, and the projected 2035 population is 505,300.

The Santa Barbara County Air Pollution Control District (APCD) is required to monitor air pollutant levels to assure that federal and state air quality standards are being met. Santa Barbara County is designated unclassifiable/attainment for the federal 8-hour ozone standard, and is designated unclassifiable/attainment for the federal $PM_{2.5}$ standards. Effective July 1, 2020, Santa Barbara County is designated as attainment for the State ozone standards. The County's attainment status for criteria pollutants is depicted on Table AQ-1. To be designated attainment, an air district must show that the ozone standard is not violated for three consecutive years. The County violates the state standards for PM_{10} and is unclassified for the state $PM_{2.5}$ standard. The air basin is an attainment area for all other federal and state air quality standards.

iii. Thresholds of Significance—Criteria Pollutants

A significant air quality impact could occur if the proposed project resulted in any of the impacts noted in the above checklist.

In addition, pursuant to the City's *Environmental Thresholds and Guidelines Manual*, a significant adverse air quality impact may occur when a project, individually or cumulatively, triggers either of the following:

Threshold AQ-1. Interfere with progress toward the attainment of the ozone standard by releasing emissions which equal or exceed the established long-term quantitative thresholds for NOX (nitrogen oxides) and ROC (reactive organic compounds; same as reactive organic gases [ROG]). Thresholds are 25 pounds/day of either NOX or ROC.

Threshold AQ-2. Equals or exceeds the state or federal ambient air quality standards for any criteria pollutant (as determined by modeling).

Threshold AQ-3. Results in toxic or hazardous pollutants in amounts which may increase cancer risks for the affected population.

Threshold AQ-4. Causes an odor nuisance problem impacting a considerable number of people.

The following significance thresholds have been established by the APCD (*Scope and Content of Air Quality Sections in Environmental Documents*, SPCAPCD, 2017). While the City of Goleta has not yet adopted any new threshold criteria, these APCD thresholds are considered appropriate for use as a guideline for the impact analysis.

Table AQ-1
Air Quality Standards and Attainment Status

Pollutant	Federal Standards	Attainment Status	California Standards	Attainment Status
Ozone	0.070 ppm (8-hr avg)	u/a	0.070 ppm (8-hr avg) 0.09 ppm (1-hr avg)	a a
Carbon Monoxide	9 ppm (8-hr avg) 35 ppm (1-hr avg)	a a	9.0 ppm (8-hr avg) 20 ppm (1-hr avg)	a a
Nitrogen Dioxide	0.100 ppm (1-hr avg) 0.053 ppm (annual avg)	u/a u/a	0.18 ppm (1-hr avg) 0.030 ppm (annual avg)	a
Sulfur Dioxide	0.075 ppb (1-hr avg)	*	0.25 ppm (1-hr avg) 0.04 ppm (24-hr avg)	a a
Lead	1.5 µg/m3 (calendar quarter) 0.15 µg/m3 (3-month avg)	a u	1.5 µg/m3 (30-day avg)	a
Particulate Matter (PM10)	150 µg/m3 (24-hr avg)	a	50 µg/m3 (24-hr avg) 20 µg/m3 (annual avg)	n n
Particulate Matter (PM2.5)	12.0 µg/m3 (annual avg) 35 µg/m3 (24-hr avg)	u/a u/a	12 µg/m3 (annual avg)	u

ppm= parts per million
µg/m3 = micrograms per cubic meter
avg = average

u = unclassified
n = non-attainment
a= attainment

* = EPA has not yet made made al designation

Source: SBCAPCD, 2021

APCD Operational Impacts Thresholds

Based on APCD Thresholds, a project would result in a significant impact, either individually or cumulatively, if it would:

a) Emit 240 pounds per day or more of ROG and NO_X from all sources;
b) Emit 25 pounds per day or more of unmitigated ROG from any motor vehicle trips only;
c) Emit 25 pounds per day or more of unmitigated NO_X from any motor vehicle trips only;
d) Emit 80 pounds per day or more of PM_{10};
e) Cause or contribute to a violation of any California or National Ambient Air Quality standard (except ozone);
f) Exceed the APCD health risk public notification thresholds adopted by the APCD Board (10 excess cancer cases in a million for cancer risk and a Hazard Index of more than 1.0 for non-cancer risk); or
g) Be inconsistent with Federal or State air quality plans for Santa Barbara County.

The cumulative contribution of project emissions to regional levels should be compared with existing programs and plans, including the most recent Ozone Plan (SBCAPCD 2019).

h) Due to the regional nature of ozone as a pollutant, if a project's emissions from traffic sources of either of the ozone precursors (NO_X or ROC), exceed the operational thresholds, then the project's cumulative impacts are considered significant.

i) For projects that do not have significant ozone precursor emissions or localized pollutant impacts, if emissions have been taken into account in the 2019 Ozone Plan growth projections, regional cumulative impacts may be considered to be less than significant.

APCD Construction Impacts Thresholds

Quantitative thresholds of significance have not been adopted for short-term emissions. However, CEQA requires that the short-term impacts such as exhaust emissions from construction equipment and fugitive dust generation during grading must be analyzed. The APCD recommends that construction-related NO_X, ROC, PM_{10}, and $PM_{2.5}$ emissions, from diesel and gasoline powered equipment, paving, and other activities, be quantified.

j) APCD uses 25 tons per year for NO_X and ROG as a guideline for determining the significance of construction impacts.

Under APCD Rule 202 D.16, (APCD, Rule 202), if the combined emissions from all construction equipment used to construct a stationary source that requires an Authority to Construct permit, have the potential to exceed 25 tons of any pollutant, except carbon monoxide, in a 12-month period, the permittee shall provide offsets under the provisions of Rule 804 (APCD, Rule 804, 2012) and shall demonstrate that no ambient air quality standard will be violated.

iv. Project-Specific Impacts

The proposed project includes a request for the approval of a Parcel Map that would divide the existing 5.88-acre project site parcel lot into two lots. Proposed Lot 2 would have a net area of 3.22 acres and would continue to be occupied by an existing 60,068 square foot research and development building and associated parking and landscaping. The creation of proposed Lot 2 would not result in changes to operations associated with the existing research and development building. Therefore, the Parcel Map and the creation of proposed Lot 2 would not result in changes to existing environmental conditions that would have the potential to result in significant air quality impacts. The following evaluation of potential air quality impacts focuses on impacts that have the potential to result from the construction and operation of the proposed Goleta Energy Storage facility, which would be located on a proposed 2.66-acre lot located on the northern portion of the project site.

Checklist Item a and Threshold AQ-1. Less than Significant Impact.

The SBCAPCD's 2019 Ozone Plan relies on various growth profiles, including population growth projections. To be determined consistent with the 2019 Ozone Plan, the project's direct and indirect emissions must be accounted for in the Plan's growth assumptions, and the project must be consistent with the policies adopted in the Plan. Additionally, in determining consistency with the Plan, commercial and industrial projects must be tracked pursuant to the local Congestion Management Plan and are determined to be consistent with the Plan if such projects are consistent with SBCAPCD rules and regulations. (SBCAPCD, 2017).

The proposed project would not result in the in-migration of new employees to Santa Barbara County for project-related construction, operation, or maintenance due to the project's short construction period and minimal long-term workforce requirements. In addition, traffic generated by the project would be minimal and would not result in conflicts with the County's Congestion Management Plan. The proposed energy storage project would also to support electricity grid resiliency in the Goleta area, and replace peak energy period capacity that will be lost when the Ellwood Natural Gas Peaking Facility located at 30 Las Armas Road in Goleta is removed from service. The project would also facilitate the use renewable sources, such as wind and solar facilities, that may not be able to produce energy during times of peak demand.

Therefore, the proposed project would be consistent with the 2019 Ozone Plan because it would not cause an exceedance of the growth projections that underlie its air pollutant emission forecasts, and the project would be consistent with objectives of the Plan to reduce air emissions. Therefore, the project's impacts related to the implementation of an applicable air quality plan would be less than significant.

Checklist Item b and Threshold AQ-1. Less than Significant Impact.

The proposed energy storage project would generate short-term emissions associated with project construction and project decommissioning (i.e., removal of project-related equipment at the end of the useful life of the project). Long-term emissions resulting from the operation of the project would result from activities such as the use of water for irrigation of landscaping, and mobile emissions from maintenance vehicle trips. The project's short- and long-term air emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 (Rincon Consultants, Inc., 2020; Attachment 2). CalEEMod

was developed by the South Coast Air Quality Management District (SCAQMD) and is used by jurisdictions throughout the State to quantify criteria pollutant emissions.

Short-Term Impacts

Project-related construction and decommissioning emissions would result from sources such as soil disturbance, and combustion pollutants from construction equipment. Estimates of air emissions from proposed construction and decommissioning activities are summarized on Table AQ-2.

Table AQ-2
Maximum Annual Short-Term Emissions (Unmitigated)
(tons/year)

	ROC	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Project Construction (2021)	0.2	1.6	1.6	<0.1	0.2	0.1
Project Decommissioning (2040)	0.1	0.3	0.9	<0.1	<0.1	<0.1
SBAPCD Threshold	25	25	No threshold	25	25	25
Potential Impact?	No	No	No	No	No	No

Source: CalEEMod v. 2016.3.2 model; Rincon, 2020

Construction activities at the SCE Isla Vista Substation to install proposed access improvements, a new riser pole, and other related equipment would also result in minor short-term emissions. However, with those emissions the project's overall ~~S~~short-term emissions of ozone precursor pollutants (ROG and NO_x) would be substantially lower than the 25 tons per year emissions guideline the APCD uses to determine the significance of construction-related emission impacts. Therefore, short-term emissions from the project would be less than significant and no mitigation is required.

Although construction-related emissions would not exceed the suggested SBCAPCD thresholds, SBCAPCD requires implementation of the following standard dust control measures for all discretionary projects involving earth-moving activities:

a) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
b) The amount of disturbed area shall be minimized, and on-site vehicle speeds shall be reduced to 15 miles per hour or less.

c) If import, export, and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
d) Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
e) After clearing, grading, earth moving, or excavation is completed, the disturbed area shall be treated by watering, revegetating, or spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
f) The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SBCAPCD prior to grading/building permit issuance and/or map clearance.

With the implementation required dust control measures, less than significant short-term emissions of PM_{10} and $PM_{2.5}$ would be reduced to the extent feasible, and potential dust nuisance impacts to surrounding land uses would also be less than significant.

Long-Term Operation Impacts

Emissions of criteria air pollutants resulting from long-term project operations would result from routine project operations, primarily from maintenance vehicle trips. Table AQ-3 summarizes the total estimated emissions associated with project-related operations.

Long-term emissions resulting from the project would not exceed the City's significance thresholds of 25 pounds per day for mobile emissions; 55 pounds per day for total ozone precursor emissions; or 80 pounds per day for PM_{10} emissions. As shown on Table AQ-3, the project would result in a less than significant long-term air quality impact.

The proposed project would not violate any air quality standards or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment. Therefore, the project's long-term emission impacts would be less than significant.

Table AQ-3
Long-Term Project Operation Emissions (Unmitigated)
(lbs/day)

	Emissions (lbs./day)					
	ROG	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Operation and Maintenance Trip Emissions	<0.1	<0.1	<0.1	0	<0.1	<0.1
SBAPCD Thresholds	*25 mobile 240 total*	*25 mobile 240 total*	*NA*	*NA*	*80*	*NA*
City Thresholds	*25 mobile 55 total*	*25 mobile 55 total*	*NA*	*NA*	*NA*	*NA*
Exceed Thresholds?	**No**	**No**	**N/A**	**N/A**	**No**	**N/A**

Source: CalEEMod v.2016.3.2 Model; Rincon, 2020

Checklist Item c and Threshold AQ-3. Less than Significant Impact.

Sensitive receptors are defined as population groups that are more susceptible to exposure to pollutants and include health care facilities, retirement homes, schools and playground facilities, and residential areas. The proposed project would be located adjacent to sensitive receptors (e.g., adjacent Cortona Apartments that are currently under construction). As described in the response to item "b" above, the project would not result in short- or long-term emissions that would exceed SBCAPCD or City of Goleta thresholds. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant. Please refer to Section I (Hazards and Hazardous Materials) below related to the potential for the project to result in hazardous air emission exposure impacts in the event of an accident at the project site.

Checklist Item d and Threshold AQ-4. Less than Significant Impact.

During construction activities on the project site, temporary odors from vehicle exhaust and construction equipment engines would occur. However, construction-related odors would disperse and dissipate quickly, and would be a temporary condition that would cease upon completion of construction. The operation of the project would not be a long-term source of odors. Therefore, the project would result in less than significant impacts related to the creation of odors that have the potential to adversely affect a substantial number of people.

v. Cumulative Impacts

Due to the regional nature of ozone as a pollutant, if a project's air pollutant emissions of either of the ozone precursors (NO_x or ROC) exceed the long-term significance thresholds,

then the project's cumulative impacts will be considered significant. The project's operation emissions, as summarized in Table AQ-2, would not exceed the project-specific thresholds; therefore, the project's contribution to cumulative air quality impacts would also be less than significant.

For projects that do not have significant ozone precursor emissions or localized pollutant impacts, if emissions have been taken into account in the most recent Ozone Plan growth projections, regional cumulative impacts may be considered to be insignificant. When a project's emissions exceed the thresholds and are clearly not accounted for in the most recent Ozone Plan growth projections, then the project is considered to have significant cumulative impacts. As described in response "a" above, the proposed project's emissions are accounted for in the 2019 Ozone Plan growth projections and the project would be consistent with the Ozone Plan. Therefore, the project's contribution to regional cumulative air quality impacts are considered less than significant.

vi. Mitigation Measures and Recommended Conditions of Approval

The project would not result in significant air quality impacts. No mitigation measures are required.

vii. Residual Impact

The proposed project would not result in significant residual air quality impacts.

D. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X			
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X	
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X		
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	

The evaluation of potential impacts to biological resources is based on the analysis, conclusions, and recommendations included in a biological assessment of the proposed energy storage project site titled *Biological Resources Assessment for the Goleta Energy Storage Project, Goleta, California*, March 30, 2020, prepared by Rincon Consultants, Inc. Information provided by the Biological Resources Assessment is summarized below. The complete report is provided as Attachment 3. The evaluation of potential impacts to biological resources resulting from proposed improvements to the SCE Isla Vista Substation is based on the analysis and conclusions included in a report titled *Biological Technical*

Report Addendum for the Goleta Energy Storage Project, Goleta, California, July 8, 2021, prepared by Rincon Consultations, Inc. (Attachment 15).

i. Existing Setting

Energy Storage Project Site

The project site is developed with a storage shed, a small plant nursery, and a paved parking lot. The Cortona apartments project is currently under construction north of and adjacent to the project site. Multi-family residential, commercial, and industrial uses are located on the west side of Storke Road near the project site; commercial and industrial uses are located to the south and southeast of the project site; and disturbed, undeveloped land, railroad tracks, and U.S. 101 are north and northeast of the project site.

Vegetation

Six vegetation communities occur within the biological study area: developed, disturbed, non-native ornamental, native ornamental, quailbush scrub shrubland alliance, and coyote brush shrubland alliance. A total of 16 plant species were identified in the biological study area, of which most were ornamental or weedy non-native species. The vegetation communities located on and adjacent to the energy storage project site are depicted on Figure BIO-1, and the complete list of observed plant species is included in Attachment 3.

Developed**.** Developed land includes areas that have been constructed upon or otherwise physically altered to an extent that native vegetation is no longer supported. It is characterized by permanent or semi-permanent structures, pavement or hardscape, and landscaped areas that often require irrigation. The majority of the energy storage project site is occupied by developed land, including a paved parking lot, an existing building, dirt roads, and storage areas.

Disturbed**.** Disturbed habitats have been physically disturbed by previous human activity. Disturbed habitats are not recognizable as a native or naturalized vegetation association but continue to retain a soil substrate. Vegetation of disturbed areas, if present, is typically composed of ruderal exotics that take advantage of disturbance and inhibit the growth of native plants.

Disturbed vegetation is present on the energy storage project site and much of the surrounding biological study area, including the proposed generation tie-in locations that would traverse beneath Storke Road and into an existing electrical substation. Historical aerial imagery indicates that the vegetation and substrates in these areas have been regularly disturbed by mowing, disking, or grading. The plants observed in this habitat type were primarily weedy, non-native species, including black mustard (*Brassica nigra*), castor bean (*Ricinus communis*), and cheeseweed mallow (*Malva parviflora*).

Non-Native Ornamental**.** Ornamental areas have been planted on the energy storage project site for the purpose of landscaping, typically with non-native species that require regular irrigation or other maintenance. Ornamental vegetation is present within and at the margins of the paved parking lot that occupies the southern and eastern portions of the project site and biological study area. These areas include maintained lawns, olive trees (*Olea europaea*), and other predominantly non-native trees and shrubs.

Figure BIO-1
Battery Storage Facility
Vegetation Communities

Imagery provided by Microsoft Bing and its licensors © 2020.

Source: Rincon, 2020

Native Ornamental**.** Several native California sycamore (*Platanus racemosa*) trees and toyon (*Heteromeles arbutifolia*) shrubs are present near the center of the energy storage project site in two areas totaling approximately 0.2 acre. These areas are surrounded by paved parking lot and disturbed land. It appears that the native trees and shrubs were intentionally planted, and the understory vegetation surrounding them has evidently been maintained. Because these areas are small, isolated from other natural vegetation, subject to a high level of ongoing disturbance, and function as a landscaping feature, they cannot be characterized as a natural vegetation community. Although California sycamore is designated as a wetland indicator species, it has only a facultative association with wetlands and also occurs in non-wetland habitats.

Atriplex lentiformis (quailbush scrub) Shrubland Alliance**.** This is a native shrub community in which quailbush (*Atriplex lentiformis*; also known as big saltbush) makes up more than 50 percent of the canopy cover. A small area (less than 0.1 acre) dominated by quailbush is present in the biological study area on the road embankment between the western boundary of the project site and Storke Road. It is surrounded by disturbed vegetation and likely also has a history of disturbance. Although quailbush is designated as a wetland indicator species, it has only a facultative association with wetlands and commonly occurs in non-wetland habitats.

Baccharis pilularis (coyote brush) Shrubland Alliance**.** This is a native shrub community in which coyote brush (*Baccharis pilularis*) makes up more than 50 percent of the canopy cover. A small area (approximately 0.1 acre) dominated by coyote brush is present in the biological study area immediately outside the eastern boundary of the energy storage facility project site. It is surrounded by developed and disturbed areas.

Wildlife

The energy storage project site and surrounding area provides relatively little suitable habitat for wildlife species due to its developed condition and the lack of native vegetation. Avian species observed in the biological study area during the survey included common species and one raptor species (red-tailed hawk, *Buteo jamaicensis*). The complete list of birds observed on the project site is included in Attachment 3.

SCE Isla Vista Substation Site

Vegetation

Disturbed vegetation located between the substation site and Storke Road where proposed access and other improvements would occur consists primarily of weedy/non-native species, including black mustard, annual grasses, eucalyptus trees, fennel, castor bean, and Mexican fan palm. Native plants in this area include sporadic individual coyote brush and toyon shrubs. Vegetation types located in the vicinity oft eh SCE substation are shown on Figure BIO-2.

Wildlife

There is relatively little suitable habitat for wildlife in the vicinity of the substation due to its developed/disturbed condition, and proximity to other developed areas and

Figure BIO-2

SCE Isla Vista Substation Site
Vegetation, Land Cover, Non-Jurisdictional Drainage

Source: Rincon, 2021

transportation corridors (e.g., Storke Road, the Union Pacific Railroad, and U.S 101). Wildlife species that commonly occur in urban areas are likely to occur on and near the substation site.

Wetlands and Waterways

A formal jurisdictional delineation was conducted for the biological study area and no waters or wetlands were present that might meet the standards for federal protection under jurisdiction of the United States Army Corps of Engineers, California Department of Fish and Wildlife, or Regional Water Quality Control Board.

A non-jurisdictional concrete stormwater drainage channel is located on the east side of the substation at the base of the slope adjacent to Storke Road. The channel is manmade with a concrete bottom and located in an upland area. There is non-native vegetation growing in portions of the channel and no evidence of standing water was observed during the biological survey of the project site. The channel originates from the northwest and southwest corners within the substation and runs along the north and south sides of the substation. The channel continues south adjacent to residential homes and conveys stormwater runoff from these areas into the municipal storm drain system. The height of the side walls of the channel are less than six inches tall, indicating minor flow volumes. The feature was likely built as part of the substation construction to convey flows away from the station.

ii. Thresholds of Significance

A significant impact on Biological Resources would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. In addition, the City of Goleta's Environmental Thresholds and Guidelines Manual defines the following thresholds of significance:

Threshold BIO-1. Disturbances to habitats or species may be significant, based on substantial evidence in the record, if they substantially impact significant resources in the following ways:

1. Substantially reduce or eliminate species diversity or abundance.
2. Substantially reduce or eliminate quantity or quality of nesting areas.
3. Substantially limit reproductive capacity through loss of individuals or habitat.
4. Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food resources.
5. Substantially limit or fragment range and movement (geographic distribution of animals and/or seed dispersal routes).
6. Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Threshold BIO-2. The *Environmental Thresholds and Guidelines Manual* provides examples of areas in the City of Goleta where impacts to habitat are presumed to be less than significant, including:

a. Small acreages of non-native grassland if wildlife values are low.
b. Individuals or stands of non-native trees if not used by important animal species such as raptors or monarch butterflies.

c. Areas of historical disturbance such as intensive agriculture.
d. Small pockets of habitats already significantly fragmented or isolated, and disturbed or degraded.
e. Areas of primarily ruderal species resulting from pre-existing man-made disturbance.

iii. Project-Specific Impacts

The proposed project includes a request for the approval of a Parcel Map that would divide the existing 5.88-acre project site parcel lot into two lots. Proposed Lot 2 would have a net area of 3.22 acres and would continue to be occupied by an existing 60,068 square foot research and development building and associated parking and landscaping. The Parcel Map would not result in changes to existing environmental conditions on proposed Lot 2 that would have the potential to result in significant impacts to biological resources. The following evaluation of potential biological resource impacts focuses on impacts that have the potential to result from the development of the proposed Goleta Energy Storage facility, which would be located on a proposed 2.66-acre lot (proposed Lot 1) located on the northern portion of the project site.

Checklist Item a and Threshold BIO-1. Less than Significant with Mitigation.

A list of special-status plant and animal species with potential to occur on the energy storage project site (i.e., the biological study area plus a 100-foot wide survey buffer) was developed based on a review of a five-mile search of the California Natural Diversity Database (CNDDB) (California Department of Fish and Wildlife [CDFW] 2020) and a nine-quad search of the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Vascular Plants of California (CNPS 2020). The results of the searches are included as Attachment A of the Biological Resources Assessment prepared for the project.

The CNDDB and CNPS queries identified 42 special-status plant species, of which 14 were documented within five miles of the biological study area. Special-status plant species typically have specialized habitat requirements, including plant community types, soils, and elevational ranges. The biological study area is predominantly developed or disturbed, and contains no habitats identified as suitable for the species documented in the vicinity of the biological study area. Therefore, it was determined that no special-status plant species have potential to occur in the biological study area. No special-status plant species were observed during the surveys of the battery storage site or the Isla Vista substation site. Accordingly, no impacts to special-status plants would occur.

The CNDDB query results identified 21 special-status wildlife species within five miles of the biological study area. The potential for special-status wildlife species to occur at the project site was assessed based on their known distribution and habitat requirements and the existing conditions of the site. No special-status wildlife species were detected during the surveys of the battery storage site or the Isla Vista substation site, and none were determined to have potential to occur due to the developed and disturbed condition of the biological study areas; high levels of human disturbance; absence of native vegetation or aquatic habitat; and isolation from suitable habitat in the surrounding landscape. No critical habitat designated by the United States Fish and Wildlife Service (USFWS) is present in the biological study areas. Accordingly, no impacts to special-status wildlife would occur.

Migratory or other common nesting birds, while not designated as special-status species, are protected by the California Fish and Game Code (CFGC) and the Migratory Bird Treaty Act

(MBTA). Native and ornamental trees and shrubs and human-made structures in the biological study area could provide habitat for nesting birds. No nests or birds exhibiting nesting behaviors were observed during the site surveys. However, if project construction activities occur during the nesting season (typically February 1 through August 31), impacts to nesting birds, including raptors, could potentially be significant. Potential impacts to nesting birds, including raptors, would be reduced to less than significant level through implementation of Mitigation Measure BIO-1, described below. The requirements of Mitigation Measure BIO-1 are proposed by the City and have been agreed to by the applicant.

Checklist Item b and Thresholds BIO-1 and BIO-2. No Impact.

Six vegetation communities occur within the battery storage project site biological study area: developed, disturbed, non-native ornamental, native ornamental, *Atriplex lentiformis* (quailbush scrub) shrubland alliance, and *Baccharis pilularis* (coyote brush) shrubland alliance.

No sensitive natural communities are present in the battery storage or substation biological study areas. Although California sycamore trees (*Platanus racemosa*) are present in the battery storage biological study area and California sycamore woodland is designated as sensitive by CDFW, the sycamore trees on the project site are ornamental parking lot landscaping and do not constitute a natural California sycamore woodland. Therefore, the proposed project would have no impact to sensitive natural communities.

Checklist Item c. Less than Significant Impact.

A formal jurisdictional delineation of the battery storage ~~project~~ site was not conducted~~.~~, ~~However~~however, no wetlands or waters of the United States or the State that might meet the standards for federal protection under jurisdiction of the United States Army Corps of Engineers (USACE) were observed during the field survey. A jurisdictional delineation conducted for the substation site determined that no waters or wetlands were present at that site. In addition, no~~No~~ waters or wetlands identified by the USFWS's National Wetlands Inventory (NWI) are mapped within the biological study areas. The nearest is located approximately 500 feet north of the biological study area on the northern side of U.S. 101. No riparian vegetation that might be protected under jurisdiction of CDFW was observed in the biological study area. Two plant species designated as wetland indicator species (quailbush and California sycamore) were observed in the battery storage project site biological study area. However, both of these species have only a facultative association with wetlands and also occur in non-wetland habitats. Based on the vegetation and substrates observed during the survey, the areas where these species occur do not constitute wetlands as defined by the City of Goleta (City of Goleta 2006). Therefore, the proposed project would not result in direct (i.e., removal) impacts to jurisdictional waters or wetlands.

Proposed development activities at the project site would have the potential to impair the quality of downstream receiving waters (such as the Goleta Slough) due to discharges of sediment and other construction-related materials, such as solid waste and other debris, concrete and asphalt, paint, metals, fuel and other automotive products. However, as described in Section J (Hydrology and Water Quality) below, with the implementation of construction site regulatory requirements (including the preparation of a Storm Water Pollution Prevention Plan), there is a less than significant potential for a major release of construction-related pollutants at the project site that could adversely affect downstream surface waters and associated habitats.

As described in Section J (Hydrology and Water Quality) below, in the unlikely event of a Megapack fire at the project site, water used for fire suppression purposes would have the potential to contain pollutants released from the combustion of the Megapack structure and the lithium-ion batteries contained within the structure. Due the large volume of water that may be used to prevent the spread of a fire, it is also likely that the fire suppression water would leave the project site and enter the City storm drain system. After entering the system, the water would be discharged to Tecolotito Creek, which flows to the Goleta Slough.

Based on the results of previous large-scale fire testing, pollutants absorbed by fire suppression water used at the project site would generally be similar to fire suppression water quality impacts that could result from fires at other structures that result in the combustion of plastics and electronics. Based on the very low probability of a fire occurring at the project site that would require the use of fire suppression water, and that potential impacts to the quality of fire suppression would generally be similar to the impacts of fires at other buildings located in the Tecolotito Creek watershed, potential water quality-related impacts to downstream receiving waters are considered to be potentially adverse but less than significant.

Checklist Item d. No Impact.

Wildlife corridors are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Examples of barriers or impediments to movement include housing and other urban development, roads, fencing, unsuitable habitat, or open areas with little vegetative cover. Regional and local wildlife movements are expected to be concentrated near topographic features that allow convenient passage, including roads, drainages, and ridgelines.

The proposed energy storage project site and the Isla Vista Substation site do ~~does~~ not have characteristics that would allow those sites~~it~~ to be used as a wildlife corridor. The potential for movement of wildlife through the project sites and surrounding areas is minimal given surrounding urban development, the adjacent railroad tracks, and U.S. 101. These conditions result in substantial barriers to wildlife movement. The proposed project would not impede wildlife movement, and no impact would occur.

Checklist Item e. Less than Significant Impact

Conservation Element Policy CE 1 of the City of Goleta General Plan/Coastal Land Use Plan (GP/CLUP), requires that all Environmentally Sensitive Habitat Areas (ESHA) identified in Figure 4-1 (Special Status Species and Environmentally Sensitive Habitat Areas) of the GP/CLUP shall be protected against significant degradation of habitat value (City of Goleta 2006). Conservation Element Figure 4-1 does not show any special status species or ESHA on or near the proposed project site. In addition, as described in item “b” above, no sensitive natural communities are present on or adjacent to the project site. Therefore, the proposed project would be consistent with this policy.

Conservation Element Policy CE 9 pertains to the protection of native woodlands, and Policy CE 9.1 states that native sycamore trees are protected trees. The proposed project would result in the removal of four sycamore trees with trunk diameters of 12-, 12-, 14-, and 22-inches. As described in item “b” above, the sycamore trees to be removed are ornamental parking lot trees and do not constitute a sycamore woodland. Therefore, the removal of the ornamental parking lot trees would not be a significant impact because the landscape trees are fragmented or isolated from other habitat, such as riparian areas, where native sycamore

trees are typically located; and the trees are located in a parking lot (i.e., a disturbed or degraded area) that does not provide habitat value. Furthermore, the energy storage project proposes to plant three (3) 24-inch box sycamore trees and nine 24-inch box oak trees on the project site, which would result in a long-term increase in the number of native trees located on the site. No native trees are located at the substation site or would be impacted by proposed substation improvements. Therefore, the proposed project would be consistent with this policy.

Checklist Item f. No Impact.

The project site is not subject to any Habitat Conservation Plan, Natural Conservation Community Plan, or other local, regional, or state habitat conservation plan. Therefore, no impacts would occur.

iv. Cumulative Impacts

The proposed project's potential short-term impacts to nesting birds would be reduced to a less than significant level by proposed mitigation measure BIO-1, which requires pre-construction surveys and the implementation of specified avoidance measures if nesting birds are detected prior to the start of project-related construction activities. Therefore, the project's short-term cumulative impacts to nesting birds would not be cumulatively considerable. The proposed project would not result in other long-term impacts to biological resources that would be cumulatively considerable. Therefore, the project's cumulative biological resources would not be considerable or significant.

v. Mitigation Measures and Recommended Conditions of Approval

The following mitigation measure shall be required to ensure that potential impacts to nesting birds are reduced to less than significant.

Mitigation Measure-BIO-1: Nesting Birds. To avoid disturbance of nesting and special-status birds, including raptor species protected by the MBTA and California Fish and Game Code, project activities including vegetation removal, ground disturbance, construction, and demolition shall occur outside of the bird breeding season (February 1 through August 31), if feasible.

If project-related construction work must begin during the breeding season of nesting and special-status birds, including raptor species, at the permittee/applicant's expense a pre-construction nesting bird survey shall be conducted no more than seven days prior to initiation of project activities. The nesting bird survey shall be conducted inside the project footprint plus a 500-foot buffer for raptors and special-status species and a 300-foot buffer for all other birds. Inaccessible parts of the survey area shall be scanned using binoculars to ensure 100 percent visual coverage. The survey shall be conducted by a biologist familiar with the identification of bird species known to occur in southern California communities.

If active nests (those containing eggs, nestlings, or associated with dependent fledglings) are found on-site, an avoidance buffer shall be implemented around each nest and demarcated with fencing or flagging. The size of the buffers shall be determined by the biologist based upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site. No project activity shall occur inside a nest buffer until the biologist determines that the nest is no longer active.

If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.

Timing: The survey must be conducted no more than seven (7) days prior to commencement of any demolition, grading, and/or construction activities. Survey conclusions must be reviewed and approved by the Planning and Environmental Review Director, or designee, prior to the commencement of project activities that could disturb suitable nesting habitat, such as demolition, grading, and/or construction activities. ~~issuance of Grading/Building permits.~~

Monitoring/Reporting Party(ies): The Planning and Environmental Review Director, or designee, will review any biological reports in consultation with any resource/trustee agency as needed, as well as conduct periodic site inspections to verify compliance with survey recommendations in the field.

vi. Residual Impact

With implementation of mitigation measure BIO-1, potential project-related impacts to nesting birds would be less than significant.

E. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?				X	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		X			
c. Disturb any human remains, including those interred outside of dedicated cemeteries?		X			

Multiple cultural resources assessment reports have been prepared by the project applicant to assess the proposed project's potential impacts to cultural resources. The first report was prepared by Dudek (2020) and was peer reviewed by Applied EarthWorks (July 3, 2020). The peer review comments were addressed in a revised report prepared by Rincon Consultants (November 6, 2020) and that report was also peer reviewed by Applied EarthWorks (December 3, 2020 and December 7, 2020). In response to those peer review comments, a revised report (Rincon, December 11, 2020) was submitted to the City and the report was reviewed by Applied EarthWorks (December 18, 2020). A revised report was prepared (Rincon, January 26, 2021), and following comments from Applied EarthWorks (February 17, 2021) a final cultural resources assessment report was prepared and submitted to the City (Rincon, February, 18, 2021). Each of the documents identified above are on file with the City of Goleta and may be reviewed by qualified persons with prior authorization by the City of Goleta Planning and Environmental Review Department.

The information and analysis included in this section is based and summarizes information included in Rincon Consultant's February 18, 2021, report titled *Cultural Resources Assessment of Effects for Cortona Drive Energy Storage Project, 6864 and 6868 Cortona Drive in Goleta, Santa Barbara County, California.* Information and analysis of potential impacts to cultural resources that may result from proposed improvements at the SCE Isla Vista Substation are based on Rincon Consultant's July 9, 2021 report titled *Cultural Resources Assessment of Effects for Proposed Improvements to SCE's Isla Vista Substation, Cortona Drive Energy Storage facility Project, Goleta, Santa Barbara County, California.* This report was also peer reviewed by Applied EarthWorks (August, 31, 2021). Each of the documents identified above are on file with the City of Goleta and may be reviewed by qualified persons with prior authorization by the City of Goleta Planning and Environmental Review Department.

i. Existing Setting

Ethnographic and Historic Setting

Historically, settlement in the vicinity of the project site was defined by three periods: the Mission Period (AD 1769 to 1830), the Rancho Period (AD 1830 to 1865), and the American Period (AD 1865 to 1915). The first European contact to the Santa Barbara coastal region was by Portuguese explores in 1542, followed by the Spanish in 1602. At the time of this first

European contact in 1542, the Goleta area was occupied by a Native American group speaking a distinct dialect of the Chumash Language (GP FEIR). This group later became known as the Barbareno Chumash. The Chumash were hunters and gathers who lived in areas surrounding the much larger prehistoric Goleta Slough. The prevalent Chumash population at the time of Spanish contact, had at least 10 Chumash villages in the Goleta Area and immediate vicinity (GP FEIR).

As provided in the City's General Plan Final EIR (Section 3.5, Cultural Resources), the City is known to contain prehistoric, ethnographic and historical resources. The City's General Plan Final EIR (GP FEIR) (Figure 3.5-1, Historic Resources), shows areas containing sensitive historic/cultural resources, identifying 46 historic resource locations.

Previous Cultural Resource Investigations

A search of the California Historical Resources Information System (CHRIS) at the Central Coastal Information Center (CCIC) was completed on August 24, 2020. The search was performed to identify all previously recorded cultural resources, as well as previously conducted cultural resource studies, within the project site and a 0.5-mile area surrounding it. The CHRIS search included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the Office of Historic Preservation Historic Properties Directory, the California Inventory of Historic Resources, and the Archaeological Determinations of Eligibility list. The CCIC records search identified 79 previously conducted cultural resources studies within a 0.5-mile radius of the project site. Twenty (20) of these studies are located within 100 feet of the proposed project site. The CCIC records search identified 13 previously recorded cultural resources within a 0.5-mile of the project site. One of these cultural resources, CA-SBA-54, is located within the project site. This resource is a prehistoric site that was found eligible for listing in the CRHR. Two other cultural resources, CA-SBA-142 and P-42-041021, are located adjacent to but outside the project site. Each of these cultural resource sites are briefly described below.

<u>CA-SBA-54</u>. Since it was first recorded in the early 20th century, CA-SBA-54 has been subject to numerous investigations and archaeologists have recorded several different site boundaries and site deposit locations. In the 1920s, remnants of this village site were described as being located on the crest of a small, abrupt-sided mound with remnants of an ancient oak grove. In the 1950's, a dense mantle of occupation debris on the knoll crest was recorded as being at an elevation of approximately 62 to 71 feet above sea level. In 1956, an excavation of the site recovered flake and core tools, projectile points, manos and metates, pestles, a drill, asphaltum applicators, two charm stones, and one/two human burial(s). In the 1960s, numerous changes occurred to the site. In 1961, the area immediately west of the site was destroyed by the Storke Road overpass project. In 1962, much of the knoll was graded in anticipation of a housing construction project, which reduced the site's elevation from approximately 71 feet ASL to 37 feet ASL.

In 1982, archaeologists determined that although the top of the original knoll was removed, the lower slopes of the knoll could still contain relatively undisturbed archaeological deposits. This was confirmed in the 1980s and 1990s when other investigations explored the northern and western extents of the site. An investigation in 1992 identified a "northern midden remnant" immediately south of the railroad. A subsequent investigation of that area identified cultural material in much lower densities than previously reported and suggested previous disturbances of the archaeological deposit that were not previously recognized. Based on

the results of these investigations, the "northern midden remnant" does not extend south toward the proposed project site.

Backhoe trench excavations in 1995 identified a roughly 1.5 x 1.5 meter "southern midden remnant" that extended west toward the Storke Road fill slope. Subsequent data recovery excavations in 2002 identified intact archaeological deposits of the "southern midden remnant," between 1.5 and six feet below the ground surface that existed at that time. As part of a data recovery program, three trenches were excavated south the "southern midden remnant." No prehistoric materials were identified in the trenches.

These previous studies evaluated projects east and west of the proposed project site and found that although reduced in size and disturbed, CA-SBA-54 retained prehistoric cultural deposits.

In 2016, Dudek excavated 18 backhoe trenches to determine the presence of cultural materials at the project site. The backhoe trenches do not appear to have been located in areas previously excavated by earlier archaeologists. The excavations determined that two of the trenches contained the deepest and thickest deposit of cultural materials. Five trenches contained intact cultural materials within just a portion of the trench, which defined the boundary of the intact site deposit. Two of the trenches defined the site's western boundary, two trenches defined the southern boundary, and one trench defined the eastern boundary of the site. This boundary was confirmed by four trenches completely within the boundary that identified intact materials and nine trenches completely outside the boundary that did not identify intact materials.

The presence of intact cultural materials suggests the archaeological deposit has the potential to "yield information important in prehistory." Since the intact cultural materials are associated with peripheral CA-SBA-54 site deposits, not the main/primary site area on the knoll that was removed, the intact cultural materials have a limited potential to address prehistoric occupation at the project site (Rincon, 2021).

CA-SBA-142. This site was originally recorded in 1959 in the vicinity of the northwestern corner of the Glenn Annie Road/U.S. Highway 101 intersection, and has been the subject of multiple additional investigations. The core of the site, located north of U.S. Highway 101 and west of Glenn Annie Road, was described as black soil containing a high density of shellfish fragments, ground stone artifacts, such as manos and metates, and projectile points. When the site was originally recorded in 1959, approximately 66 percent of the site had been destroyed by construction of residences and roads north of U.S. Highway 101. Several burials exposed in a roadcut through the site were excavated, and in 1960 the entire site was removed to serve as fill for the highway.

The area of proposed off-site improvements west of Storke Road that would be affected by the construction of the proposed SCE substation tie-line was also surveyed in 1991. Three areas of sparse, remnant cultural materials associated with CA-SBA-142, but geographically distinct from the original CA-SBA-142 landform north of U.S. Highway 101, were identified. No archaeological excavations were undertaken to assess the integrity of the three areas.

Subsequent investigation indicated one of the identified areas (CA-SBA-142A) has been completely destroyed and did not represent an intact archaeological site deposit. One of the other areas (CA-SBA-142C), the area closest to the proposed off-site tie-line improvements west of Storke Road, is a small (60 X 5-meter) deposit of shell located north of the SCE

substation. The vicinity of this area has been significantly impacted by construction of a 22-inch water main in the 1950s and the subsequent construction of a gas line. The construction of Storke Road and the Storke Road/Hollister Avenue interchange in 1960 and 1961 are assumed to have destroyed or severely disturbed any archaeological deposits associated with SBA-142C. In addition, this area is located approximately 65 feet from the closest proposed tie-line construction and it is unlikely to be impacted by ground disturbances associated with the proposed tie-line improvements.

P-42-041021. The original Southern Pacific Railroad cut was a remnant of the abandoned southern segment of the SPRR Coast Line that was in use between 1887 and 1902. The railroad cut was located approximately 175 feet west of the proposed off-site improvements at the Southern California Edison substation, and was removed during the construction of the Westar mixed use project. Therefore, this former historical resource would not be impacted by the proposed project.

ii. Thresholds of Significance

To be a significant historical resource pursuant to CEQA, it must meet one of the four significance criteria listed in CEQA Guidelines section 15064.5(a)(3)(A-D) and retain physical integrity. The four significance criteria for cultural and historical resources are:

1. It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. It is associated with the lives of persons important in our past;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. It has yielded, or may be likely to yield, information important in prehistory or history

A significant impact on cultural resources would occur if a proposed project resulted in any of the impacts noted in the above checklist. Additional thresholds are contained in the City's *Environmental Thresholds and Guidelines Manual*. The City's adopted thresholds indicate that a project would result in a significant impact on a cultural resource if it results in the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings.

iii. Project-Specific Impacts

The proposed project includes a request for the approval of a Parcel Map that would divide the existing 5.88-acre project site parcel lot into two lots. Proposed Lot 2 would have a net area of 3.22 acres and would continue to be occupied by an existing 60,068 square foot research and development building and associated parking and landscaping. The Parcel Map would not result in changes to existing environmental conditions on proposed Lot 2 that would have the potential to result in significant impacts to cultural resources. The following evaluation of potential cultural resource impacts focuses on impacts that have the potential to result from the development of the proposed Goleta Energy Storage facility, which would be located on a proposed 2.66-acre lot (proposed Lot 1) located on the northern portion of the project site, and the construction of other project-related off-site improvements.

Checklist Item a. No Impact.

Figure 6-2 (Historic Resources) of the Visual and Historic Resources Element of the GP/CLUP does not identify any sensitive historic resources on or near the proposed project site. In addition, the draft Historic Resources Inventory prepared for the Historic Preservation Ordinance does not identify any historic resources eligible for historic designation as being located on or adjacent to the project site. The energy storage project would demolish a small on-site shed, however, the shed has not been identified as being a sensitive historical resource. Therefore, the project would have no impact to historical resources.

Checklist Item b and c. Less than Significant with Mitigation.

Proposed Project Site Improvements. Proposed project site improvements that would occur within the portion of CA-SBA-54 that contains intact archaeological deposits include the on-site fire access road, and the installation of 24-inch box landscape trees. Ground disturbances associated with these proposed improvements would provide, at minimum, an eight-inch separation between the base of ground disturbances and the top of the intact archaeological site deposit. Fill would be placed in the eastern portion of the project site to provide a buffer between the landscape trees and the top of intact archaeological deposits. By maintaining the proposed separation distance, the project would avoid the intact on-site archaeological deposit.

The proposed stormwater retention basin would be located approximately 82 feet southeast of the southernmost cultural resource exploration trench that was excavated in 2002. As described above, that exploration did not identify prehistoric cultural resources. The retention basin would also be approximately 180 feet southeast of the “southern midden remnant,” and approximately 295 feet south of the CA-SBA-54 site boundary defined by Dudek. Therefore, it is unlikely that excavation of the basin will impact cultural materials.

The “northern midden remnant” that has been identified near the project area is located north of and outside the proposed project site. Therefore, this remnant area would not be impacted by the project.

The proposed off-site street frontage improvements along Cortona Drive consist predominantly of the removal of existing infrastructure (curbs, gutters, sidewalks, street lighting, drain pipes, etc) and replacement with new infrastructure at the same locations. Therefore, the proposed street improvements would be constructed in locations that have been previously disturbed. Subsurface archaeological testing for a separate and previously proposed project (the Joslyn Electronic Systems Division storage building located east of and adjacent to the proposed project site) identified prehistoric cultural materials at that site that were in redeposited, secondary deposits. The analysis of the adjacent project determined construction of the storage building would have “no direct or indirect impacts on the cultural resources” and recommended that construction “be allowed to proceed without restriction.” In addition, the analysis of potential impacts to cultural resources conducted for the Hilton Garden Inn located at the northeast corner of Storke Road/Hollister Avenue determined that grading, soil compaction, foundation construction, and utility installation would not result in a significant impact on cultural resources even though very limited shellfish fragments were recovered during Extended Phase 1 backhoe trenching. Based on conclusions of the previous investigations for those projects, the proposed off-site improvements along Cortona

Drive would occur in previously disturbed areas over 500 feet southwest of the intact CA-SBA-54 deposits. Therefore, the proposed off-site street frontage improvements would not have the potential to result in significant impacts to intact archaeological resources.

Proposed Bore Pit, Receiving Pit, ~~and~~ Tie Line, and Substation Improvements. The proposed project includes the installation of an underground electrical line (i.e., a "tie line") to connect the project site to the existing SCE substation located on the west side of Storke Road. Installation of the tie line requires the excavation of a bore pit on the east of Storke Road, a receiving pit on the west side of Storke Road, the installation of a tie line beneath Storke Road, and trenching on the west side of Storke Road to extend the tie line from the receiving pit to the substation. Other proposed improvements at the substation include the installation of underground telecommunication lines and associated equipment; the construction of an asphalt driveway and riser pole to be located within the substation; and new access improvements consisting of a dirt ramp over an existing shallow concrete stormwater drain, an associated pipe culvert to convey stormwater flows in the existing concrete drainage, a graded hammerhead turn-around area, and a new gate in an existing fence.

Based on a review of maps prepared for previous archaeological investigations at and in the vicinity of the project site, and a review of aerial photos, it appears that the "southern midden remnant" is west of the proposed project site under the current Storke Road fill slope. In addition, up to 30 feet of fill was placed on the top of the ground surface when Storke Road was realigned. It is likely that soil preparation associated with the placement of that fill would have disturbed the majority of the "southern midden remnant" and intact cultural material located north of the remnant, and left intact archaeological material remaining between five and six feet below the ground surface that existed at that time.

The bore pit to be located east of Storke Road would be north of the "southern midden remnant" and in an area that was previously investigated for cultural resources with negative results (i.e., the trench did not contain intact midden soil). The proposed tie line would also be located north of the "southern midden remnant" in an area where previous data recovery excavations identified intact cultural material. The bottom of the east bore pit and underground tie line would be located at or above the approximate ground surface that existed in the early 1990s when archaeological excavations identified the "southern midden remnant" and intact cultural material north of the "southern midden remnant" between 1.5 and 6.0 feet below that ground surface. Soil preparation associated with the Storke Road realignment is likely to have extended five feet below that ground surface. Therefore, the proposed bore pit and electrical line would avoid the "southern midden remnant" and the intact cultural material north of the "southern midden remnant" that remain between 5 and 6 feet below that ground surface.

Areas within the SCE Isla Vista Substation have been disturbed up to 15- 20 feet below the ground surface by previous construction activities, including the installation of a grounding network, which is a pattern of copper conductors laid in the form of a mesh. Areas east of the substation are located in an area that was previously under the original Storke Road fill slope and were disturbed by placement and removal of the original fill lope and current fill slope. Due to poor ground visibility inside and outside the substation, systematic "boot scrapes" and "shovel scrapes" were conducted in the areas of proposed improvements to increase ground visibly during an inspection of the site. No cultural materials were identified within or adjacent to the substation site. In addition, CA-SBA-142 Locus C is located approximately 65 feet from the closest proposed improvements at the substation. ~~The~~

~~proposed receiving pit, vault, underground electrical line trench, on the west side of Storke Road would be located at least 65 feet from CA-SBA-142C. Ground disturbances associated with the proposed substation connection improvements west of Storke Road are unlikely to impact CA-SBA-142C.~~

Potential Impact Determination. As described by the analysis presented above, it is unlikely that excavations and other ground disturbing activities that would occur at the proposed ~~project~~ battery storage site, or the SCE Isla Vista substation site, ~~and that are required for the installation of the proposed underground tie line,~~ would result in impacts to previously identified cultural resources. However, the project would have the potential to result in significant impacts to cultural resources should on-site or tie line construction-related ground disturbing activities encounter previously undetected cultural resources. Although it is considered unlikely for the proposed project to encounter previously undetected cultural resources, there is also a potential for artifacts important to the Native American community and/or isolated, fragmentary human remains to be encountered during the construction of the project. Potential project-related impacts that may result from the unexpected discovery of cultural resources would be reduced to a less than significant level with the implementation of Mitigation Measures CR-1 through CR-5, described below. With the implementation of these mitigation measures, the project's potential to result in the physical demolition, destruction, relocation, or alteration of cultural resources would be reduced to less than significant.

The construction of proposed project would also result in the loss of access to significant archaeological materials located on the project site. This significant indirect impact of the project would be reduced to a less than significant level with the implementation of Mitigation Measure CR-3.

As described above, the construction of proposed street frontage improvements along Cortona Drive would not have the potential to result in significant impacts to cultural resources. Therefore, no mitigation measures are required for the proposed street improvements component of the project.

iv. Cumulative Impacts

The proposed project would implement measures (i.e., covering portions of the project site that are known to contain cultural resources with fill soil) to minimize the potential for significant impacts to cultural resources located on the project site. In addition, proposed mitigation measures identify specific requirements to reduce the potential for disturbing cultural resources and identify actions that must be implemented in the event that resources are detected. Since the potential for the project to impact intact cultural resources is low, and mitigation measures would be implemented to reduce unanticipated impacts to a less than significant level, the project would not result in cumulatively considerable impacts to cultural resources and its potential cumulative impacts would not be significant.

v. Mitigation Measures and Recommended Conditions of Approval

Potential project-related impacts to on-site cultural resources would be reduced to a less than significant level with the implementation of Mitigation Measures CR-1, CR-2, CR-3, CR-4, and CR-5. These required mitigation measures specify requirements related to: construction monitoring; the placement of proposed fill material over portions of the project site to protect cultural resources; conducting a data recovery program at the project site; conducting a pre-

construction workshop for construction personnel; and the preparation and implementation of a Construction Monitoring and Treatment Plan.

The following mitigation measure shall be required to ensure that potential impacts to cultural resources are reduced to less than significant. The requirements of Mitigation Measures CR-1 through CR-5 are proposed by the applicant.

Mitigation Measure CR-1: Construction Monitoring. A City-approved archaeologist and local Chumash consultant shall monitor the initial grading and excavation for project construction, and off-site grading and excavation associated with the underground utility line between the project site and the SCE substation on the west side of Storke Road, until such a time as sufficient subsurface soil has been uncovered/excavated to ascertain that no prehistoric archaeological cultural resources are located in the improvement areas. The monitor(s) shall have the following authority:

a. The archaeological monitor(s) and Chumash monitor(s) shall be on-site during any earthmoving activities, including preparation of the area for capping, grading, trenching, vegetation removal, or other excavation activities. The monitors shall continue their duties until it is determined through consultation with the applicant, City Planning and Environmental Review Director or designee, archaeological consultant, and Chumash consultant that monitoring is no longer warranted. A written request which describes justification for the reduction or cessation of monitoring shall be submitted to the City Planning and Environmental Review Director or designee for review and approval.

b. The monitor(s) shall halt any activities impacting previously unidentified cultural resources and conduct an initial assessment of the resource(s).

c. If an artifact is identified as an isolated find, the monitor(s) shall recover the artifact(s) with the appropriate locational data and include the item in the overall inventory of the site.

d. If a feature or concentration of artifacts is identified, the monitor(s) shall halt activities in the vicinity of the find, notify the applicant and City staff and prepare a proposal for the assessment and treatment of the find(s). This treatment may range from additional study to avoidance, depending on the nature of the find(s).

e. The monitor(s) shall prepare an archaeological technical report documenting the results of the monitoring program and include an inventory of any recovered artifacts, features, etc.

f. If artifacts are identified and recovered, the monitor(s) shall prepare the artifact assemblage for curation with an appropriate curation facility (e.g., UCSB) and include an inventory with the transfer of the collection.

g. The monitor(s) shall file an updated archaeological site survey record with the UCSB Central Coast Information Center.

Timing: These requirements must be printed on all plans submitted for any land use, zoning clearance, building, grading, or demolition permits. Before the City issues permits for any ground disturbance, the Applicant/Permittee must provide the City Planning and

Environmental Review Director the contact information of the Chumash consultant and the agreed upon procedures to be followed.

Monitoring/Reporting Party(ies): The Planning and Environmental Review Director, or designee, shall be notified of archaeological resources that are discovered during site construction operations. The Planning and Environmental Review Director, or designee, must confirm that the County Coroner is notified in the event human remains are found, and that the Native American Heritage Commission is contacted if the remains are of Native American Chumash origin.

Mitigation Measure CR-2: Culturally Sterile Fill Material Placement Requirements.

1. Placement of fill soils over CA-SBA-54 archaeological site soils within the Project area shall include the following surface preparation and fill soils placement measures:
   a. Removal of all organic material from the archaeological site surface and a 50-foot buffer shall be done by hand (including brushing, raking, or use of power blower). Use of motorized vehicles for vegetation removal within the delineated archaeologically sensitive area shall be prohibited. All vegetation within the delineated archaeologically sensitive area shall be removed at ground surface.

      Use of motorized vehicles for vegetation removal within a 50-foot buffer extending from the delineated archaeologically sensitive area may be allowed with a City-approved archaeologist and local Chumash consultant on-site to monitor vegetation removal within the 50-foot buffer, consistent with the mitigation measure CR-1.

   b. Remaining root balls and masses in the ground after hand removal of vegetation stems/trunks within the delineated archaeologically sensitive area shall be sprayed with topical ~~pesticide~~ herbicide per manufacturers specifications to ensure no further growth. The resulting dead subsurface vegetation masses within the delineated archaeologically sensitive area shall be left in place.

      Use of motorized vehicles to remove root balls within the 50-foot buffer extending from the delineated archaeologically sensitive area may be allowed with a City-approved archaeologist and local Chumash consultant on-site to monitor excavation associated with removal of root balls within the 50-foot buffer, consistent with the mitigation measure CR-1

   c. Subsequent to revegetation removal, the archaeological site areas shall be professionally surveyed to create a precise topographic contour map representing the baseline, pre-fill condition.

   d. Any grading activities within the delineated archaeologically sensitive area will be designed considering both the documented depth of identified cultural material and the precise topographic contour map. No grading will occur in a manner that creates less than a 20 cm (8 inch) buffer between proposed ground disturbances and the identified intact A Horizon.

   e. A bioaxial geogrid (Tensar BX1200TX 160 or equivalent) shall be laid over the ground surface throughout the CA-SBA-54 site area and a 50-foot buffer on all side

of the cultural resource. The geogrid shall be capable of preventing compaction and load impacts on underlying archaeological resources. The geogrid type and verification of its technological capability shall be provided by a qualified geotechnical engineer.

f. Placement of fill soils on top of the geotextile shall be done in no greater than 8-inch lifts with rubber-tired equipment.

g. The first six inches of fill shall be a construction sand with contrasting color and texture that signals to anyone engaged in any future activity (e.g., landscaping, utilities maintenance activity) that excavation shall not extend deeper than the protective upper soil layer. In the small area where placement of six inches of fill is not feasible due to the engineering design required to maintain the structural stability of the Fire Access Road with Modified Hammerhead Turnaround, the geogrid shall be sufficient to signal that excavation shall not extend deeper.

h. Fill soils shall be free (sterile) of archaeological resources.

i. Fill soils shall be spread from outside of the archaeological site deposit with small rubber-tired equipment, such that the equipment shall only be working on top of the fill soils. The fill soils shall be placed ahead of the equipment so that the equipment does not have contact with the archaeological site surface.

j. The fill soils shall be sufficiently moist so that they shall be cohesive under the weight of the equipment as the material is spread out over the archaeological site and buffer area.

k. Fill soils will be placed so that no less than a 20 cm (8 inch) buffer exists between the deepest extent of plantings and the identified intact cultural deposit. The depth of fill will depend on the extent of grading that occurs pursuant to mitigation measure 1.d.

2. All fill soils to be used within the proposed Project area shall be chemically compatible with the existing native soils within the area of CA-SBA-54 within the proposed Project site.

3. The transitional area of grading between the CA-SA-54 boundary, which shall be capped in place and filled to reach final elevations, and the areas outside the CA-SBA-54 boundary, which would undergo over-excavation, re-compaction, and fill, shall be conducted with methods to protect the integrity of the preserved archaeological boundary from adjacent subsurface grading activity. The permittee shall develop a grading plan that includes, but is not limited to:

   a. A qualified archaeologist shall be consulted on the appropriate delineation boundaries.
   b. A typical cross-section diagram that clearly illustrates the grading methods to be employed along these boundaries, temporary grading elevations, bottom of excavated area, and any slopes or shoring, and finished elevations.
   c. The top of the cut or slope shall be sufficiently outside the delineated archaeological boundary to prevent inadvertent disturbances to resources.

Timing: This requirement must be printed on all plans submitted for any land use, building, grading, or demolition permits. Before the City issues permits for any ground disturbance, the Applicant/Permittee must provide the City Planning and Environmental Review Director the contact information of the Chumash consultant and the agreed upon procedures to be followed.

Monitoring/Reporting Party(ies): The Planning and Environmental Review Director, or designee, shall site inspect to verify the placement of required fill soil.

Mitigation Measure CR-3. Data Recovery Program. Indirect impacts resulting from a project-related loss of access to significant archaeological materials associated with CA-SBA-54 can be reduced to a less than significant level by implementing a Limited Phase 3 Data Recovery Program.

1. The Limited Phase 3 Data Recovery program shall include the following:

    a. A Limited Phase 3 Data Recovery Program shall be prepared, peer reviewed, and approved by the City Planning and Environmental Review Director or designee prior to the beginning of any excavation. The Program shall include a research design and require description and interpretation of the excavation results.

    b. Soil excavated from an appropriately sized unit, based on the volume of the intact CA-SBA-54 deposit that is being capped with fill soil and in consultation with the Native American community, shall be excavated by hand, in 20-centimeter (8-inch) levels and water screened through 1/8-inch mesh. The unit shall be appropriately sized to allow hand excavation to be extended to the entire deposit.

    c. Standard archaeological techniques shall include a “column sample” at least 50 X 50 centimeters (19.5-inch square). The “column sample” shall be excavated such that it can be wet screened through 1/16-inch mesh.

    d. The faunal remains recovered from the “column sample” shall be sorted, cataloged, and analyzed by a specialist who can identify the specific shell and bone species that are represented.

    e. Diagnostic, time-sensitive artifacts (i.e., projectile points, shell beads) shall be cataloged separately.

    f. Chipped stone waste flakes shall be analyzed to characterize different activities that occurred within the site (e.g., patterns in artifact distribution).

    g. Radiocarbon dates shall be analyzed to date the subsistence remains that are analyzed.

    h. If appropriate obsidian artifacts are recovered, samples will be submitted for sourcing and hydration analysis.

    i. All of the cultural materials shall be curated at either of the two professional curation facilities within Santa Barbara County: the Santa Barbara Museum of Natural History or the Repository for Archaeological and Ethnographic Collections at UCSB.

j. A report shall be prepared that documents the results of the excavations and laboratory activities. The report shall include all necessary artifact photographs, excavation unit profiles, tabulated data, and artifact catalog. The report shall also address research questions about coastal Chumash environments and interpret intra-site as well as inter-site patterning of artifacts and activities at CA-SBA-54. The report shall include an updated CA-SBA-54 site record detailing the results of the Extended Phase 1 Archaeological Investigation (Dudek 2018) and the Limited Phase 3 Data Recovery Program. The report shall be peer reviewed and approved by the City Planning and Environmental Review Director or designee.

Timing: A Limited Phase 3 Data Recovery Program research design report, including identification of the City-qualified archaeologist and Chumash Native American observer who would conduct the Program, shall be prepared in consultation with appropriate tribal leaders/representatives. The research design report shall be submitted to the City for review and approval prior to and as a condition precedent to issuance of any Zone Clearance for the project.

Monitoring/Reporting Party(ies): The completed and peer reviewed Limited Phase 3 Data Recovery Program report shall be submitted to and approved by the City Planning and Environmental Review Director or designee prior to building permit sign-off. The approved report shall also be submitted to the Central Coast Information Center.

Mitigation Measure CR-4. Pre-Construction Workshop. A pre-construction workshop shall be conducted by a City-qualified archaeologist and a Chumash Native American consultant. Attendees shall include the project applicant, City Planning and Environmental Director or designee, construction supervisors, and equipment operators to ensure that all parties understand the monitoring program and their respective roles and responsibilities. All construction personnel who would work during any phase of ground disturbance associated with on-site grading and excavation, and off-site grading and excavation associated the underground utility line between the project site and the SCE substation on the west side of Storke Road, shall be required to attend. The names of all personnel who attend the workshop shall be recorded. The workshop shall:

- Explain why monitoring is required and identify monitoring procedures.
- Describe what would temporarily stop construction and for how long.
- Describe a reasonable “worst case” new discovery scenario such as the discovery of intact human remains.
- Explain reporting requirements and responsibilities of the construction supervisor.
- Discuss prohibited activities including unauthorized collecting of artifacts.
- Identify the types of archeological materials that may be uncovered and provide examples of common artifacts to examine.

Timing: This requirement must be printed on all plans submitted for any land use, Zoning Clearance, building, grading, or demolition permits. The Applicant/Permittee must enter into a contract with a City-approved archaeologist and Applicant/Permittee- selected Chumash consultant and must fund the provision of on-site archaeological/cultural resource monitoring during initial grading and excavation activities before Zoning Clearance. Plan specifications for the monitoring must be printed on all plans submitted for grading and building permits.

The contract should be executed at least two weeks prior to the LUP issuance or Zoning Clearance for grading.

Monitoring/Reporting Party(ies): Evidence that the training occurred and the names of the persons participating in the training shall be provided to the Planning and Environmental Review Director prior to the start of ground-disturbing activities.

Mitigation Measure CR-5. Construction Monitoring Treatment Plan. A Construction Monitoring Treatment Plan shall be developed and implemented to ensure that any new discoveries are adequately recorded, evaluated, and, if significant, mitigated. The Construction Monitoring Treatment Plan shall provide the following:

- All ground disturbances associated with on-site grading and excavation, and off-site grading and excavation associated the underground utility line between the project site and the SCE substation on the west side of Storke Road, shall be monitored by a City-qualified archaeologist and Chumash Native American observer.
- Procedures for notifying the City and other involved or interested parties in case of a new discovery. The qualified archaeologist and Chumash Native American consultant shall have the authority to temporarily halt or redirect construction in the vicinity of any potentially significant discovery to allow for adequate recordation and evaluation.
- Preparation and approval of a plan that identifies procedures that shall be used to record, evaluate, and mitigate unanticipated discoveries with a minimum of delay.
- Procedures that shall be followed in case of discovery of human remains. In the event that isolated human remains are encountered, consultation with the most likely Native American descendant, pursuant to Public Resources Code sections 5097.97 and 5097.98, shall apply.
- Results of the monitoring program shall be documented in a technical report after completion of all ground disturbances.

Timing: A completed Construction Monitoring Treatment Plan, including identification of the City-qualified archaeologist and Chumash Native American consultant, shall be submitted to the City for review and approval prior to and as a condition precedent to issuance of any Zone Clearance for the project. The Construction Monitoring Treatment Plan shall be written in consultation with the tribal leaders/representatives and approved by the City of Goleta.

Monitoring/Reporting Party(ies): The Planning and Environmental Review Director, or designee, shall verify compliance before issuance of the Land Use Permit and shall periodically perform site inspections to verify compliance with the approved work program.

vi. Residual Impact

With the implementation of Mitigation Measures CR-1, CR-2, CR-3, CR-4, and CR-5, potential project-related impacts to cultural resources would be less than significant.

F. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		

i. Existing Setting

Energy used in the City of Goleta is provided by the Southern California Gas Company and by Southern California Edison (SCE). Several SCE substations are located within the City, including the Hollister Avenue and Isla Vista substations. The proposed Goleta Energy Storage project would be connected to the Isla Vista Substation.

The only electricity generating facility in the City is the Ellwood "peaking station" located on Las Armas between Hollister Avenue and the railroad tracks. The station consists of two 27-megawatt natural gas-fired combustion turbines with a total generating capacity of 54 megawatts. The station is permitted to operate 24 hour per day and up to 400 hours per calendar year. The station is generally operated for short durations of time to address peak demand and stability needs of the local electric grid. In 2017, the California Public Utility Commission denied a proposal to refurbish the station and to extend its operation for an additional 30 years.

Existing structures on the proposed project site that require energy include the 60,068 square foot research and development building, which would remain on the project site. A small shed that is located on the proposed energy storage facility site and would be removed as part of the project. It is not expected that the shed results in a substantial demand for energy resources.

The City's General Plan Conservation Element Implementation Action 5 (CE-IA-5); 2014 Climate Action Plan (CAP); and 2012 Energy Efficiency Action Plan, each identify measures to effectively meet State of California established greenhouse gas (GHG) reduction targets and energy efficiency goals, as articulated in Assembly Bill 32 (AB 32) and the California Public Utilities Commission's (CPUC) Long-Term Energy Efficiency Strategic Plan and implemented in the California Building Code Titles 20 and 24.

In December 2017, the City of Goleta City Council adopted a goal of 100 percent renewable electricity supply for the City by 2030 with an interim goal of 50 percent renewable electricity for municipal facilities by 2025. The City of Goleta has partnered with the County of Santa Barbara and the City of Carpinteria to develop a Strategic Energy Plan (SEP) to meet these goals and improve the resiliency of the local electricity system by promoting local renewable energy development and energy efficiency deployment. The SEP was completed in June 2019, with the objective of meeting the City's 100 percent renewable electricity goals and

address resiliency concerns by promoting renewable energy development in Goleta in the following ways:

1. Identifying the gap in forecasted electricity demand and baseline growth in renewable energy and energy efficiency to determine the necessary scope of the City's actions.

2. Identifying a set of policy measures and strategies in diverse program areas ranging from drafting regulatory frameworks to creating new financing mechanisms.

3. Evaluating the ability of these policy measures and strategies towards closing this gap and meeting the City's 100% renewable electricity goals.

4. Identifying total resource potential for distributed solar development in Goleta on rooftops and parking lots.

5. Creating a list of priority sites for renewable energy development throughout Goleta.

In recent years, the City has taken several steps toward achieving these goals, including, but not limited to, initiation of the PV solar system to be located at Goleta City Hall, securing grant funding for the EAP, and approval of Santa Barbara County's first 100 percent off-grid solar-powered electric vehicle charger for installation at City Hall in the summer of 2021.

ii. Thresholds of Significance

Thresholds of significance for energy use have not been established in the City's Environmental Thresholds and Guidelines Manual. The project would be expected to have a significant impact on energy use if it demonstrably resulted in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation or conflict or obstruct a plan for renewable energy or energy efficiency as discussed in the CEQA Guidelines Appendix G Checklist above.

iii. Project-Specific Impacts

The proposed project includes a request for the approval of a Parcel Map that would divide the existing 5.88-acre project site parcel lot into two lots. Proposed Lot 2 would continue to be occupied by an existing 60,068 square foot research and development building and associated parking and landscaping. The Parcel Map would not result in changes to existing energy use conditions on proposed Lot 2. The following evaluation of potential energy impacts focuses on impacts that have the potential to result from the development of the proposed Goleta Energy Storage facility, which would be located on proposed Lot 1 on the northern portion of the project site.

Checklist Items a and b. Less than Significant Impact.

Energy used during construction of the energy storage project and to make associated improvements to the SCE Isla Vista Substation would be primarily in the form of fuel consumption to operate heavy equipment, light-duty vehicles and machinery. Grid power may also be temporarily used by construction trailers or electric construction equipment. Energy use during construction would be temporary, approximately four months in duration, and construction equipment used would be typical of construction projects in the region.

Furthermore, in the interest of cost efficiency, construction contractors would not utilize fuel in a manner which is wasteful or unnecessary. Therefore, construction of the project would not result in a potential impact due to wasteful, inefficient, or unnecessary consumption of energy resources, and the project would result in less than significant short-term energy use impacts.

The proposed project would expand SCE's access to energy storage systems, which would increase the stability and reliability of the existing electrical grid, thereby reducing the need for additional electricity to be generated by fossil fuel power plants during peak energy demand hours. The energy storage capacity of the proposed project would also facilitate the use of renewable energy sources (such as solar energy). The implementation of the proposed project would also be consistent with the objectives of the City's SEP, as the project would facilitate the use of renewable solar power by storing energy generated during daytime hours for subsequent use during peak energy use periods and when solar power cannot be produced.

Operation of the proposed project would require the use of energy for equipment such as cooling fans, remote monitoring, on-site lighting, and vehicles used by employees for periodic inspections of the facility. Estimated energy use by the proposed MegaPacks is approximately 674 megawatt hours (MWhrs), which is equivalent to the annual energy use of approximately 102 homes in California. The annual energy provided by the MegaPacks is approximately 87,600 MWhs or the equivalent of supplying the annual energy demand of approximately 13,257 CA homes (SEPPS, 2020). Therefore, the proposed project would not use energy in a wasteful, inefficient, or unnecessary manner, and the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, the project would have a less than significant long-term energy use impact.

iv. Cumulative Impacts

The proposed project would result in an increase in energy use when compared to the existing energy use of the small plant nursery located at the project site on proposed Lot 1. The amount of energy used by the battery storage project after it is operational would not be substantial and would not be cumulatively considerable. Further, the purpose of the proposed project is to store energy during times of low demand and release it back to the grid during peak periods, and the project's energy use would be substantially offset by the energy storage benefits of the project. Also, once the battery storage project is operational, there will be an effort to decommission the existing gas-fired "peaking station," which was denied a permit by the Public Utilities Commission to upgrade the station. Overall, the proposed project would promote the use of renewable solar energy, and the project's energy use impacts would not be substantial or significant. Therefore, the project's cumulative energy impacts would be less than significant.

v. Mitigation Measures and Recommended Conditions of Approval

The project would not result in significant energy use impacts. No mitigation measures are required.

vi. Residual Impact

No mitigation measures are required. The project would not result in significant residual energy use impacts.

G. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X		
ii. Strong seismic ground shaking?			X		
iii. Seismic-related ground failure, including liquefaction?			X		
iv. Landslides?			X		
b. Result in substantial soil erosion or the loss of topsoil?			X		
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X		
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X	
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X		

The evaluation of potential geology and soils is based, in part, on the analysis, conclusions, and recommendations included in the *Update of Geotechnical Engineering Report, Goleta Energy Storage, 6864 and 6868 Cortona Drive, Goleta, California,* prepared by Earth Systems Pacific (2019). Information provided by the report is summarized below. The complete report is provided as Attachment 4.

i. Existing Setting

The project site is underlain by Quaternary age older alluvium (GP/CLUP FEIR Figure 3.6-1, September 2006). The northern portion of the project site that would be used for the construction of the proposed energy storage project has soils designated as "cut and fill soils" by the USDA. (USDA, 1981). Most of the project site is relatively level with elevations that range from approximately 50 feet above sea level in the northern portion of the site to approximately 38 feet in the southern portion. An embankment along the western perimeter of the site was constructed for the Storke Road overpass over U.S. 101 and ranges from approximately five (5) to 30 feet in height. The SCE Isla Vista Substation is west of and adjacent to the Storke Road overpass embankment and is located on a relatively level site.

The project site is located in a seismically active region of Southern California that has experienced ground motion in response to earthquakes in the past. All of the City of Goleta is located within Seismic Zone D as designated by the California Uniform Building Code.

ii. Thresholds of Significance

A significant impact on geology/soils would occur if the proposed project resulted in any of the impacts noted in the above checklist. The City's *Environmental Thresholds and Guidelines Manual* stipulates that a proposed project would result in a potentially significant impact on geological processes if:

Threshold GEO-1. the project, and/or implementation of required mitigation measures, could result in increased erosion, landslides, soil creep, mudslides, and/or unstable slopes.

In addition, impacts related to geology have the potential to be significant if the project involves any of the following characteristics:

Threshold GEO-2. The project site or any part of the project is located on land having substantial geologic constraints, as determined by the City of Goleta. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion.

Threshold GEO-3. The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.

Threshold GEO-4. The project proposes construction of a cut slope over 15-feet in height as measured from the lowest finished grade.

Threshold GEO-5. The project is located on slopes exceeding 20% grade.

iii. Project-Specific Impacts

The proposed project includes a request for the approval of a Parcel Map that would divide the existing 5.88-acre project site parcel lot into two lots. Proposed Lot 2 would continue to be occupied by an existing 60,068 square foot research and development building and associated parking and landscaping. The Parcel Map would not result in changes to existing environmental conditions on proposed Lot 2 that would have the potential to result in significant geology- and soils-related impacts. The following evaluation of potential geology

and soils impacts focuses on impacts that have the potential to result from the development of the proposed Goleta Energy Storage facility, which would be located on proposed Lot 1 on the northern portion of the project site.

Checklist Items* a.i and ii, and Threshold GEO-2*. Less than Significant Impact

There are no designated Alquist-Priolo faults zones in the City of Goleta. The fault closest to the project site is an unnamed inactive fault located south of and adjacent to the project site that trends northwest to southwest (GP/CLUP Figure 5-1, Geologic Hazards Map dated Nov. 2009). An inactive fault is a fault that does not show evidence of movement in the past 2.5 million years. The north branch of the More Ranch Fault is approximately 3,700 feet south of the project site. Therefore, there is a low potential for the project site to be adversely affected by fault rupture hazards and potential impacts would be less than significant.

It is likely that the proposed project will experience strong ground shaking sometime during the life of the project. Potentially significant earthquake-related ground shaking may result from movement along a local fault or a major earthquake along a more distant fault. Similar to other development that has occurred in the City and in the project region, potential ground shaking-related impacts can be reduced to a less than significant level by conducting required project-specific geotechnical investigations, using foundation and building design measures included in the Earth Systems Pacific Geotechnical Report, and compliance with applicable regulations and design standards. The proposed structures would be required to implement the requirements of the most recent California Building Code, as adopted by the Goleta Municipal Code. Similarly, new structures at the SCE Isla Vista Substation would be required to comply with California Building Code requirements. Further, the project proposes no habitable structures and would not expose people to the potential risk of loss, injury, or death. Therefore, potential ground shaking impacts would be less than significant.

Checklist Items* a.iii and c, and Thresholds GEO-1 and GEO-2*. Less than Significant Impact

The geotechnical engineering report prepared for the project concluded that the potential for liquefaction at the project site is very low, and total and differential settlement attributed to seismically induced settlement of dry sand could reach 0.75 inches and 0.375 inches, respectively. Preliminary geotechnical recommendations included in the report for foundation construction would reduce potential effects of liquefaction and ground settlement to a less than significant level. Similarly, new structures at the SCE Isla Vista Substation would be required to comply with California Building Code requirements, which would reduce potential effects of liquefaction and ground settlement to a less than significant level.

Checklist Items* a.iv, and Thresholds GEO-3 and GEO-4*. Less than Significant Impact

The proposed energy storage facility project site is relatively level and slopes gently to the south. The embankment along the western portion of the project site that was developed for the construction of the Storke Road/U.S. Highway 101 overpass is a 2 (vertical) :1 (high) slope (50 percent gradient) with a maximum height of approximately 30 feet. The proposed underground tie line that would connect the proposed energy storage project to the SCE Isla Vista Substation located on the west side of Storke Road would be constructed using directional drilling beneath the Storke Road right-of-way, which would not disturb the existing overpass slope. In addition, all work including the underground tie line in the Storke Road right-of-way would be required to comply with the SCE franchise agreement and SCE

easement from the City. The proposed project would not result in the creation of cut or fill slopes on the project site that would have the potential to result in a significant landslide impact.

Checklist Item b, and Threshold GEO-2. Less than Significant Impact

The majority of proposed energy storage facility project site has been previously disturbed. The soils on the project site consist of layered sandy soils, except for a thin layer of clay soil that was observed between the sand soil layers in one on-site boring (Earth Systems Pacific, 2019). The project would involve approximately 800 cubic yards cut and approximately 4,000 cubic yards of fill. Grading would be primarily to create level foundations for proposed equipment and to construct a proposed on-site stormwater detention basin.

Construction activities involving soil disturbance, such as excavation, stockpiling, and grading, could result in erosion. However, soil erosion due to construction would be minimized by compliance with the City's grading ordinance and implementation of erosion-control best management practices (BMPs). In addition, the project site is approximately 2.6 acres in size and the SCE Isla Vista Substation is approximately 1.4 acres in size, therefore, the project applicant and SCE would be required to file a Notice of Intent to comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Permit (Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-0006-DWQ). The Construction General Permit requires the development of a Stormwater Pollution Prevention Plan (SWPPP) to reduce erosion and topsoil loss from stormwater runoff. Compliance with the requirements set forth in these permits would require the proposed project to implement BMPs during construction and prevent substantial soil erosion or the loss of topsoil. The project-specific SWPPP would include additional erosion control BMPs, such as covering of stockpiles, use of desilting basins, limitations on work during high-wind events, and post-construction revegetation and drainage requirements. With implementation of construction BMPs and SWPPP, potential short-term erosion-related impacts would be reduced to a less than significant level.

Upon the completion of construction activities, the project site would be landscaped or covered with non-erosive surfaces. In addition, the proposed stormwater detention basin would also minimize the potential for off-site discharges of sediments. Therefore, the project would not be a significant long-term source of sediment discharges.

Checklist Item d and Threshold GEO-2. Less than Significant Impact

The geotechnical engineering report prepared for the project did not indicate that soils at the project site would have the potential to result in expansive soil-related impacts. It is expected that any expansive soil impacts at the project site would be reduced to a less than significant level by implementing the foundation design recommendations included in the report.

Checklist Item e. No Impact

The proposed project would not include the use of septic tanks or alternative wastewater disposal systems. No impact would occur.

Checklist Item f. Less than Significant Impact

Table 3.5-1 (Geologic Formations with Potential Paleontological Resources) of the GP/CLUP FEIR shows that "scattered occurrences of terrestrial mammal fossils" have the potential to occur in the Quaternary age older alluvium that underlies the project site. The proposed project site has been extensively disturbed and the project would not require extensive grading. Therefore, the potential for the discovery of a unique fossil is considered to be low, and the project would result in a less than significant impacts to paleontological resources. There are no unique geological features located on the project site.

iv. Cumulative Impacts

Cumulative development in the City would expose new residents and property to geologic and soil-related hazards. However, such impacts would be addressed on a project-by-project basis through preparation of required soils and geotechnical engineering studies and adherence to the recommendations therein, as well as adherence to existing City and state regulations including the California Building Code. Because the potential impacts associated with the proposed project would be less than significant, and impacts from future projects would be addressed on a case-by-case basis, the project's contribution to cumulative impacts would be less than significant.

v. Mitigation Measures and Recommended Conditions of Approval

The energy storage project would not result in significant geology- or soils-related impacts and no mitigation measures are required to reduce project-related impacts to a less than significant level.

The following recommended condition of approval includes requirements to ensure potential project-related impacts are reduced to a less than significant level.

1. Recommended Condition of Approval: Geotechnical Recommendations. All grading and earthwork recommendations from the project's geotechnical engineering report, including any updates, shall be incorporated into the final project design, including the final grading, foundation, utility, and infrastructure plans. All grading activities shall be supervised by a registered civil engineer or certified engineering geologist**.**

Plan Requirements and Timing: Final grading, foundation, utility, and infrastructure plans shall be reviewed and approved by City staff prior to approval of a grading permit.

Monitoring: The Planning and Environmental Review Director, or designee, shall verify compliance prior to any grading permit approval. Public Works staff shall periodically spot check in the field.

vi. Residual Impact

No mitigation measures are required. The project would not result in significant residual soils and geology impacts.

H. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

i. Existing Setting

The project site is located south of the Union Pacific Railroad tracks and U.S. 101, east of and adjacent to Storke Road, and west of Cortona Drive. The southern portion of the project site is adjacent to Cortona Drive. The southern portion of the project site (6868 Cortona Drive) is developed with a 60,068 square foot research and development building and associated parking. The northern portion of the project site has been developed with a parking lot that serves the industrial and commercial uses located east of and adjacent to the project site.

Climate Change Background

Parts of the Earth's atmosphere act as an insulating "blanket" for the planet. This "blanket" of various gases traps solar energy, which keeps the global average temperature in a range suitable for life. The collection of atmospheric gases that comprise this blanket are called "greenhouse gases," based on the idea that these gases trap heat like the glass walls of a greenhouse. These gases, mainly water vapor, carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), ozone (O3), and chlorofluorocarbons (CFCs), all act as effective global insulators, reflecting visible light and infrared radiation back to earth. Most scientists agree that human activities, such as producing electricity and driving internal combustion vehicles, have contributed to the elevated concentration of these gases in the atmosphere. As a result, the Earth's overall temperature is rising.

Climate change could impact the natural environment in California by triggering, among other things:

- Rising sea levels along the California coastline;
- Extreme-heat conditions, such as heat waves and very high temperatures, which could last longer and become more frequent;
- Increase in heat-related human deaths, an increase in infectious diseases, and a higher risk of respiratory problems caused by deteriorating air quality;
- Reduced snow pack and stream flow in the Sierra Nevada mountains, affecting winter recreation and water supplies;
- Potential increase in the severity of winter storms, affecting peak stream flows and flooding;

- Changes in growing season conditions that could affect California agriculture, causing variations in crop quality and yield; and
- Changes in distribution of plant and wildlife species due to changes in temperature, competition from colonizing species, changes in hydrologic cycles, changes in sea levels, and other climate-related effects.

According to the US Environmental Protection Agency (EPA), a GHG is any gas that absorbs infrared radiation in the atmosphere. This absorption traps heat within the atmosphere creating a greenhouse effect that is slowly raising global temperatures. California law defines GHG to include the following: carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF6) (Health and Safety Code, § 38505(g)).

The effect each GHG has on climate change is measured as a combination of the volume of its emissions, and its global warming potential (GWP), and is expressed as a function of how much warming would be caused by the same mass of CO2. Thus, GHG emissions are typically measured in terms of pounds or tons of CO2 equivalents (CO2e), and are often expressed in metric tons of CO2 equivalents (MT CO2e) or millions of metric tons of CO2 equivalents (MMT CO2e).

Global climate change issues are addressed through the efforts of various federal, state, regional, and local government agencies as well as national and international scientific and governmental conventions and programs. These agencies work jointly and individually to understand and regulate the effects of greenhouse gas emissions and resulting climate change through legislation, regulations, planning, policy-making, education, and a variety of programs. The significant agencies, conventions, and programs focused on global climate change are listed below.

- Federal U.S. Environmental Protection Agency
- California Air Resources Board
- California Executive Order S-3-05
- California Executive Order S-13-08
- California Global Warming Solutions Action of 2006 (AB 32)
- Senate Bill (SB) 97. SB 97, enacted in 2007
- State of California Climate Change Proposed Scoping Plan
- Senate Bill (SB) 375. SB 375
- Santa Barbara County Air Pollution Control District (APCD)
- 2006 City of Goleta General Plan/Coastal Land Use Plan (GP/CLUP) Conservation Element
- 2014 City of Goleta Climate Action Plan
- City of Goleta Energy Efficiency Standards

The City's (GP/CLUP) Conservation Element Implementation Action 5 (CE-IA-5) and 2014 Climate Action Plan Energy Efficiency Action Plan (CAP) identifies measures to effectively meet State of California established greenhouse gas (GHG) reduction targets and energy efficiency goals, as articulated in Assembly Bill 32 (AB 32) and the California Public Utilities Commission's (CPUC) Long-Term Energy Efficiency Strategic Plan and implemented in the California Building Code Titles 20 and 24.

According to the CAP, energy consumption by the City's built environment will represent 43 percent community emissions in 2020. Implementation of measures reducing electricity usage and improving energy performance, therefore, are vital to the City's CAP. The CAP identifies 13 building energy measures (eight energy efficiency measures) with the goal of reducing GHG emissions through lower electricity and natural gas use. The measures include implementing the City's adopted "reach code" (November 2010) which requires new building efficiency 15 percent to "reach" beyond Title 24 building code energy efficiency measures, financing programs for both residential and commercial energy retrofits, urban forest management, programs for residential and commercial solar, and Community Choice Aggregation (CCA) to encourage use of renewable energy use and the resultant realization of a reduction in GHG.

ii. Thresholds of Significance

CEQA Guidelines section 15064.4 requires a lead agency to make a good-faith effort, based to the extent possible on scientific and factual data to describe, calculate, or estimate the amount of GHG emissions resulting from a project. The Guidelines give discretion to the lead agency to determine whether to:

1. Quantify GHG emissions resulting from a project, and/or
2. Rely on a qualitative analysis or performance-based standards.

The State Natural Resources Agency adopted amendments to the CEQA Guidelines for GHG emissions that became effective on December 28, 2019. Those CEQA Guidelines amendments provide regulatory guidance on the analysis of GHG emissions in CEQA documents.

The revisions to CEQA Guidelines section 15064.4(2)(b) clarify that in determining the significance of a project's greenhouse gas emissions, the lead agency should focus its analysis on the reasonably foreseeable incremental contribution of the project's emissions to the effects of climate change.

A project's incremental contribution may be cumulatively considerable even if it appears relatively small compared to statewide, national or global emissions. The agency's analysis should consider a timeframe that is appropriate for the project. The agency's analysis also must reasonably reflect evolving scientific knowledge and state regulatory schemes. In addition, section 15064.4(2) (b) and (c), in summary, state that a lead agency should consider the following factors, among others, when assessing the significance of impacts from GHG emissions on the environment:

1. The extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting;

2. Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and

3. The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

Neither the State of California nor the City of Goleta have established CEQA significance thresholds for GHG emissions. In June 2010, the Bay Area Air Quality Management District (BAAQMD) became the first regulatory agency in the nation to approve guidelines that establish thresholds of significance for GHG emissions. Since adoption, the BAAQMD thresholds have withstood.[1] These thresholds are summarized in Table GHG-1.

Table GHG-1
Bay Area Air Quality Management District GHG Thresholds of Significance

GHG Emission Source Category	Operational Emissions
Commercial and Residential (land use projects)	1,100 Metric Ton (MT) CO_2e/yr. or 4.6 MT CO_2e/SP/yr. [a]
Stationary Sources[b]	10,000 MT CO_2e /yr.

Source: Santa Barbara County Planning & Development Department, *Support for Use of Bay Area Air Quality Management District Greenhouse Gas Emissions Standards. Interim GHG Emissions – Evidentiary Support*, June 10, 2010.
[a] SP = Service Population (residents + employees).
[b] Stationary Sources include stationary combustion sources (industrial-type uses) regulated by the APCD.

On June 10, 2010, the Santa Barbara County Planning & Development Department produced a memorandum "*Support for Use of Bay Area Air Quality Management District Greenhouse Gas Emissions Standards,"*[2] which states, "While Santa Barbara County land use patterns differ from those in the Bay Area as a whole, Santa Barbara County is similar to certain Bay Area counties (in particular, Sonoma, Solano, and Marin) in terms of population growth, land use patterns, General Plan/Coastal Land Use Plan policies, and average commute patterns and times. Because of these similarities, the methodology used by BAAQMD to develop its GHG emission significance thresholds, as well as the thresholds themselves, have applicability to Santa Barbara County and represent the best available interim standards for Santa Barbara County." In accordance with CEQA Guidelines §§15064.4(b)(2), and 15064.7(c), the City has consistently relied upon Santa Barbara County's "*Support for Use of Bay Area Air Quality Management District Greenhouse Gas Emissions Standards,"* as the expert recommended threshold for establishing greenhouse gas impacts of a project.

The City of Goleta is located in Santa Barbara County and shares meteorological attributes, as well as similar land use patterns and policies. As such, thresholds deemed applicable in Santa Barbara County would also reasonably apply to projects within the City of Goleta. Therefore, this analysis uses the BAAQMD/Santa Barbara County Interim Thresholds of Significance to determine the significance of GHG emissions related to this project, based on

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[1] On December 17, 2015, the California Supreme Court reversed the Trial Court ruling on *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369 and remanded the substantive question of whether the BAAQMD's 2010 Air Quality CEQA Guidelines were valid back to the Court of Appeals for a decision. The BAAQMD published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's opinion. The GHG thresholds remained unchanged from the previous version.

2 Santa Barbara County Planning & Development Department, *Support for Use of Bay Area Air Quality Management District Greenhouse Gas Emissions Standards*. *Interim GHG Emissions – Evidentiary Support*, June10, 2010.

the 1,100 MT CO_2e/year or 4.6 MT CO_2e per service population per year threshold for commercial and residential land uses. There is no BAAQMD threshold of significance for construction emissions.

The Santa Barbara County Board of Supervisors adopted interim GHG emissions thresholds of significance on January 26, 2021. The interim thresholds apply to all non-exempt projects and plans, other than industrial stationary source projects, subject to discretionary approvals by the County. The interim thresholds for land use projects and plans are based on the County's 2030 GHG emissions target (i.e., 50 percent below 2007 levels by 2030). The thresholds framework consists of a numerical threshold (Screening Threshold) and, an efficiency threshold (Significance Threshold). The Screening Threshold is 300 metric tons of carbon dioxide equivalent (MTCO2e) per year. Land use projects and plans with GHG emissions below the Screening Threshold would have a less than significant impact from GHG emissions. The Significance Threshold is an "efficiency" threshold of 3.8 MTCO2e per year, per the service population of the project or plan.

It should be noted that the use of the BAAQMD thresholds and/or the County of Santa Barbara thresholds do not imply that they are a threshold that the City has formally adopted or should adopt as a GHG emissions significance threshold.

iii. Project-Specific Impacts

Given the global character of climate change resulting from GHG emissions, GHG emission impacts are inherently a cumulative impact. Accordingly, the determination of whether a project's GHG emissions impacts are significant depends on whether those emissions would make a cumulatively considerable contribution to a significant cumulative impact. This is assessed in the Cumulative Impacts section below.

iv. Cumulative Impacts

The proposed project includes a request for the approval of a Parcel Map that would divide the existing 5.88-acre project site parcel lot into two lots. Proposed Lot 2 would continue to be occupied by an existing 60,068 square foot research and development building and associated parking and landscaping. The Parcel Map would not result in changes to existing environmental conditions on proposed Lot 2 that would have the potential to result in significant greenhouse gas emission impacts. The following evaluation of potential greenhouse gas emission impacts focuses on impacts that have the potential to result from the development of the proposed Goleta Energy Storage facility, which would be located on proposed Lot 1 on the northern portion of the project site.

The project's unmitigated short- and long-term GHG emissions were estimated using the CalEEMod 2016.3.2 computer model (Rincon Consultants, Inc, January 22, 2020) and a memo titled *Supplemental Air Quality and Greenhouse Gas Modeling Results for the Goleta Energy Storage, LLC Project, 6864 and 6868 Cortona Drive, Goleta, California;* Rincon Consultants, Inc, 2020 (Attachments 2 and 5).

Checklist Item a. Less than Significant Impact

The estimated emissions include direct and indirect emissions resulting from the operation of the project, as well as the GHG emissions from project construction and decommissioning. Table GHG-2 presents the estimated carbon dioxide equivalents (CO_2, N_2O, and CH_4 emissions) emission impacts of the project.

Construction and Decommissioning

It is estimated that project-related construction activities would generate approximately 251 MT CO2e. Construction GHG emissions are typically summed and amortized over the life of the project, which for the energy storage facility is assumed to be approximately a 20-year period, then added to the operational emissions. Amortized construction emissions would be approximately 12.5 MT CO2e/yr. Construction activities at the SCE Isla Vista Substation to install proposed access improvements, a new riser pole, and other proposed improvements would also result in minor short-term GHG emissions. Those short-term emissions, however, would not substantially increase the project's estimated construction-related emissions of GHGs.

It is estimated that project-related decommissioning activities (i.e., removal of the proposed Megapacks and related site improvements in 2040) would generate approximately 155 MT CO2e. Amortized decommissioning emissions would be approximately 7.8 MT CO2e/yr. The proposed substation improvements would not result in decommissioning-related GHG emissions.

Mobile Sources

Mobile emission associated with the project would result primarily from vehicle trips resulting from occasional site inspection and maintenance operations. GHG emissions from project-related mobile sources are estimated to be approximately 0.1 MT CO2e/yr. The proposed substation improvements would not result in additional long-term traffic to the substation or result in an increase in GHG emissions from long-term mobile sources.

Energy Consumption

The project's energy use would result primarily from the operation of on-site equipment. Electricity would be provided to the project site by Southern California Edison. GHG emissions from the project's energy use are estimated to be approximately 181.3 MT CO2e/yr. The proposed substation improvements would not result in a long-term increase in energy use and would not result in an increase in energy consumption-related GHG emissions.

Water Demand

The project's water use would be primarily for site maintenance and landscape irrigation. GHG emissions associated with project-related water use are estimated to be less than 0.1 MT CO2e/yr. The proposed substation improvements would not result in a long-term increase in water use and would not result in an increase in water demand-related GHG emissions.

The project would not result in substantial emissions of GHG resulting from waste generation or area sources.

As shown in Table GHG-2, the total amount of project-related unmitigated GHG emissions from all sources combined would total approximately 202.6 MT CO2e/year. Therefore, the project's GHG emissions would not exceed the BAAMQD 1,100 MT CO2e/year threshold that has been utilized by the City, or the recently adopted County of Santa Barbara threshold of 300 MT CO2e/year. Therefore, the project would result in a less than significant greenhouse gas emissions impact.

Table GHG-2
Unmitigated Greenhouse Gas Emissions

Source	Estimated Metric Tons of CO_2e
Construction (amortized over 20 years)	12.5
Decommissioning (amortized over 20 years)	7.8
Mobile Sources CO_2 and CH_4 N_2O	 1.0 <0.1
Electricity Usage	181.3
Water Demand	<0.1
Total Estimated GHG Emissions	**202.6 MT CO_2e**
BAAQMD GHG Emission Significance Threshold	**1,100.0 MT CO_2e**
County of Santa Barbara Screening Threshold	**300 MT CO_2e**
Thresholds Exceeded?	***No***

Source: CalEEMod 2016.3.2, and Rincon, 2020

Checklist Item b. Less than Significant Impact

The City's CAP is a framework to reduce GHG emissions in the community. To achieve this, the Plan identifies a range of measures to improve energy efficiency, increase the use of renewable energy, reduce vehicle miles traveled, reduce water consumption, increase the use of alternative fuels, and to reduce solid waste disposal. The proposed project would expand SCE's access to energy storage systems, which would increase the stability and reliability of the existing electrical grid and reduce the need for additional electricity to be generated by fossil fuel power plants during peak hours. The energy conservation achieved by the project would reduce fossil fuel consumption, thereby reducing GHG emissions from the electricity sector. Therefore, the project would be consistent with the intent of the CAP to increase the use of renewable energy and the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

v. Mitigation Measures and Recommended Conditions of Approval

The project would not result in significant project-specific or cumulative greenhouse gas emission impacts. No mitigation measures are required.

vi. Residual Impact

No mitigation measures are required. The project would not result in significant residual greenhouse gas emission impacts.

I. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X		
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		

i. Existing Setting

A records search through the Regional Water Quality Control Board (RWQCB) GeoTracker data base (http://geotracker.waterboards.ca.gov, accessed May 8, 2020) showed that the existing building on the southern portion of the project site (6868 Cortona Drive) was used by a previous building occupant (Joslyn) for research and development, manufacturing, and other related uses from 1964 to 2002. Since 1992 numerous subsurface investigations at the project site identified the presence of chlorinated volatile organic compounds in soil and groundwater. Since 2000, various contamination remediation programs have been

implemented at the site, including groundwater extraction and treatment to control off-site contamination migration. In 2004 a soil vapor extraction system was installed, and in 2014 an in-situ bioremediation program was initiated. The RWQCB reports that the project site contamination remediation case remains open and is eligible for closure.

Potential environmental hazards associated with the proposed project site are evaluated in a report titled *Phase 1 Environmental Site Assessment, 6868 Cortona Drive, Goleta, Santa Barbara County, California (*Dudek, 2019). The Assessment describes the history of the project site, efforts to remediate groundwater and soil contamination at the project site that resulted from previous operations conducted by the Joslyn Corporation, other reported contamination sites in the project area, and potential environmental hazards located on and near the project site. The Assessment did not reveal evidence of recognized environmental concerns associated with the proposed energy storage project site. The complete Phase 1 Environmental Site Assessment is provided as Attachment 6.

The project site is located northwest of the Santa Barbara Municipal Airport. The airport runway approach zone nearest the project site extends to the west from the western end of the airport's main runway. In the vicinity of the project site, the approach zone boundary is located along Hollister Avenue, approximately 340 feet south of the project site and approximately 780 feet south of the proposed energy storage facility (GP/CLUP Figure 5-3, November 2009).

ii. Thresholds of Significance

A significant impact with regards to hazards and hazardous materials would be expected to occur if the project resulted in any of the impacts noted in the above checklist. In addition, the City's *Environmental Thresholds and Guidelines Manual* addresses public safety impacts resulting from involuntary exposures to hazardous materials. These thresholds focus on activities that include the installation or modification of facilities that handle hazardous materials, transportation of hazardous materials, or non-hazardous land uses in proximity to hazardous facilities.

The City has adopted CEQA thresholds that are used to assist in classifying the significance of impacts to public safety. The thresholds are based on quantitative measures of risk. If a proposed project has the potential to expose the public to toxic or flammable pollutants, then a risk assessment must be undertaken. The thresholds are applicable to a number of industry types including the "use" of specified quantities of regulated substances pursuant to Title 19 of the California Code of Regulations (the CalARP regulations), or materials that could vaporize or evaporate quickly upon release and could cause risk to the public. Although the proposed project does not "use" any of the substances on the Title 19 list, a number of toxic and flammable substances on the Title 19 list could be emitted if the proposed energy storage batteries were to experience a malfunction. Therefore, if a battery malfunction could cause the release of specified pollutants and the release could impact the public, a detailed risk analysis is required.

iii. Project-Specific Impacts

The proposed project includes a request for the approval of a Parcel Map that would divide the existing 5.88-acre project site parcel lot into two lots. Proposed Lot 2 would continue to be occupied by an existing 60,068 square foot research and development building and associated parking and landscaping. The Parcel Map would not result in changes to existing environmental conditions on proposed Lot 2 that would have the potential to result in significant hazard-related impacts. The following evaluation of hazard impacts focuses on impacts that have the potential to result from the development of the proposed Goleta Energy Storage facility, which would be located on proposed Lot 1 on the northern portion of the project site.

Checklist Items a and b. Less than Significant Impact

Potential Short-Term Building Demolition Impacts

The proposed project would result in the demolition of a small structure that is used as a pottery studio. Demolition of the structure would have the potential to result in the release of asbestos fibers if asbestos-containing materials are present. Exposure to asbestos-containing materials has the potential to result in significant short-term impacts to construction workers and other persons at or near the project site. The management of asbestos-containing waste is regulated by a number of local, state and federal agencies. The Santa Barbara County Air Pollution Control District (APCD) issues permits for building renovation/demolition projects that involve the removal of asbestos-containing materials. APCD Rule 1001 – National Emission Standards for Hazardous Air Pollutants – Asbestos provides notification and reporting requirements related to potential emissions of asbestos fibers. A required APCD demolition notification must be submitted at least 10 days prior to any structure demolition operations. Any asbestos-containing material removed from the building must be transported from the project site in accordance with regulations adopted by the U.S. Department of Transportation, and the material must be disposed in a manner consistent with requirements of the California Department of Toxic Substance Control. Compliance with existing regulations regarding the removal, handling, transportation, and disposal of asbestos-containing waste would be adequate to reduce potential project-related health and safety impacts resulting from potential exposure to asbestos emissions to a less than significant level.

Potential Project-Related Health and Safety Impacts

The potential for the proposed project to result impacts to public health and safety are evaluated in a report titled *Hazards Analysis and Risk Assessment Final Report, Goleta Cortona Drive Energy Storage Project* (MRS Environmental, May 17, 2021). This report evaluates the potential for a “reasonable worst case” incident to occur at the project site, and also evaluates potential health- and safety-related consequences of such an event.

Several versions of the Hazards Analysis and Risk Assessment Report were prepared and peer reviewed by PTrutner Fire Protection Engineering. The original Report was dated October 18, 2019. A revised report dated January 27, 2020 was submitted, and peer review comments were provided in a letter dated June 5, 2020. In response to the peer review comments a revised report dated June 24, 2020, was submitted and peer review comments on that report were provided in an email sent to the City on July 15, 2020. A fourth version of

the Risk Assessment dated September 21, 2020 was submitted to the City and additional peer review comments were provided in a letter dated December 16, 2020. In response to those comments an updated Risk Assessment Report dated January 21, 2021, was submitted and peer review comments on that report were provided in a letter dated March 3, 2021. Responses to the peer review comments were accepted by PTrutner Fire Protection Engineering on April 14, 2021. The final version of the *Hazards Analysis and Risk Assessment Report* is dated May 17, 2021, and is included in this Initial Study/Mitigated Negative Declaration as Attachment 7. Peer review comments on the Report are included as Attachment 8.

Background Information

The lithium nickel cobalt aluminum batteries that would be used by the proposed project are subject to numerous codes and standards established or adopted by the State, Underwriters Laboratories (UL), National Fire Protection Association (NFPA), and the Institute of Electrical and Electronics Engineers (IEEE). Some of the applicable codes and standards are identified and briefly described below. Additional information regarding these regulations is provided in Attachment 7.

UL9540: Safety for Energy Storage Systems. This requirement addresses the inherent design and performance.

UL9540A: Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems. This test methodology evaluates the fire characteristics of a battery energy storage system that undergoes thermal runaway.

UL1973: Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications. This standard evaluates the battery system's ability to safely withstand simulated abuse conditions.

IEEE C2: This Code covers basic provisions for safeguarding of persons from hazards arising from the installation, operation, or maintenance of (1) conductors and equipment in electric supply stations, and (2) overhead and underground electric supply and communication lines.

California Fire Code 608 and International Fire Code: Specifies maximum limits on sizing for battery systems, seismic and structural design, spacing, vehicle impact protection, testing, maintenance and repairs, and other items.

NFPA 1: The General NFPA Fire Code addressing extracts from other NFPA codes.

NFPA 13: Standard for the Installation of Sprinkler Systems.

NFPA 70: National Electrical Code, addresses electrical design, installation, and inspection.

NFPA 550: Guide to Fire Safety Concepts Tree for Protecting Energy Systems.

NFPA 855: Standard for the Installation of stationary Energy Storage systems.

OSHA NRTL. The Occupational Safety and Health Administration Nationally Recognized Testing Laboratory program recognizes private sector organization to perform certification for certain products to ensure they meet applicable standards.

Nearby Land Uses

Land uses located in the vicinity of the proposed Goleta Energy Storage facility are identified below on Table HHM-1.

Table HHM-1
Land Uses in the Project Vicinity

Land Use	Direction	Approximate Closest Distance to Proposed Battery Storage Cabinets (feet)
Parking Area / Ornamental Fence	south	18
Property Line	east	28
Apartments under construction	north	67
M-Special Brewery building	east	100
Storke Road	west	100
6868 Cortona (R&D building)	south	210
6860 Cortona (R&D building)	east	240
Residences west of Storke Road	west	270
Hotel	south	500

Source: MRS Environmental, 2021

Assessment Methodology

A brief summary describing how the risk assessment of the proposed energy storage project was prepared is provided below. Please refer to Attachment 7 for additional information regarding the risk assessment methodology.

The proposed battery energy storage project would not result in air emissions during normal operation. However, in the event of a battery cell malfunction, such as a thermal runaway reaction or external impact event, the project could emit pollutants to the atmosphere. In the event of a battery cell malfunction, emissions could be generated due to elevated temperatures within a single battery storage cell or group of storage cells caused by a runaway reaction. When lithium-ion batteries experience high over-temperature, strong overcharge, or suffer damage, they can transit into a so-called “thermal runaway.” During the thermal runaway, the battery temperature increases due to exothermic (heat releasing) reactions. In turn, the increased temperature accelerates and the system destabilizes. At the end of the thermal runaway, battery temperatures higher than 1,000 C can be reached and flammable and toxic gases can be released.

The risk assessment evaluated a reasonable “worst-case” event at the project site, defined as a control system failure or a puncture of a module, similar to that conducted as part of the UL 1973 testing, which could cause a runaway reaction in a group of battery cells. The proposed battery storage system would be equipped with monitoring and control systems that would prevent and/or control battery cell malfunctions. However, to determine an unlikely, but reasonable worst-case public health impacts for this analysis, it is assumed that these control systems fail and do not control the battery cell malfunction.

Different battery cell malfunctions could produce emissions. Potential malfunctions would include: (1) an elevated temperature situation due to a runaway reaction with no combustion (venting with no combustion); (2) combustion of the battery due to an elevated temperature situation from a runaway reaction. Studies have shown that a localized runaway reaction with combustion produces the greatest emissions. Emissions would occur both during the pre-combustion phase and during the combustion phase. During the pre-combustion phase, the off gassed materials would contain flammable and toxic materials. During the combustion phase, most of the off gassed materials would be combusted and would contain only low levels of flammable gasses. The off gassed toxics would also be combusted, but a different array of toxic combustion products, mostly from the combustion of the plastics used in the MegaPacks, would be produced. In addition, during combustion, the heat of combustion would produce substantial plume buoyancy, thereby causing the materials to rise into the air.

Two reasonable worst-case battery failure scenarios are addressed by the Risk Assessment Report: the loss of 10 percent of the cells within a MegaPack module (multicell event), and the loss of an entire MegaPack. For the multi-cell event malfunction scenario, it is assumed that the release of pollutants to the atmosphere would occur all within one hour as a reasonable worst case. While emissions could occur over a longer period of time, a worst-case analysis is produced if the same quantity of pollutants are released over a shorter period of time, thereby increasing the emission rates and increasing the downwind distance and potential impacts. For the MegaPack event, it is assumed that the pollutants are released over a 3.5-hour duration, which is the duration of the UL9540A large-scale fire test.

In addition, as part of the UL 1973 requirements, battery malfunctions and punctures are required to have limited cascading capabilities. Therefore, it is unlikely that an entire battery module or groups of modules would be involved in a single event. Therefore, as a reasonable worst-case, it is assumed that only 10 percent of the cells in a single module would be involved in the battery malfunction.

Battery malfunctions can result in the release of toxic materials and/or the release of a flammable gas mixture and subsequent flammable gas vapor cloud with subsequent fire or explosion. For lithium-ion batteries, the primary toxic pollutants and flammable components that could be released due to a battery malfunction are shown on Table HHM-2. Please refer to Section 4.0 (Assessment Methodology) of the project's Risk Assessment Report (Attachment 7) for additional information regarding toxic pollutant exposure guidelines, emission characteristics from lithium-ion battery malfunctions, and emission flammability characteristics.

Table HHM-2
Potential Battery Malfunction Pollutants and Components

Potential Toxic Pollutants from Battery Malfunctions		Potential Flammable Components from Battery Off Gassing	
• Carbon Monoxide	• Phosphine	• Acetylene	• Pentanes
• Hydrogen Chloride	• Phosphorous Pentafluoride	• Butane	• Propane
• Hydrogen Cyanide	• Phosphoryl Fluoride	• Ethane	• Propene
• Hydrogen Fluoride	• Styrene	• Ethylene	
• Methanol	• Sulfur Dioxide	• Hydrogen	
• Nitrogen Oxides	• Toluene	• Methane	

Source: MRS, 2021

Risk Assessment Evaluation

Potential project-related health and safety impacts resulting from a reasonable worst-case battery malfunction were evaluated using both health risk screening and modeling approaches. The Santa Barbara County APCD screening approach was used to evaluate the potential for acute (i.e., effects caused by the initial exposure to hazardous substances) health risks. For this analysis, a total score of below 1.0 is considered to be a less than significant impact, and a total score above 1.0 requires additional analysis to determine if a significant impact may occur. Additional health risk screening was conducted using models to assess potential impacts at off-site locations.

To evaluate potential project-related fire impacts, modeling was conducted to determine distances that flammable vapor clouds could travel resulting from a battery malfunction under different meteorological conditions. Flammable impacts would be less than significant if vapor cloud fires or explosions do not impact adjacent receptors. Additional analysis is required if flammable vapors could impact adjacent receptors.

Potential Toxic Impacts. Potential human health impacts associated with the project could result from exposure to air emissions from a battery cell malfunction. The reasonable worst-case scenario would involve the battery malfunctions associated with off gassing and combustion. A summary of the evaluation included in the project's May 17, 2021 Hazards Analysis and Risk Assessment is provided below, and the detailed evaluation calculations are provided in Attachment 7.

As shown by testing done in accordance with the requirements of UL1973, in the event of a single battery cell undergoing thermal runaway there was no propagation (i.e., spread) to surrounding battery cells. In addition, the tests showed that when an entire battery module was force-ignited, there was no propagation to surrounding modules. The proposed project would contain many battery modules and the malfunction events are unlikely to occur. However, if a failure event were to occur, it would likely occur within a single or limited

number of battery cells as demonstrated by UL1973 testing. Therefore, the Risk Assessment Report analysis conservatively assumed that only 10 percent of the cells within a module would be affected as a reasonable worst-case analysis (i.e., a multicell malfunction). A less likely to occur worst-case scenario that was also evaluated consisted of a condition where thermal off gassing of all cells in a MegaPack occurred. The risk screening scores for the reasonable worst-case battery cell malfunction scenarios are shown on Table HHM-3.

The single-cell and multi-cell scenario risk screening results are below of a score of 1, indicating that those release scenarios would be less than significant. The MegaPack scenario score is above 1, indicating that additional analysis is required. Detailed risk screening calculations are provided in Attachment 7.

Table HHM-3
SBAPCD Criteria Health Risk Screening Results

Scenario	SBAPCD Guidelines Total Score
Single Battery Cell malfunction	0.0005
Multiple Battery Cell Malfunction (10% of cells)	0.69
Full MegaPack malfunction	33.5

Source: MRS, 2021

In addition to the SPAPCD health risk screening results, health risk modeling was conducted to evaluate potential impacts at nearby off-site locations. That modeling showed that potential public health impacts from toxic pollutants associated with the reasonable worst-case battery cell malfunction would be less than significant at nearby receptors that are not elevated above the project site, such as the M-Special Brewery that is adjacent to the project site to the east. However, the additional modeling showed that carbon monoxide levels could have the potential to result in health impacts at receptors that are elevated above the project site, such as the future Cortona Apartments adjacent to the project site to the north, or vehicles along Storke Road to the west of the project site. Therefore, a detailed quantitative risk analysis was conducted.

Flammable Vapor Impacts. Off gassed materials from a battery malfunction could generate a flammable vapor cloud and may produce a flammable gas mixture. The Lower Flammable Limit (LFL) and the ½ LFL were used as an estimate of the potential from flammable vapors. The Lower Flammable Limit is the lower end of the concentration range of a flammable gas, normally expressed in percentage by volume in air, that can ignite with air at normal temperature and pressure.

Distances for the LFL and the ½ LFL are estimated to be 9 and 15 feet, respectively, with a MegaPack event extending to 15-25 feet. Explosion distances to a 1 psi overpressure level, at which building glass would shatter or light injuries occur due to fragments are estimated to be less than the ½ LFL distance. Potential flammable vapor impacts of the project were further evaluated by a Quantitative Risk Assessment because flammable vapors resulting from a battery failure could extend beyond the project site boundaries.

Thermal Impacts. Impacts from a fire could produce thermal radiation (heat) that has the potential to affect areas near the fire and areas off-site. During the UL9540A testing, thermal radiation impacts were measured at both 20 and 30 feet from the MegaPack. During the test, the MegaPack produced a fire for a peak period of about 10 minutes (from minutes 38-43 and minutes 53-58 of the test). Peak heat levels at 20 feet during that period were 28.8

kW/m2 and averaged 19.1 kW/m2. Peak levels at 30 feet during that period were 9.8 kW/m2 and averaged 4.9 kW/m2. For reference purposes, Table HHM-4 shows different heat flux levels and associated impacts on humans and materials.

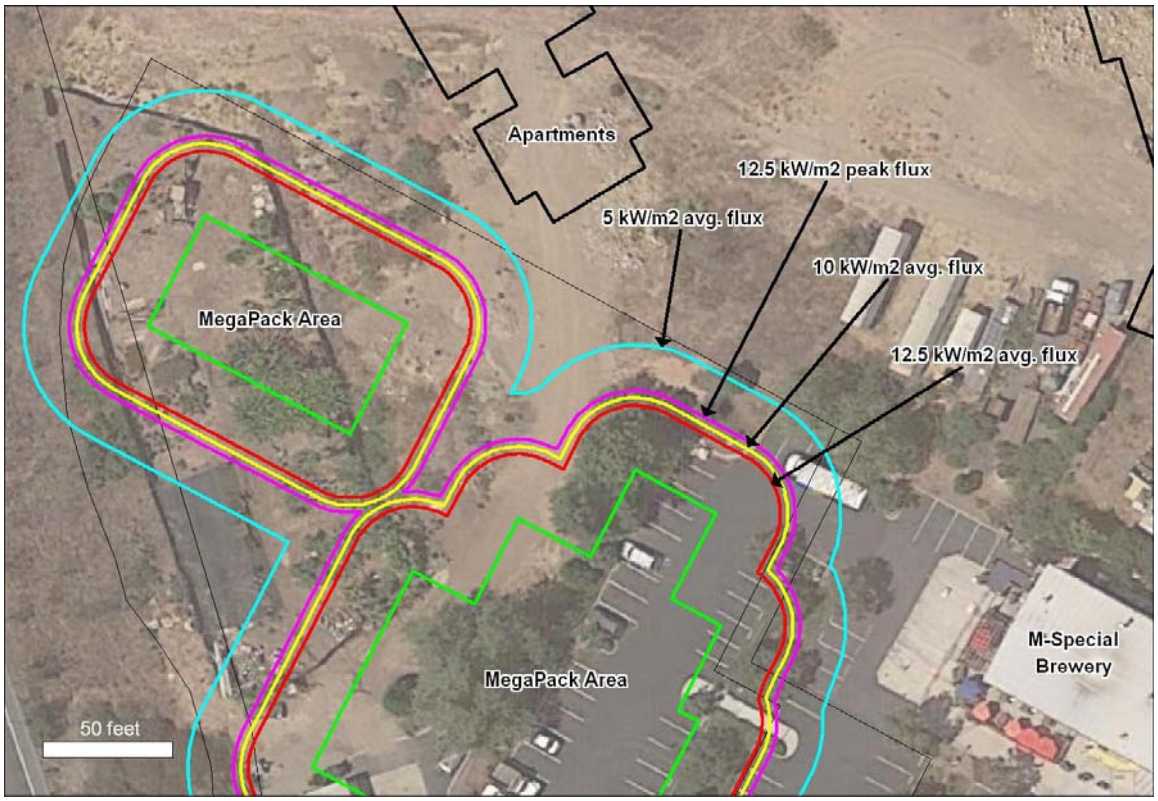
Table HHM-4
Thermal Flux Contour Estimates

Incident Flux (kW/m2	Duration	Impact
Impacts on Humans		
4.7	Multiple minutes	Emergency actions lasting several minutes can be performed without shielding
6.3	1 minute	Emergency actions lasting several minutes can be performed without shielding
10.0	20 seconds	Time to threshold of pain for bare skin Threshold for thermal Class IV
12.5	1 minute 10 seconds	1% fatalities First degree burns
15.8	1 minute 10 seconds	100% fatalities Significant injury from burns
25.0	10 seconds	1% fatality
Impacts on Materials		
12.5	Long exposure	Threshold for ignition of combustible materials (plastics and wood)
12.5 - 25	Long exposure	Wood ignites
20	< 30 seconds	Paper spontaneously ignites
20	250 seconds	Wood particle board ignites
27	Long exposure	Threshold for damage to non-combustible materials
35.0	1 minute	Cellulosic material will spontaneously ignite
35.0	< 30 seconds	Cloth spontaneously ignites
37.5	13 minutes	7mm steel plate failure
40.0	< 30 seconds	Wood spontaneously ignites

Source: MRS Environmental, 2021

Based on measurements during MegaPack testing, heat flux levels that could result from a thermal event could extend beyond the project site boundaries if the heat source was from a MegaPack located near the site boundary. Figure HHM-1 shows contours of average heat flux values at the project site that are representative of the potential for heat-related impacts. Figure HHM-1 also shows contours for a peak heat flux value of 12.5 kW/m2, which represents a threshold for material damage (i.e., a long exposure to this heat flux value may result in the combustion of plastic or wood). Thermal effects on the apartments to the north would range from 2.0 to 2.6 kW/m2 as a peak value, with the average ranging from 1.0 – 1.7 kW/m2. In addition, based on testing results, peak heat levels resulting from a battery malfunction would not occur until after approximately 38 minutes after fire ignition, which would provide first responders time to evacuate affected areas adjacent to the project site. Potential heat-related impacts to vegetation on and adjacent to the project site could be minimized by the application of water by responding fire trucks. Although heat-related impacts to off-site locations are not expected to be significant, battery malfunction heat-related impacts could have the potential to extend beyond the project site boundaries, therefore, potential heat-related impacts were also evaluated in a Quantitative Risk Assessment.

Figure HHM-1
Thermal Flux Contour Estimates



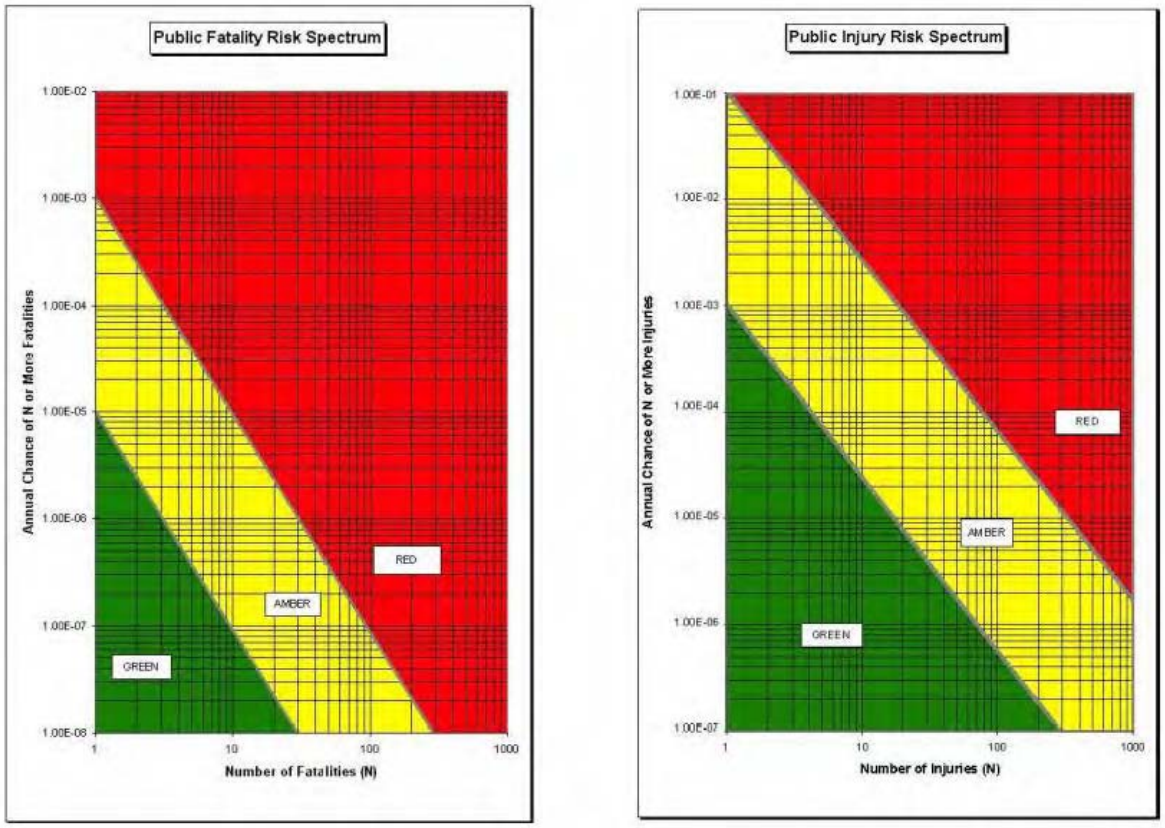
Source: MRS, 2021

In the unlikely event of a Megapack fire at the project site, water used for fire suppression purposes would have the potential to contain pollutants released from the combustion of the Megapack structure and the lithium-ion batteries contained within the structure. Additional analysis of potential fire suppression water quality impacts is included in Section J (Hydrology and Water Quality) below.

Quantitative Risk Assessment

A quantitative risk analysis involves assessing the potential impacts of exposing the public to flammable and toxic materials, in terms of fatalities and serious injuries, and then assessing the frequency that those scenarios could occur. The results are plotted on a frequency-cumulative number of occurrences plot (an FN curve). The City's thresholds of significance define areas on the FN curve that are considered acceptable and those areas that are considered unacceptable. Any areas in the "Green" region are considered acceptable and less than significant. The City thresholds FN curves are shown on Figure HHM-2.

Figure HHM-2
FN Curve Thresholds



Source: City of Goleta, *Environmental Thresholds and Guidelines Manual, 2003*

The hazards assessment involves the following four major tasks:

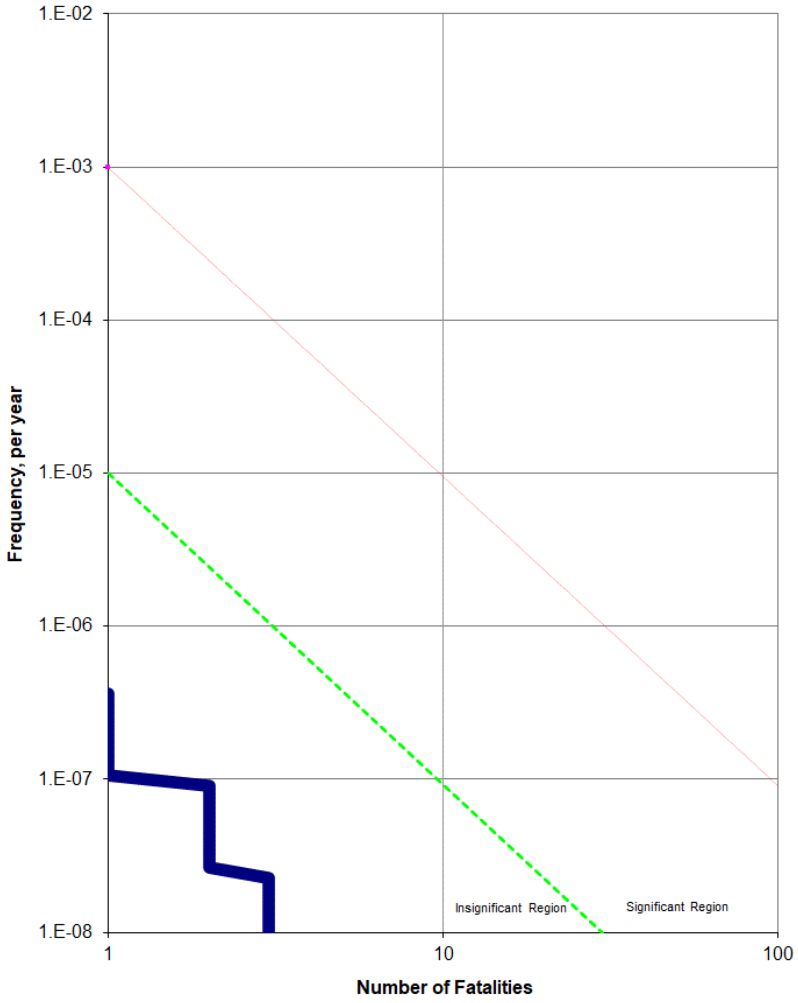
- Identification of release scenarios
- Determine the consequences of each release scenario
- Development of probabilities of occurrence for each release scenario that could impact the public, and
- Development of risk estimates (risk profiles, risk contours, risk matrix, etc.).

Modeling was performed to estimate the distances at which impacts would be experienced. For flammable impacts, exposure to vapor clouds and flash fires above the LFL are assumed to result in 100 percent fatalities if the cloud ignites, with a 10 percent rate of serious injury within the ½ LFL if the cloud ignites. For thermal impacts from fires, the assessment assumes 10 percent fatalities with heat levels above 10kw/m2 and 10 percent injuries the heat level exposure above 5kw/m2. Populations that could be exposed include areas at the M-Special Brewing Company, the parking lot areas to the south of the project site, Cortana Apartments that are currently under construction, and vehicles along Storke Road.

Meteorological (i.e., wind direction) data used in the assessment are from the APCD Goleta monitoring station for the years 2012 through 2016. Accident scenario frequencies were based on historical nation-wide data for similar battery installations, such as Tesla PowerPacks, which are smaller than the proposed MegaPacks but have similar design and operation characteristics.

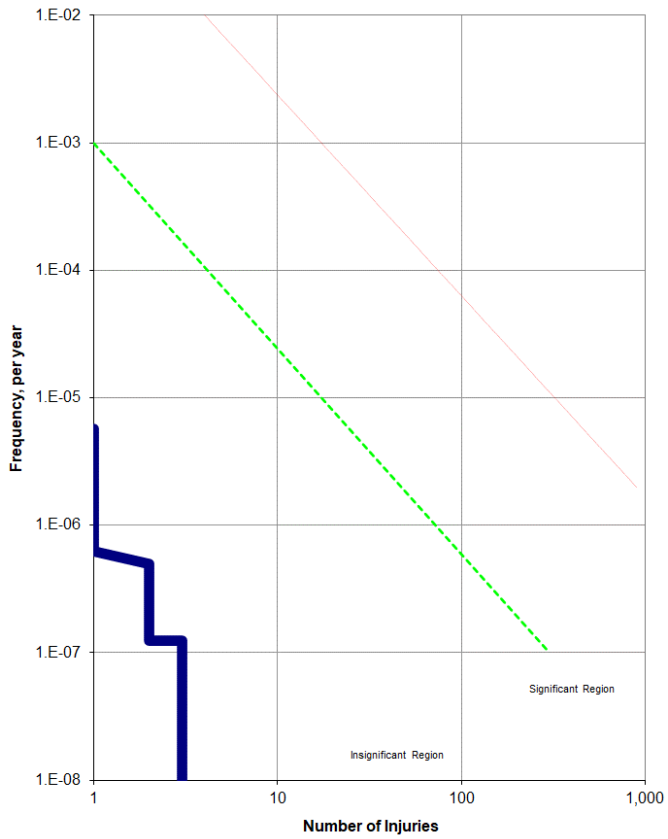
The results of the quantitative risk assessment are shown on Figures HHM-3 and HHM-4. Those Figures indicate that potential fatality and injury risk levels would be in the green "acceptable" region. In addition, the Risk Assessment report states that battery failures at the project site that produce out-gassing and would likely be addressed with the application of water by the Fire Department are estimated to have a probability of occurring once every 10,989 years. Therefore, the project's potential safety risk impacts would be less than significant

Figure HHM-3
Risk Assessment FN Curves – Number of Fatalities



Source: MRS, 2021

Figure HHM-4
Risk Assessment FN Curves – Number of Injuries



Source: MRS, 2021

Checklist Item c. No Impact

The project site and the SCE Isla Vista Substation site are~~is~~ not located within 0.25 miles of a school. The nearest school is Dos Pueblos High School, located approximately 0.5-mile to the northwest.~~ of the project site.~~ Additionally, project construction and normal operations would not result in hazardous emissions that would affect nearby schools. Therefore, the project would have no impact related to hazardous material emissions near a school.

Checklist Item d. Less than Significant Impact

Review of the State Water Resources Control Board GeoTracker database (SWRCB 2020) identified potential contamination sites located within 0.25 mile of the proposed energy storage project site and the SCE Isla Vista Substation site. The reported contamination sites, which are summarized in Table HHM-5.

As described in the Setting subsection above, the southern portion of the project site (6868 Cortona Drive) has been impacted by a release of chlorinated volatile organic compounds (trichloroethylene). Remediation efforts that have been ongoing since 2000 have

substantially reduced contamination levels at the site. The proposed project would not result in new development on the southern portion of the site that may be affected by previous contamination issues, and the proposed energy storage project would not interfere with the operation of any existing or future remediation activities that may be required before the case is closed by the RWQCB. Therefore, potential impacts associated with the previous hazardous material release on the project site would be less than significant.

Table HHM-5
Potential Contamination Sites within 0.25 Mile of the Energy Storage Project Site

Site Name	Address	Type	Status
Joslyn Electronic Systems Corporation	6868 Cortona Drive	Cleanup Program Site (trichloroethylene)	Open – Eligible for Closure
Chevron SS #9-2580	6895 Hollister Avenue	LUST Cleanup Site	Completed – Case Closed
Chevron SS #9-2580	6895 Hollister Avenue	LUST Cleanup Site	Open – Site Assessment
Private Residence	Residential neighborhood east of Storke Road and north of Hollister Avenue	LUST Cleanup Site	Completed – Case Closed
Raytheon B-2 Facility	75 Coromar Drive	Cleanup Program Site (1,1,1-trichloroethane, dichloroethane, freon, lead, tetrachloroethylene, trichloroethylene)	Open – Remediation
Tosco – 76 SS#5241	6930 Hollister Avenue	LUST Cleanup Site	Completed – Case Closed
Unocal – SS#5241	6930 Hollister Avenue	LUST Cleanup Site	Completed – Case Closed

LUST = leaking underground storage tank

Source: California State Water Resources Control Board GeoTracker (https://geotracker.waterboards.ca.gov/)

Checklist Item e. Less than Significant Impact

As described in the Setting subsection above, the project site is located north of the Santa Barbara Municipal Airport Approach Zone. Project-related equipment at the battery energy storage site would have a maximum height of approximately 30 feet, and as described in Section A (Aesthetics) above, the project would not result in significant lighting or glare impacts that would have the potential to interfere with aircraft operations. The proposed riser pole at the SCE Isla Vista Substation would have a height of approximately 72 feet above existing grade, similar to an existing pole at the substation site. The proposed project would not provide habitable structures that would be affected by potential airport noise impacts. Therefore, the project would result in less than significant airport compatibility impacts.

Checklist Item f. Less than Significant Impact

Primary and secondary access to the energy storage project site would continue to be provided by two separate driveway connections to Cortona Drive. A new access to the Isla Vista Substation would be constructed on its east side, and the main access to the substation on its west side would be retained. The project would not impede emergency access to the project site or other adjacent areas. As described in Section Q below (Transportation), the project would not generate a substantial amount of construction-related traffic or operation-related traffic. Therefore, the project would not substantially change the existing operation characteristics of the roads and intersection in the vicinity of the project site and would not interfere with access by emergency personnel.

Checklist Item g. Less than Significant Impact

The proposed energy storage project site, the SCE Isla Vista Substation, and adjacent areas are located approximately two miles south of the nearest designated Very High Fire Hazard Severity Zone, as mapped by the California Department of Forestry and Fire Protection (CAL FIRE, 2007). The proposed project does not include structures that would accommodate permanent occupants such as residents or full-time employees. Therefore, the project would result in less than significant impacts related to wildland fires.

iv. Cumulative Impacts

Cumulative development from buildout under the Goleta GP/CLUP could result in the exposure of additional residents to hazardous substances, emissions, and risk of wildfire-related impacts. The hazards and hazardous material impacts of the proposed project would be minimized through compliance with existing standards related to the use of lithium ion batteries, and other regulatory programs. Future development in the project region would also be required to comply with applicable standards and regulations that minimize the potential for environmental impacts related to exposure to hazards and hazardous materials. By complying with existing development standards and regulations, the project's potential hazard-related impacts would not be cumulatively considerable and the project would result in less than significant cumulative impacts.

v. Mitigation Measures and Recommended Conditions of Approval

The energy storage project would not result in significant hazard-related impacts and no mitigation measures are required to reduce project-related hazards and hazardous materials impacts to a less than significant level.

The following recommended conditions of approval include measures recommended by the *Hazards Analysis and Risk Assessment Final Report* (MRS, May 17, 2021) prepared for the proposed project to further minimize potential project-related impacts.

Studies have shown that the potential for thermal runaway is a strong function of the level of charge of the batteries, with batteries that are charged below 50% exhibiting a lower potential for runaway and lower levels of off gassed volume given an external accident scenario. Therefore, when construction equipment is operating onsite, batteries that could be affected should be discharged to less than 30% state of charge in order to reduce the potential for thermal-runaway accidents. In addition, ensuring all batteries are protected from vehicle impacts would reduce the potential for accident scenarios associated with vehicle impacts.

Detection systems allow for efficient response coordination and rapid detection of potential issues of concern. Both flame detection and gas detection are recommended to ensure detection of a range of scenarios, with local and remote notifications.

An Emergency Operations Plan ensures procedures are in place to respond to emergency scenarios including notification to the local responders.

A Site Safety plan and associated audit would ensure that descriptions of detection systems and testing as well as training and a range of other issues are addressed and to ensure compliance with existing codes and standards.

1. **Recommended Condition of Approval: MegaPack Installation.** Proposed project plans must include the following project design and operation requirements:

    1. All batteries shall be discharged to below 30% state of charge (SOC) during the project's construction/installation phases.

    2. Any replacement or maintenance of batteries requiring the use of heavy construction equipment, such as cranes or forklifts, shall be conducted only on batteries discharged to below 30% SOC and nearby batteries that could be affected shall also be discharged to below 30% SOC.

    3. Vehicle impact bollards or equivalent shall be installed to reduce the potential for vehicle impacts (as per NFPA 855 section 4.3.7).

    4. Install detection systems for both flame and gas detection, being equal to or similar to the Det-Tronics x3302 flame and the Det-Tronic CGS gas detectors.

    5. Monitoring and detection systems shall alarm locally and both visually and audibly, shall be monitored by a 24-hour system and shall notify the local Fire Department. Indication shall be provided to responders indicating which Megapack is experiencing issues.

    Timing: These conditions must be printed on all project plans submitted for any land use, zoning clearance, building, grading, or demolition permits. Vehicle impact bollards installed on the project site must be depicted on the project site plan.

    Monitoring/Reporting Party(ies): The Planning and Environmental Review Director, or designee, must receive written confirmation that batteries transported to the project site comply with the specified battery state of charge requirements. The Planning and Environmental Review Director, or designee, shall confirm with the Fire Department that proposed bollard placement complies with the requirements of NFPA 855.

2. **Recommended Condition of Approval: MegaPack Operation and Safety Planning.** The following site safety plans and regulatory compliance documentation shall be prepared, submitted to the City for review and approval, and implemented at the project site throughout the life of the project.

    1. Develop an Emergency Operations Plan in compliance with sections of NFPA 855, including:

        a. procedures for safe shutdown, de-energizing and isolation of equipment under emergency situations;

        b. procedures for inspection and testing of alarms, interlocks, detection systems and controls including recordkeeping;

c. procedures to be followed in response to notification from the storage systems that could signify dangerous situations, including shutting down equipment and notification to the local fire department; and

d. procedures and schedules for conducting drills of the procedures.

2. Develop a Site Safety Plan prior to startup, that identifies and summarizes the design safety features identified in the Project description and measures required pursuant to the measures above. Measures required by the Fire Department shall be included in the Site Safety Plan. The Plan shall include a graphic depiction of Project safety features and equipment onsite, including but not limited to, the following:

   a. Fire prevention, detection, and suppression features, including:

      i. a description of the Battery Management System and the monitoring of alarms and battery cell conditions and thresholds for alarms;

      ii. flame and gas detection systems, including the location of detection, type of detection and the monitoring of alarms (NFPA 855 Section 4.10);

      iii. availability of water for fire fighting and compliance with Fire Department requirements for flow and availability (NFPA 855 Section 4.13);

   b. Emergency response procedures, including notification of local responders;

   c. Personnel safety training;

   d. Fire suppression and other safety features/equipment located at the site;

   e. Type and placement of warning signs;

   f. Emergency ingress and egress routes;

   g. Special safety measures to be implemented for battery installation and replacement, including disposal of replaced (discarded) equipment;

   h. Provisions and timing for updating the Plan to incorporate new or changed requirements;

   i. Control of vegetation (NFPA 855 Section 4.4.3.6);

   j. Security of installations (NFPA 855 Section 4.3.8);

   k. Access roads design (NFPA Section 4.3.8);

   l. Signage (NFPA Section 4.3.5); and m. Remediation measures (NFPA 855 Section 4.16) including authorized service personnel and fire mitigation personnel.

3. Provide a copy of an NFPA 855 compliance audit report to verify that the system is designed and built to comply with the NFPA 855 requirements prior to system startup.

4. Provide documentation indicating that batteries are listed in accordance with UL 1973 and listed in accordance with UL 9540.

5. Provide documentation that MegaPack batteries are located at least 10 feet from lot lines as per NFPA 855.

Timing: Each of the above requirements shall be completed prior to the start of project operation.

Monitoring/Reporting Party(ies): The Emergency Operations Plan, Site Safety Plan, NFPA 855 compliance audit, and evidence that the batteries installed at the project site are listed under UL 1973 and UL 9540, shall be submitted to the Planning and Environmental Review Director, or designee, and County Fire Department for review and approval.

vi. Residual Impact

No mitigation measures are required. The project would not result in significant residual hazards and hazardous material impacts.

J. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X		
i. result in substantial erosion or siltation on- or off-site;			X		
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X		
iii. create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or			X		
iv. impede or redirect flood flows?			X		
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X	
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		

The evaluation of potential hydrology and water quality impacts is based on the analyses, conclusions, and recommendations included in reports titled *Drainage Analysis, 6868 Cortona Drive, City of Goleta, CA* (February 18, 2021); and *Stormwater Control Plan for 6868 Cortona Drive, Goleta, CA* (February 18, 2021). Both reports were prepared by Flowers & Associates, Inc., and are provided as Attachments 9 and 10. Potential project-related impacts to the quality of fire suppression water are based on information included in a report titled *Hazards Analysis and Risk Assessment Final Report, Goleta Cortona Drive Energy Storage Project* (MRS Environmental, May 17, 2021). This report is included as Attachment 7.

i. Existing Setting

The federal Clean Water Act and the California Water Code mandate controls on discharges from municipal separate storm sewer systems (MS4s). The California Water Resources Control Boards issue National Pollutant Discharge Elimination System (NPDES) permits that require cities, towns, and counties to regulate activities which can result in pollutants entering their storm drains or waterways. Municipalities implement comprehensive stormwater pollution-prevention programs. Municipal staff uses Best Management Practices (BMPs) when maintaining their own streets, storm drains, and municipal buildings.

The project site has an average slope of 1.9% and drains in a predominantly southeasterly direction. The majority of stormwater runoff flows southeasterly until draining onto an existing concrete gutter on proposed Lot 2 (6868 Cortona Drive), which then flows easterly and eventually discharges through the curb face onto Cortona Drive.

Proposed Lot 1 (6864 Cortona Drive) would be approximately 1.89 acres (net) in size. Existing development includes a 3,218 square foot shed, a concrete area adjacent to the shed, and paved parking lot area that would be removed as part of the proposed project. Existing impervious surfaces on proposed Lot 1 cover approximately 32,485 square feet, or 40 percent of the net lot area.

Proposed Lot 2 (6868 Cortona Drive) would be approximately 3.12 acres (net) in size. Existing development includes a research and development building with a 46,107 square foot footprint area, and 62,143 square feet of paved parking lot area. Existing impervious surfaces on proposed Lot 2 cover approximately 108,250 square feet, or 80 percent of the net lot area.

The SCE Isla Vista Substation facility is approximately 1.4 acres in size. The ground surface within the substation facility is predominately covered with crushed rock and a small asphalt driveway (Figure PD 3). A shallow concrete stormwater drainage channel is located adjacent to the east side of the substation. The channel originates from the northwest and southwest corners within the substation and also runs along the north and south sides of the substation. The channel continues south adjacent to residential homes and conveys stormwater runoff from these areas into the municipal storm drain system. The height of the side walls of the channel are less than six inches, indicating minor flow volumes. This feature was likely built as part of the substation construction to convey flows away from the station.

The project site is not located within a designated 100-year floodplain. The nearest floodplain area is associated with Glen Annie Creek and located north of U.S. 101 and approximately 1,000 feet east of the project site. Figure 5-2 of the City of Goleta General Plan also indicates that the project site is not within a potential tsunami runup area.

ii. Thresholds of Significance

A significant impact on Hydrology & Water Quality would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. In addition, the City's *Environmental Thresholds & Guidelines Manual* assume that a significant impact on hydrology and water resources would occur if a project would:

Threshold HYD-1: Result in a substantial alteration of existing drainage patterns.

Threshold HYD-2: Alter the course of a stream or river.

Threshold HYD-3: Increase the rate of surface runoff to the extent that flooding, including increased erosion or sedimentation, occurs.

Threshold HYD-4: Create or contribute to runoff volumes exceed existing or planned stormwater runoff facilities, or substantially degrade water quality.

iii. Project-Specific Impacts

The proposed project includes a request for the approval of a Parcel Map that would divide the existing 5.88-acre project site parcel lot into two lots. Proposed Lot 2 would continue to be occupied by an existing 60,068 square foot research and development building and associated parking and landscaping. The Parcel Map would not result in changes to existing environmental conditions on proposed Lot 2 that would have the potential to result in significant hydrology or water quality impacts. The following evaluation of potential drainage and water quality impacts focuses on impacts that have the potential to result from the development of the proposed Goleta Energy Storage facility, which would be located on proposed Lot 1 on the northern portion of the project site.

Checklist Item a and Threshold HYD-3. Less than Significant Impact.

Short-Term Impacts. Project-related excavation, grading, and construction activities would result in soil disturbance. Stormwater flowing through a construction site can collect sediment, debris, and chemicals, and transport them to downstream receiving waters. As described in Section G (Geology and Soils) above, short-term water quality impacts would be minimized during all phases of construction through compliance with the Construction General Permit and the City's grading regulations. The Construction General Permit requires preparation and implementation of a project-specific SWPPP, which requires operators to implement pollution prevention controls to minimize the discharge of pollutants from stormwater and spilled or leaked materials. Such controls may include installation of silt fencing and sandbag barriers, covering of stockpiles, use of desilting basins, and post-construction revegetation and drainage requirements. The development and implementation of a SWPPP would be required as a part of the Construction General Permit. Therefore, proposed short-term construction operations would not violate any water quality standards or waste discharge requirements, and would minimize potential construction-related water quality impacts to less than significant.

Long-Term Impacts. A Stormwater Control Plan (Flowers & Associates, 2021) has been prepared for the proposed project consistent with the requirements of the Central Coast Regional Water Quality Control Boards Post-Construction Stormwater Management Requirements. Proposed stormwater facilities on the energy storage project site would convey all site stormwater easterly and southerly where it would discharge to a new bioretention basin located along the southern boundary of the project site. The proposed basin would be approximately 1,300 square feet in area, would have a volume of approximately 1,997 cubic feet, and would be designed to allow for six inches of ponded water. The proposed bioretention basin would treat and detain peak stormwater flows and maximize stormwater infiltration. Additional source control measures would be implemented to minimize discharges of pollutants, including: maintaining landscaping; using minimal or no

pesticides; not allowing vehicle repair or maintenance outdoors; and maintaining the project site to prevent accumulations of litter and debris, (Flowers & Associates, Inc. 2021b).

Proposed access improvements, the installation of a new riser pole, and other proposed improvements at the SCE Isla Vista substation would not be a long-term source of substances that have the potential to adversely affect storm water quality. In addition, the proposed improvements would not substantially increase the rate or amount of stormwater runoff leaving the substation site as proposed impermeable surface would generally be limited to a new 100-foot long asphalt driveway located within the substation. As a result, the proposed improvements would not result in a substantial increase in the substation's existing stormwater drainage characteristics.

Therefore, proposed long-term site operations would not violate any water quality standards or waste discharge requirements, and would minimize potential water quality impacts from typical site operations to less than significant.

Potential Water Quality Impacts to Fire Suppression Water

Fire prevention systems to be provided at the project would include the use of energy storage battery cabinets that are designed to minimize the spread of a fire caused by a lithium-ion battery failure. However, on-site fire hydrants would be located on-site for fire suppression purposes. In the event that water is used at the project site to suppress a battery fire, the water could have the potential to contain contaminants from the damaged energy storage batteries. Potential impact to the quality of fire suppression water that may be used at the project site is provided below.

In the event of a Megapack fire and/or off gassing event at the project site, the Fire Department would likely apply water to the Megapacks to "knock down" smoke and/or off-gassed materials, and to also cool the surrounding Megapacks to reduce the potential for the fire to spread. The fire suppression water requirements could be substantial, and the water could become contaminated from off-gassed materials. In general, and based on the results of previous studies, the fire suppression water should be expected to pick up some contaminants and have some changes in pH. However, those changes would generally be expected to be similar to other industrial or building fires where plastics may be combusting.

Based on the results of previous large-scale fire testing, water may be applied to a Megapack fire for a duration as long as four (4) hours. With a Fire Department water application rate of approximately 1,500 gallons per minute, total water application over a four-hour period could be approximately 360,000 gallons. Fire suppression water runoff would be directed to the project's proposed stormwater bioretention basin, which would have a storage capacity of approximately 28,000 gallons. Therefore, the application of fire suppression water for a four-hour period would exceed the capacity of the bioretention basin and water would overflow into the storm drain system.

Studies on fire suppression water contamination associated with battery fires are limited. One study (DNVGL, 2017) conducted tests on batteries examining the most effective firefighting measures, and concluded that:

> *"for most tests the water runoff was slightly acidic measuring pH 6 - 7. In one case, however, the water became alkaline climbing to pH 10-11 after a few hours of*

> *submersion. This case was observed for a battery that was highly consumed in the fire".*

The application of water directly on the Megapack would not allow for direct contact of the water with the lithium-ion battery cells, as the batteries would be protected by the Megapack enclosure and their module shells. This protection effectively limits the extent to which water could become contaminated with battery elements. Changes to water quality or pH would, therefore, be limited under the scenarios associated with Megapack fire response activities. Although the DNVGL testing indicates high pH levels for one case, that one case was for a submerged battery in a static tub of water and is not representative of firefighting measures that would be employed at the project site.

Another study (NFPA 855 Annex C.7) indicated that:

> "*Though trace amounts of heavy metals such as nickel and cobalt [depending on battery type] can be deposited from combustion of the batteries, these elements are not expected to be present in large quantities or in quantities larger than any other similar fire. In most instances, water exposed to the batteries shows very mild acidity, with an approximate pH of 6*".

Therefore, water pH would not be expected to exceed a range of 6 – 7 and trace levels of contaminants are expected to be similar to fires that may occur at other industrial and commercial facilities.

A Megapack fire at the project site would generate pollutants in the off-gassed materials due to both the battery cells and from materials used to construct the Megapack structure such as plastics and electrical components. Potential effects on fire water suppression quality that may be associated with the combustion of the batteries and the Megapack structures are described below.

<u>Battery Cell Pollutants.</u> Tesla has conducted toxic material off-gassing sampling associated with both battery cell level tests and with the entire module or Megapack tests. Table HYD-1 lists pollutants identified from only the battery cell level tests. Table HYD-1 also includes the estimated pollutant concentration in fire suppression water given a 1,500 gpm water flowrate and assuming 100% of the off gassed pollutant is absorbed by the water for a Megapack off gassing event (a very conservative assumption).

National Pollutant Discharge Elimination System (NPDES) standards have been established for various industrial and construction operations under the requirements of the Clean Water Act. Although the NPDES standards do not apply to the battery storage project since it is not a discharge facility, Table HYD-1 identifies NPDES standards for a range of discharge facility permit types. The Table shows that the battery storage fire suppression water potential contamination levels would be below the levels of the identified NPDES discharge standards.

Table HYD-1
Potential Fire Water Contaminants from Battery Cell-Level Testing

Pollutant	Potential Fire Suppression Water Contaminant Level	NPDES Allowable Concentrations: WWTP Discharge Levels	NPDES Allowable Concentrations: Industrial Stormwater	NPDES Allowable Concentrations: Low Threat Facilities
Toluene	103 ug/l [3]	10 million ug/l [2]	*	150 ug/l [5]
Styrene	5.1 ug/l [3]	***	*	**
Methanol	278 ug/l [3]	75,000 ug/l [1]	15,000 ug/l [4]	**
pH	6 – 7 [6]	6 – 9 [7]	6 - 9 [7]	6 - 9 [7]

Notes: 1) instantaneous maximum from GWWTP NPDES permit. Methanol based on oil/grease levels. 2) Goleta Wastewater Treatment Plant (NPDES NO. CA0048160) permit average monthly. Instantaneous not available. 3) Peak levels identified in cell battery fire studies by Tesla. 4) General Permit For Storm Water Discharges Associated With Industrial Activities order NPDES no. cas000001, average annual (no instantaneous value listed) Table 2. Methanol based on oil/grease levels. 5) National Pollutant Discharge Elimination System (NPDES) General Permit For Discharges with Low Threat To Water Quality ORDER NO. R3-2017-0042 NPDES NO. CAG993001, effluent to inland surface waters, bays and estuaries Table 4. 6) estimates of pH range based on DNVGL 2017 and NFPA 855. 7) NPDES pH allowable limits.
* Industrial stormwater NPDES permit only addresses metals and not volatile organics. ** Not addressed in low threat listing Table 4. *** not addressed in WWTP NPDES permit.
Does not include volatile hydrocarbons (methane, propane, acetylene) which can also be produced by combustion of cells but are not NPDES pollutants.
Source: Tesla cell level testing indicates NPDES pollutants/conditions (toluene, styrene, methanol, pH) as well as non-NPDES pollutants (methane, propane, acetylene, CO, CO2).

Source: MRS, 2021

Megapack Structure Pollutants. During a residential, commercial, or industrial fire, there could be a number of pollutants released that could adversely affect the quality of fire suppression water. For the proposed project, such pollutants would generally be similar to pollutants that could result from fires at other structures located in the City. During the high heat of the combustion process, the plastics, electronics, and other materials used in the Megapacks would combust, thereby producing pollutants. As indicated by the results of NFPA 855 Annex C.7 testing described above for lithium-ion batteries in fire water, "*elements are not expected to be present in large quantities or in quantities larger than any other similar fire*" and DNVGL (DNVGL, 2017) indicates that "*many of the same contaminants found from plastics fires were common to those found from battery fires."*

The proposed Megapacks have design features that would substantially reduce the potential for fires, including redundant safety controls; venting systems; a battery management system; remote monitoring of the battery operations; design and testing as per UL standards to ensure minimal potential for fire propagation to nearby cells; and monitoring through the use of fire detection. All of these measures would substantially reduce the potential for a fire to occur that would require the application of water. As described in Section "I" (Hazards and Hazardous Materials) above, the potential failure rate of the proposed battery systems is expected to be very low. Failures that produce out-gassing that would likely be addressed with the application of fire suppression water by the Fire Department are estimated to have the probability of occurring once every 10,989 years. Pollutants in the water used for fire suppression are not expected to be present in large quantities or in quantities larger than fires that may occur at other locations in the City. Based on the very low probability of a fire occurring at the project site that would require the use of fire suppression water; that potential

fire suppression water quality impacts unique to the use lithium-ion batteries at the project site would not exceed various NPDES discharge standards; and since potential impacts to the quality of fire suppression water would generally be similar to the impacts of fires at other buildings in the City, the potential project-related impacts to the quality of fire suppression water are considered to be potentially adverse but less than significant.

Checklist Item b. Less than Significant Impact.

The proposed project overlies the Goleta Groundwater Basin. During geological testing at the project site (Earth Systems Pacific, 2019) groundwater was encountered at 48 feet below ground surface; however, after removal of the drill auger, the groundwater level rose to an approximate depth of 40 feet below ground surface. As described in response "c" below, the energy storage project would result in a net decrease in existing impervious surface and the proposed Isla Vista substation improvements would not result in a substantial increase in impervious surface area. In addition, as described in Section S (Utilities and Service Systems) below, the project and proposed substation improvements would have a minimal water use demand. As a result, impacts related to depletion of groundwater supplies and groundwater recharge would be less than significant. Therefore, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, and project-related groundwater supply impacts would be less than significant.

Checklist Item c, Thresholds HYD-1, HYD-2, HYD-3 and HYD-4. Less than Significant Impact.

As shown on Table HYD-2, development of the proposed energy storage project would result in an increase in the amount of permeable surface area on the energy storage project site (proposed Lot 1). The increase in permeable area results primarily from the removal of existing paved parking area from the project site. Table HYD-2 also shows that the amount of pervious and impervious surface area on proposed Lot 2 would not be changed substantially.

Table HYD-2
Project Site Existing and Proposed Pervious and Impervious Surface Areas

	Permeable Surfaces		Impervious Surfaces	
	Sq. Ft. (net)	Percent of Net Lot Area	Sq. Ft. (net)	Percent of Net Lot Area
Proposed Lot 1				
Existing	49,691	60	32,485	40
Proposed	56,972	69	25,204	31
Proposed Lot 2				
Existing	27,687	20	108,250	80
Proposed	27,670	20	108,267	80

Source: Flowers & Associates, 2021

Due to the proposed removal of existing paved parking area from the energy storage project site, and the use of permeable surfaces throughout the site, the proposed project would result in a decrease in the total impervious area by approximately 7,281 square feet (from 40 percent impervious surface coverage to 31 percent coverage). Therefore, detention facilities for peak stormwater flow attenuation are not required. However, a proposed bioretenton basin would be constructed on the project site to accommodate water quality requirements.

The water quality basin would have an indirect effect of attenuating peak flow discharges from the project site. Post-project development stormwater flows from the energy storage project site (proposed Lot 1) are summarized on Table HYD-3. As shown, stormwater flows after the construction of the proposed project on Lot 1 would be reduced when compared to existing conditions.

Table HYD-3
Proposed Lot 1
Existing and Post-Project Stormwater Flows

Storm Frequency	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
Existing Flow (cfs)	2.06	3.35	4.23	5.32	6.16	6.90
Post-Project (cfs)	1.85	3.10	3.97	5.06	5.87	6.65

Source: Flowers & Associates, 2021a

As shown on Table HYD-2, the proposed project would not result in a substantial increase in impervious surface area on proposed Lot 2. As a result, stormwater discharges from proposed Lot 2 would not be substantially changed when compared to existing conditions. Therefore, the proposed project would not increase runoff flows from the project site that would result in flooding, and would not result in additional stormwater runoff that exceed the capacity of existing stormwater drainage systems. As described in response "a" above, with the implementation of existing regulatory programs the proposed project would not be a substantial additional source of polluted runoff. Therefore, the project would have less than significant drainage-related impacts.

Proposed access improvements, the installation of a new riser pole at the SCE Isla Vista substation, and other proposed improvements would not substantially increase the rate or amount of stormwater runoff leaving the substation site as the proposed impermeable surfaces would generally be a new 100-foot long asphalt driveway located within the substation. Installation of a proposed driveway and drainage culvert in the existing shallow concrete drainage channel located near the eastern perimeter of the substation would not increase existing runoff volumes and would not impair stormwater flows in the existing channel. As a result, the proposed substation improvements would have less than significant drainage-related impacts.

Checklist Item d. No Impact.

The project site is not located in a designated 100-year flood plain or tsunami runup zone. There are no bodies of water near the project site that have the potential to result in significant seiche-related impacts. Therefore, the project would have no impact related to the release of pollutants in a flood hazard, tsunami, or seiche zone due to inundation of the project site.

Checklist Item e and Threshold HYD-4. Less than Significant Impact.

The project site is under the jurisdiction of RWQCB Region 3. The RWQCB provides permits for projects potentially affecting surface waters and groundwater and is responsible for preparing the Water Quality Control Plan for the Central Coast Basin (Basin Plan). Basin

Plans designate beneficial uses of water in the regions and establish narrative and numerical water quality objectives. The State has developed total maximum daily loads (also called TMDLs), which are a calculation of the maximum amount of a pollutant a water body can have and still meet water quality objectives established for the region. As evaluated in item "a" above, project-related construction activities would have the potential to degrade surface water quality in receiving waterbodies, however, the implementation of erosion and sediment control BMPs, as required pursuant to the NPDES Construction General Permit, would reduce the potential for construction activities to exacerbate existing surface water quality impairments. In addition, operation of the project would not result in discharges of contaminants that have the potential to exacerbate existing surface water quality impairments. Therefore, the proposed energy storage project and proposed substation improvements would not conflict with or obstruct implementation of applicable water quality control plans, and impacts would be less than significant.

The proposed project site overlies the Goleta Groundwater Basin, which is a "medium-priority" basin related to the preparation of a Groundwater Sustainability Plan in compliance with the Sustainable Groundwater Management Act. A Groundwater Sustainability Plan has not been prepared for the basin. As described in Section S (Utilities and Service Systems) below, the energy storage project and the proposed substation improvements would have a minimal water use demand, and as described in response "a" above, the project would not result in potentially significant impacts to the quality of surface or ground water resources. Therefore, the project would not result in water supply or quality impacts that would conflict with applicable groundwater basin management plans or requirements.

iv. Cumulative Impacts

Cumulative development projects in Goleta over one acre in size would be required to comply with the NPDES General Construction Permit and prepare a SWPPP to control erosion and runoff water quality impacts during construction. Cumulative development projects less than one acre in size would be required to comply with City of Goleta Municipal Code, Section 15.09.290, which requires the preparation and implementation of an Erosion and Sediment Control Plan. In addition, the RWQCB's post-development runoff requirements apply to the proposed project and cumulative development, which would reduce the potential for long-term cumulative stormwater runoff and quality impacts. Therefore, the project's cumulative hydrology and water quality impacts are not cumulatively considerable and potential cumulative impacts would be less than significant.

v. Mitigation Measures and Recommended Conditions of Approval

The proposed project would not result in significant hydrology or water quality impacts and no mitigation measures are required to reduce project-related impacts to a less than significant level.

vi. Residual Impact

No mitigation measures are required. The project would not result in significant residual hydrology or water quality impacts.

K. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Physically divide an established community?				X	
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for purpose of avoiding or mitigating an environmental effect?			X		

i. Existing Setting

The project site has a Business Park (I-BP) land use designation, which is intended to identify lands for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area. Uses in the I-BP 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.

The project site is zoned Business Park (BP) as identified by Title 17 - Zoning Regulations. This zone district is intended to provide for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area through implementation of the Business Park (I-BP) land use designation of the General Plan. "Major Utilities" may be allowed in the BP zone with the approval of a Conditional Use Permit.

A 60,068 sq. ft. research and development building is located on the southern portion of the project site (6868 Cortona Drive; proposed Lot 2). A plant nursery, and 3,218 sq. ft. shed are located in the northern portion of the project site (6864 Cortona Drive; proposed Lot 1). Land uses near the project site include residential property to the north that is currently being developed with residences; a hotel to the south; a brewery and research and industrial uses to the east; and Storke Road and residential uses beyond to the west.

The SCE Isla Vista Substation is located on a parcel that has a General Plan land use and zoning designation of "Public and Quasi-Public."

ii. Thresholds of Significance

A significant land use and planning impact would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist.

iii. Project-Specific Impacts

Checklist Item a. No Impact. The proposed energy storage project would be located at an "in-fill" site and would be adjacent to existing development to the east, west, and south, and the Cortona Apartments residential project that is currently under construction on property to the north. The proposed energy storage project, including proposed improvements to the

SCE Isla Vista Substation, would not result in new construction, utility extensions, or road improvements that would physically divide an established community.

Checklist Item b. Less than Significant Impact. The proposed project would divide a 5.88-acre parcel into two lots. No changes to existing land uses that currently exist on proposed Lot 2 are proposed. The proposed energy storage project is "major utility" project that is allowed in the BP zone with the approval of a Conditional Use Permit.

General Plan Policy LU 4 provides standards applicable to office and industrial uses, including uses allowed in the BP zone. Policy LU 4.2 includes performance standards for proposed uses in the Business Park zone to 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.

As described in Section A (Aesthetics) above, the proposed energy storage facility would not result in significant visual or lighting impacts, and approval of the project's design by the DRB would ensure that its scale and design are compatible with surrounding neighborhoods. The project would take access from existing driveways that connect to Cortona Drive, therefore, no additional curb cuts will be required. The project's current application does not include a request for a new sign. Similarly, the proposed improvements to the existing substation would not result in changes to the substation site that would result in significant visual impacts (see Section A, above), would not increase lighting at the substation, and would not require new curb cuts or signage. Therefore, the project would comply with General Plan performance standards applicable to the project site's I-BP land use designation.

iv. Cumulative Impacts

The Goleta GP/CLUP Final EIR found that cumulative development under buildout of the GP/CLUP would have less than significant impacts related to land use consistency because such development would be reviewed for consistency with: adopted and applicable land use plans and policies; the requirements of CEQA; the state's Zoning and Planning Law, and the state Subdivision Map Act, all of which require findings of plan and policy consistency prior to approval of entitlements for development. Therefore, the project's cumulative land use impacts are not cumulatively considerable and potential cumulative impacts would be less than significant.

v. Mitigation Measures and Recommended Conditions of Approval

The project would not result in significant land use impacts. No mitigation measures are required.

vi. Residual Impact

No mitigation measures are required. The project would not result in significant residual land use impacts.

L. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	

i. Existing Setting

No known mineral resources have been identified on or near the project site or the SCE Isla Vista Substation.

ii. Thresholds of Significance

A significant impact on mineral resources would be expected to occur if the proposed project resulted in any of the impacts in the checklist above.

iii. Project-Specific Impacts

Checklist Items a and b. No Impact. The proposed project would not result in the loss of mineral resources that are of value to the region or the state and would not otherwise interfere with or preclude access to mineral resources as no mining operations have been conducted on the project site, and are unlikely to occur on or near the project site in the future. Therefore, the project would result in no impact to mineral resources.

iv. Cumulative Impacts

The project would have no impact on mineral resources. Therefore, the project's cumulative impacts would be less than significant.

v. Mitigation Measures and Recommended Conditions of Approval

No mitigation measures are required.

vi. Residual Impact

The project would not result in significant residual impacts on mineral resources.

M. NOISE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X		
b. Generation of excessive groundborne vibration or groundborne noise levels?			X		
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X		

The evaluation of the proposed project's potential noise impacts is based on the analysis, conclusions, and recommendations included in a report titled *Noise Memorandum for the Cortona Drive Battery Energy Storage System, 6864 and 6868 Cortona Drive, Goleta, California* (Rincon Consultants, Inc., January 22, 2021). This evaluation of potential noise impacts also addresses peer review comments included in a report titled *Acoustical Analysis Peer Review for Cortona Drive Battery Energy Storage System* (Bruce Walker, PhD, July 16, 2020). The Noise Memorandum and peer review reports are included in this IS/MND as Attachments 11 and 12.

Description of Noise Metrics

Sound is described in terms of the loudness (amplitude) of the sound and frequency (pitch) of the sound. Noise is defined as unwanted sound. Sound is produced by the vibration of sound pressure waves in the air. Sound pressure levels are used to measure the intensity of sound and are described in terms of decibels. The decibel (dB) is a logarithmic unit which expresses the ratio of the sound pressure level being measured to a standard reference level. Sound is composed of various frequencies, but the human ear does not respond to all frequencies. The standard unit of measurement of the loudness of sound is the decibel (dB). Since the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) performs this compensation by differentiating among frequencies in a manner approximating the sensitivity of the human ear.

Decibels are based on the logarithmic scale. The logarithmic scale compresses the wide range in sound pressure levels to a more usable range of numbers in a manner similar to the Richter scale used to measure earthquakes. In terms of human response to noise, a sound 10 dBA higher than another is perceived to be twice as loud and 20 dBA higher is perceived to be four times as loud, and so forth. Everyday sounds normally range from 30 dBA (very quiet) to 100 dBA (very loud).

Various methods have been developed for evaluating community noise to account for, among other things:

- The variation of noise levels over time
- The influence of periodic individual loud events
- The community response to changes in the community noise environment

Noise is defined as unwanted or objectionable sound. The measurement of sound takes into account three variables: 1) magnitude, 2) frequency, and 3) duration.

Magnitude is the measure of a sound's "loudness" and is expressed in decibels (dB) on a logarithmic scale. Decibel levels diminish (attenuate) as the distance from the noise source increases. For instance, the attenuation rate for a point noise source is 6dB every time the distance from the source is doubled. For linear sources such as Highway 101 or the railroad tracks, the attenuation is 3 dB for each doubling of distance from the source.

The frequency of a sound relates to the number of times per second the sound vibrates. One vibration/second equals one hertz (Hz). Normal human hearing can detect sounds ranging from 20 Hz to 20,000 Hz.

Duration is a measure of the time to which the noise receptor is exposed to the noise. Because noise levels in any given location fluctuate during the day, it is necessary to quantify the level of variation to accurately describe the noise environment. One of the best measures to describe the noise environment is the Community Noise Equivalent Level (CNEL). CNEL is a noise measurement that attempts to take into account differences in the intrusiveness of noise between daytime hours and nighttime hours. Specifically, CNEL weights average noise levels at different times of the day as follows:

Daytime—7 am to 7 pm	Weighting Factor = 1 dB
Evening—7 pm to 10 pm	Weighting Factor = 5 dB
Nighttime—10 pm to 7 am	Weighting Factor = 10 dB

Regulatory Setting

Long-Term. Section 17.39.070 of the Zoning Ordinance sets noise performance standards, i.e., noise level limits, for various land uses throughout the City, and Section 17.39.070(A) establishes noise compatibility standards that apply to all new development. The noise compatibility standards applicable to the proposed project are included in Table NOI-1. Section 17.39.070(A)1, states that "proposals for new development that would cause standards to exceed the Normally Acceptable noise exposure for any use may only be approved if the project would provide a substantial benefit to the City." Section 17.39.070(A)2, states that "these compatibility standards also may justify denial of an application if a proposed use or adjacent use would be exposed to Clearly Unacceptable" noise exposure.

Table NOI-1
Noise and Land Use Compatibility Criteria

Land Use	Noise Exposure (Ldn or CNEL, dBA)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential-Multiple Family	50 - 60	60 - 65	65 - 75	75+
Office Buildings, Business, Commercial, and Professional	50 - 67.5	67.5 - 75	75 - 85+	n/a

The compatibility criteria identified above are defined as follows:

- Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

- Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.

- Normally Unacceptable: New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements shall be made and needed noise insulation features shall be included in the design.

Section 17.39.070(B) states that the maximum "Normally Unacceptable" or "Clearly Unacceptable" noise levels may be adjusted according to the following provisions. No more than one increase in the maximum permissible noise level will be applied to the noise generated on each property.

1. Nuisance Noise. If a noise contains a steady audible tone (i.e., hum or buzz), rises or falls in pitch or volume (i.e., whine or screech), or is a repetitive noise (i.e., hammering or riveting) or contains music or speech conveying informational content, the maximum noise levels will be reduced by five dBA."

Short-Term. Construction projects can result in elevated noise conditions at and near the project site. The sensitivity to noise from construction operations is increased when it occurs in or near residential areas or other sensitive receptors. Earth moving equipment and some power tools are capable of producing noise levels in the range of 75 to 95 dBA at 50 feet from the source.

i. Existing Setting

Existing Noise Conditions

The northern portion and western perimeter of the project site is located within the existing and future 65 dB Community Noise Equivalent Level (CNEL) noise contour for roadway noise (GP/CLUP Noise Element Figures 9-1 and 9-3). The primary sources of vehicle noise at the project site are traffic on U.S. 101 and Storke Road. Other noise sources affecting the project site include operations at the Santa Barbara Municipal Airport and the Union Pacific Railroad.

To characterize ambient sound levels at the project site, two short-term (15 minute) daytime measurements, and a 24-hour sound level measurement were conducted (Rincon, 2021). The short-term measurements showed noise levels of 57 dBA Leq at the project site. The 24-hour measurements determined that from 9 pm to 6 am, the noise Leq is 54-64 dB, while the Leq from 7 am to 8 pm is 56-62 dB.

Sensitive Receptors

The General Plan Noise Element defines sensitive receptors as users or types of uses that are interrupted (rather than merely annoyed) by relatively low levels of noise. These include: residential neighborhoods, schools, libraries, hospitals and rest homes, auditoriums, certain open space areas, and public assembly places. The noise-sensitive land uses nearest the project site include a three-story apartment project that is adjacent to the project site's northern boundary and that is currently under construction, a hotel that is approximately 350 feet south of the project site, and a residential neighborhood located approximately 240 feet west of the project site on the west side of Storke Road. Intervening topography (i.e., the Storke Road/U.S. 101 overpass embankment) blocks the line-of-sight between the neighborhood to the west and the project site, which will reduce project-related noises that emanate from the project site.

ii. Thresholds of Significance

Based on the City of Goleta's *Environmental Thresholds and Guidelines Manual*, Section 12 Noise Thresholds, the following thresholds are used to determine whether significant noise impacts would occur:

1. **Threshold NOI-1.** A development that would generate noise levels in excess of 65 dBA CNEL and could affect sensitive receptors would generally be presumed to have a significant impact.

2. **Threshold NOI-2.** Outdoor living areas of noise sensitive uses that are subject to noise levels in excess of 65 dBA CNEL would generally be presumed to be significantly impacted by ambient noise. A significant impact would also generally occur where interior noise levels cannot be reduced to 45 dBA CNEL or less.

3. **Threshold NOI-3.** A project would generally have a significant effect on the environment if it would increase substantially the ambient noise levels for noise sensitive receptors in adjoining areas. Per Threshold 1 above, this may generally be presumed to occur when ambient noise levels affecting sensitive receptors are

increased to 65 dBA CNEL or more. However, a significant affect may also occur when ambient noise levels affecting sensitive receptors increase substantially but remain less than 65 dBA CNEL, as determined on a case-by-case level.

4. **Threshold NOI-4.** Noise from grading and construction activity proposed within 1,600 feet of sensitive receptors, including schools, residential development, commercial lodging facilities, hospitals or care facilities, would generally result in a potentially significant impact. According to the US EPA guidelines, the average construction noise is 95 dBA at a 50-foot distance from the source. A 6 dB drop occurs with a doubling of the distance from the source. Therefore, locations within 1,600 feet of the construction site would be affected by noise levels over 65 dBA. Construction within 1,600 feet of sensitive receptors on weekdays outside of the hours of 8:00AM to 5:00PM and on weekends would generally be presumed to have a significant effect. Noise attenuation barriers and muffling of grading equipment may also be required. Construction equipment generating noise levels above 95 dBA may require additional mitigation.

With regard to Threshold 3, the term “substantial increase” is not defined within the Thresholds Manual. The limits of sound perception by humans in a laboratory environment is around 1.5 dB. Under ambient conditions, people generally do not perceive that noise has clearly changed until there is a 3 dB difference. A threshold of 3 dB is commonly used to define “substantial increase.” Therefore, for purposes of this analysis, an increase of 3 dBA CNEL would be a significant impact. Increases of 3.0 dB require a doubling sound energy. For example, for impacts related to traffic noise, existing traffic volumes along a roadway would need to be doubled Projects usually do not, by themselves, cause traffic volumes to double. Therefore, traffic noise impacts are generally a cumulative impact rather than a project-specific impact.

iii. Project-Specific Impacts

The proposed project includes a request for the approval of a Parcel Map that would divide the existing 5.88-acre project site parcel lot into two lots. Proposed Lot 2 would continue to be occupied by an existing 60,068 square foot research and development building and associated parking and landscaping. The Parcel Map would not result in changes to existing environmental conditions on proposed Lot 2 that would have the potential to result in significant noise impacts. The following evaluation of potential noise impacts focuses on impacts that have the potential to result from the development of the proposed Goleta Energy Storage facility, which would be located on proposed Lot 1 on the northern portion of the project site.

Checklist Item a and Thresholds NOI-1, NOI-2, NOI-3, and NOI-4. Less than Significant with Mitigation.

Short-Term Construction Impacts

Construction of the proposed project would result in temporary increase in existing noise conditions. As described by Noise Threshold No. 4, construction activities that occur within 1,600 feet of a sensitive receptor will generally result in a significant short-term noise impact. Existing residential sensitive noise receptors are located a minimum of approximately 240 feet to the west of the project site on the west side of Storke Road, and a hotel is located

approximately 350 feet south of the project site. In addition, residences that are under construction are located north of and adjacent to the project site.

Although the road embankment along the western edge of the project site would minimize the potential for construction-related impacts to the residential neighborhood to the west, the project also includes short-term construction operations on the west side of the embankment to construct the proposed electrical tie line connection between the project site and the Southern California Edison Isla Vista electrical substation, and other project-related improvements at the substation. Construction noise impacts could also impact the residences that are under construction adjacent to the project site to the north if those residences are occupied when project-related construction activities occur. The proposed project's short-term construction noise impacts would not be significant because construction projects in the City are required to comply with the conditions included in recommended condition of approval N-1, which is a standard City requirement that establishes day and time limits on proposed construction operations.

Long-Term Operation Impacts

Noise Receptors. The evaluation of project-related long-term noise impacts on sensitive noise receptors focused on the Cortona Apartments that are located north of and adjacent to the project site and that are currently under construction. To evaluate impacts to the future occupants of these residences, noise modeling was conducted to estimate project-related noise conditions at the project site property lines and at the locations of the first, second, and third floor balconies of the apartment units closes to the project site (apartment buildings 6 and 7). The noise modeling analysis was conducted to determine if the project would result in noise exposures to apartment residents in excess of City standards.

Noise receptors 1 through 6 (as depicted on Figures NOI-1, -2 and -3) are located along the project site property lines and were modeled at a height of five feet above ground level. Noise receptors associated with the Cortona Apartments (receptors 7 through 11) were modeled at heights of 5, 16, and 27 feet above ground level, for the first, second, and third floors, respectively.

Noise Sources. Long-term noise sources associated with the proposed project would primarily consist of the following equipment:

- Cooling fans for the proposed MegaPack battery storage units. The evaluation of noise generated by the cooling fans incorporated information provided by the MegaPack manufacturer (Tesla), including information regarding measured sound power levels resulting from fan operations at various power levels; the height of the fans above ground level; fan operation characteristics under typical conditions and during the hottest 10 days of the year; and times of day the fans would typically operate.

  Based on the noise characteristic data for the cooling fans provided by Tesla, the sound power level that may result from the simultaneous operation of two fans operating at 40 percent power may have the potential to produce an audible tone considered to be a "hum or buzz" as described by Zoning Ordinance Section 17.39.070(B).

- Transformers that would be located adjacent to the MegaPacks. It was assumed that the transformers would have a 100 percent duty cycle.

- The proposed electrical substation transformer. It was assumed that the substation would have a 100 percent duty cycle.

Please refer to Attachments 11 and 12 for additional information regarding the sound characteristics of the MegaPack cooling fans and project site transformers.

Project Operation Impacts. As described in the Noise Receptors subsection above, CNEL noise levels resulting from proposed project operations were modeled at various receptor locations. The noise receptor locations and project operation noise contours at 5, 16, and 27 feet above ground level are depicted on Figures NOI-1, -2 and -3. Modeled CNEL noise levels from proposed project operations at sensitive receptor locations are also presented in Table NOI-2, which presents existing, project-generated, and existing-plus-project noise levels at the identified receptor locations.

As shown on Table NOI-2, the existing ambient noise conditions on the project site and at the Cortona Apartments at ground level is 65 to 66 CNEL. Existing noise levels at the upper floors of the Cortona Apartments reaches up to 69 CNEL before implementation of any sound attenuation measures, primarily due to noise from U.S. 101 and the Union Pacific Railroad. As shown on Table NOI-2, the reported noise levels range from the City's "Conditionally Acceptable" to "Normally Unacceptable" range for multi-family residential land uses. Therefore, the Cortona Apartments without the implementation of sound attenuation measures, would be exposed to noise levels in excess of the normally acceptable levels. However, the apartment project was required to implement noise reduction mitigation measures, such as the use of balcony noise attenuation barriers, and windows and doors with higher sound transmission class ratings than required by the building code to meet city standards and minimize noise impacts on residents.

As shown on Table NOI-2 and Figures NOI-1, -2 and -3, project-generated noise levels would not exceed 57 CNEL at the Cortona Apartments at any patio or balcony (Thresholds NOI-1 and NOI-2). Additionally, the project plus existing noise conditions would not result in noise levels that exceed the maximum adjusted "Normally Unacceptable" or "Clearly Unacceptable" noise level of 70 CNEL at the Cortona Apartments. The "Normally Unacceptable" and "Clearly Unacceptable" noise levels shown on Table NOI-1 (75 dB) would be adjusted (reduced) by 5 dB (to 70 dB) based on the requirements of Zoning Ordinance Section 17.39.070(B) because the operation of proposed MegaPack cooling fans could have the potential to result in an audible tone considered to be a "hum or buzz."

The noise analysis prepared for the project (Attachment 11) and the peer review of the noise analysis (Attachment 12) evaluated numerous factors related to potential impacts that may be associated with the MegaPack cooling fans. Factors that were considered included fan operation characteristics during various times of day, available sound power data for the fans, sound tone levels from fan operations, and fan-related sounds that may result from multiple fans operating at the same speed but at different phases. The noise analysis concluded and the peer review concurred that while the noise level increase from fan operation would generally not be considered perceivable and the noise levels would not exceed the appliable noise level limits, there is a potential that the noise generated by the fan sets could be distinctive and may be noticeable as a hum or buzz that may be audible to future residents of the Cortona Apartments.

Table NOI-2
Project-Related 24-Hour Project Noise Levels

Receptor	Location	Existing or Proposed Land Use	Existing Ambient Noise Level (CNEL)	Project-Generated Noise Level (CNEL)	Existing plus Project Noise Level (CNEL)	Change in Noise Levels (dBA)
R1	Northern property line	Multi-family Residential	65	54	65	<1
R2	Northern property line	Multi-family Residential	65	54	65	<1
R3	Eastern property line	Commercial	65	53	65	<1
R4	Eastern property line	Commercial	65	51	65	<1
R5	Southern property line	Industrial	65	53	65	<1
R6	Western property line	Storke Road	65	72	72	7
R7	1st floor bldg. 7	Multi-family Residential	65	48	65	<1
R7	2nd floor bldg. 7	Multi-family Residential	65	48	65	<1
R7	3rd floor bldg. 7	Multi-family Residential	65	49	65	<1
R8	1st floor bldg. 7	Multi-family Residential	65	48	65	<1
R8	2nd floor bldg. 7	Multi-family Residential	65	48	65	<1
R8	3rd floor bldg. 7	Multi-family Residential	65	49	65	<1
R9	1st floor bldg. 6	Multi-family Residential	66	55	66	<1
R9	2nd floor bldg. 6	Multi-family Residential	69	56	69	<1
R9	3rd floor bldg. 6	Multi-family Residential	69	57	69	<1
R10	1st floor bldg. 6	Multi-family Residential	66	54	66	<1
R10	2nd floor bldg. 6	Multi-family Residential	69	55	69	<1
R10	3rd floor bldg. 6	Multi-family Residential	69	56	69	<1
R11	1st floor bldg. 6	Multi-family Residential	66	51`	66	<1
R11	2nd floor bldg. 6	Multi-family Residential	69	51	69	<1
R11	3rd floor bldg. 6	Multi-family Residential	69	53	69	<1

(1) See Figures NOI-1 through NOI-3 for receiver locations. Source: Rincon, 2021
CNEL = Community Noise Level Equivalent; dBA = A-weighted decibels

Operation of the project would not result in a perceivable change (i.e., an increase of 3 dB or more in ambient noise levels) at the Cortona Apartments or at existing commercial/industrial uses to the east and south (Threshold NOI-3). The project would result in an approximately 7 CNEL increase at the western property line. However, the City's noise criteria are not applicable to this property line because it is the public right-of-way for Storke Road.

Also as shown on Figures NOI-1, -2 and -3, residences west of Storke Road and the hotel south of the project site would be outside the project's 50 CNEL noise level contour. Therefore, project-related noise would not result in a measurable change in ambient noise levels at those receptors (Thresholds NOI-1, NOI-2, and NOI-3).

As described in Section Q (Transportation) below, the proposed project would not generate a substantial amount of traffic on streets near the project site. Therefore, the project would result in a less than significant long-term traffic noise impact (Thresholds NOI-1, NOI-2, and NOI-3).

<u>The proposed access improvements, riser pole, and other proposed improvements at the SCE Isla Vista Substation would not result in a change in existing operations at the substation site that would have the potential to result in a substantial increase in existing long-term operation-related noise. Therefore, the proposed substation improvements would result in less than significant operation noise impacts.</u>

In summary, although ambient noise levels at the Cortona Apartments to the north are in excess of the City's "Normally Acceptable" and "Conditionally Acceptable" noise level range of 50-60 and 60-65 CNEL, respectively, the project-plus-ambient noise levels would not result in noise levels that exceed the adjusted maximum "Normally Unacceptable" or "Clearly Unacceptable" noise level of 70 CNEL at the Cortona Apartments as required by Section 17.39.070 of the Zoning Ordinance. The battery energy project would not result in a perceivable increase in existing ambient noise levels at any sensitive receptor, and the project would not generate noise levels in excess of 65 dBA CNEL at the Cortona Apartments or other nearby sensitive noise receptor. Therefore, based on the requirements of Noise Thresholds NOI-1, NOI-2, and NOI-3, the proposed project's long-term noise impacts would be less than significant.

<u>Zoning Ordinance Compliance</u>

While project-related noise would generally not be considered perceivable by nearby sensitive receptors, and the noise levels would not exceed the applicable noise level thresholds or standards, there is a potential that the noise generated by the MegaPack unit fans may under certain circumstances be distinctive and noticeable (i.e., the fans may create a detectable buzz or hum sound that results in a nuisance) to future residents of the Cortona Apartments. If necessary, this potential conflict with Zoning Ordinance Section 17.39.070(B) can be addressed should noise complaints regarding the project be received by the City.

If a verified noise complaint is received by the City, the City may initiate steps to evaluate, and if necessary, resolve the complaint. These steps may include requiring the project operator to conduct a noise survey of the project site; prepare a report of the primary noise sources identified during the survey; evaluate the broadband noise level and octave band data obtained by the survey; and determine if there is an audible tone or set of tones or an exceedance of the noise requirements of Zoning Ordinance Section 17.39.070. If an exceedance or audible tones are identified, additional noise measurements may be required

to identify the noise source of concern and develop measures to reduce noise levels generated by the fans. This can include, among many possible solutions, the use of alternate fan settings, fan speeds, fan blade angle, or even passive barriers. Passive barriers can provide 5 to 15 dBA reduction depending on the height of the barrier as compared to the source and the receiver. Barriers can be located at ground level and surround the site or be located along a property line. If specific equipment is the primary source, then the barriers can be located adjacent to the equipment, or placed on the equipment, such as on top of the MegaPack. The primary requirements to minimize the nuisance noise is to block the line of sight from the source to the receiver, and the material of the barrier must have a weight of two pounds per square foot or greater, this can include, but is not limited to 18-gauge steel sheet, 5/32 glass panels, and 5/8-inch-thick plywood. In addition, the barrier must be solid with no holes, gaps, or perforations and well-sealed to the surface to which it is attached.

A recommended condition of approval included in subsection "v" below includes the noise complaint investigation and resolution actions described above

Checklist Item b. Less than Significant Impact. Heavy construction equipment that may be used at the project could include vehicles such as earthmoving equipment, loaded trucks, cranes, a drill rig, etc. Heavy construction equipment operated on the project site would have the potential to occur a minimum of approximately 25 feet from an apartment building that is currently under construction, although most of the new apartments would be located substantially farther away. The operation of equipment such as a loaded truck has the potential to result in vibration levels of 87 VdB at a distance of 25 feet. A vibration level of 94 VdB is the general threshold where minor damage can occur in buildings (Federal Transit Administration, May 2006). Residents in adjacent apartments may also be disturbed by vibrations, particularly during nighttime hours when people sleep. However, project-related construction operations would take place during daytime hours and must also be consistent with the timing requirements of recommended condition of the approval N-1 (Construction Timing). In addition, the amount of project-related grading would not be extensive 800 cubic yards of cut and 4,000 cubic yards of fill), and construction-related equipment use would be limited in duration (approximately four months). Proposed grading operations at the SCE Isla Vista Substation would require the placement of approximately 140 cubic yards of fill, and the short-term use of equipment required to install a riser pole and other project-related equipment. Construction equipment used for proposed construction operations at the substation would be located a minimum of approximately 200 feet from adjacent residential uses. Therefore, the short-term construction operations at the substation would not result in potentially significant vibration impacts to residences located near the substation site. Therefore, the project would result in less than significant vibration-related impacts.

Checklist Item c. Less than Significant Impact. The project site is located north of but near an aircraft approach zone for the Santa Barbara Municipal Airport. GP/CLUP Noise Element Figures 9-2 and 9-4 display existing and future (2025) noise level contours resulting from aircraft operations at the airport. As shown, the project site is located beyond the 60 dBA noise contour for both existing and future airport-related noise conditions. Therefore, airport-related noise at the project site would be less than significant.

iv. Cumulative Impacts

The proposed project would not be a substantial long-term source of noise and would not generate a substantial amount of traffic. Therefore, the project's noise impacts would not be

cumulatively considerable and potential cumulative noise impacts would be less than significant.

v. Mitigation Measures and Recommended Conditions of Approval

Mitigation Measures

No mitigation measures are required. The project would not result in significant noise impacts.

Recommended Conditions of Approval

N-1. Recommended Condition of Approval: Construction Timing. Construction activity and equipment maintenance is limited to the hours between 8 AM and 5 PM Monday through Friday. Exceptions to these restrictions may be made for onsite work for good cause at the sole discretion of the Planning and Environmental Review Director. Exceptions to these restrictions for work in the City Right-of-Way may be made for good cause at the sole discretion of the Public Works Director or designee. Any subsequent amendment to the General Plan noise standard upon which these construction hours are based shall supersede the hours stated herein. No construction can occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels), are not subject to these restrictions.

Timing: At least one sign near each project site entrance stating these restrictions must be posted on the site. Signs must be a minimum size of 24" x 48." Signs must be in place before the beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

Monitoring/Reporting Party(ies): The Planning and Environmental Review Director must monitor compliance with restrictions on construction hours and must promptly investigate and respond to all complaints.

2. Recommended Condition of Approval: Noise Complaints. Upon receipt of a verified noise complaint regarding nuisance noise from the project site, the City will require the following:

a. The project operator shall conduct a noise survey of the project site conducted by a City-approved noise consultant.
b. The project operator shall have a report prepared by a City-approved noise consultant that describes the primary noise sources identified during the survey.
c. The noise report shall evaluate the broadband noise level and octave band data obtained by the survey; and determine if there is an audible tone or set of tones or an exceedance of the noise requirements of Zoning Ordinance Section 17.39.070.
d. If an exceedance or audible tones are identified, additional noise measurements shall be required to identify the noise source of concern and develop measures to reduce noise levels generated by the fans.
e. Noise reduction measures may include, but are not limited to: the use of alternate fan settings, fan speeds, fan blade angle, or even passive barriers. Barriers can be located at ground level and surround the site, or be located along a property line. If specific equipment is the primary source, then the barriers can be located adjacent

to the equipment, or placed on the equipment, such as on top of the MegaPack. At minimum, the noise attenuation barriers must have a weight of two pounds per square foot or greater. This can include, but is not limited to 18-gauge steel sheet, 5/32 glass panels, and 5/8-inch-thick plywood. In addition, the barrier must be solid with no holes, gaps, or perforations and well-sealed to the surface to which it is attached.

Monitoring/Reporting Party(ies): The Planning and Environmental Review Director must promptly respond to all project-related nuisance noise complaints, require the project operator to implement the required noise surveys described above, and monitor compliance with noise complaint resolution measures.

vi. Residual Impact

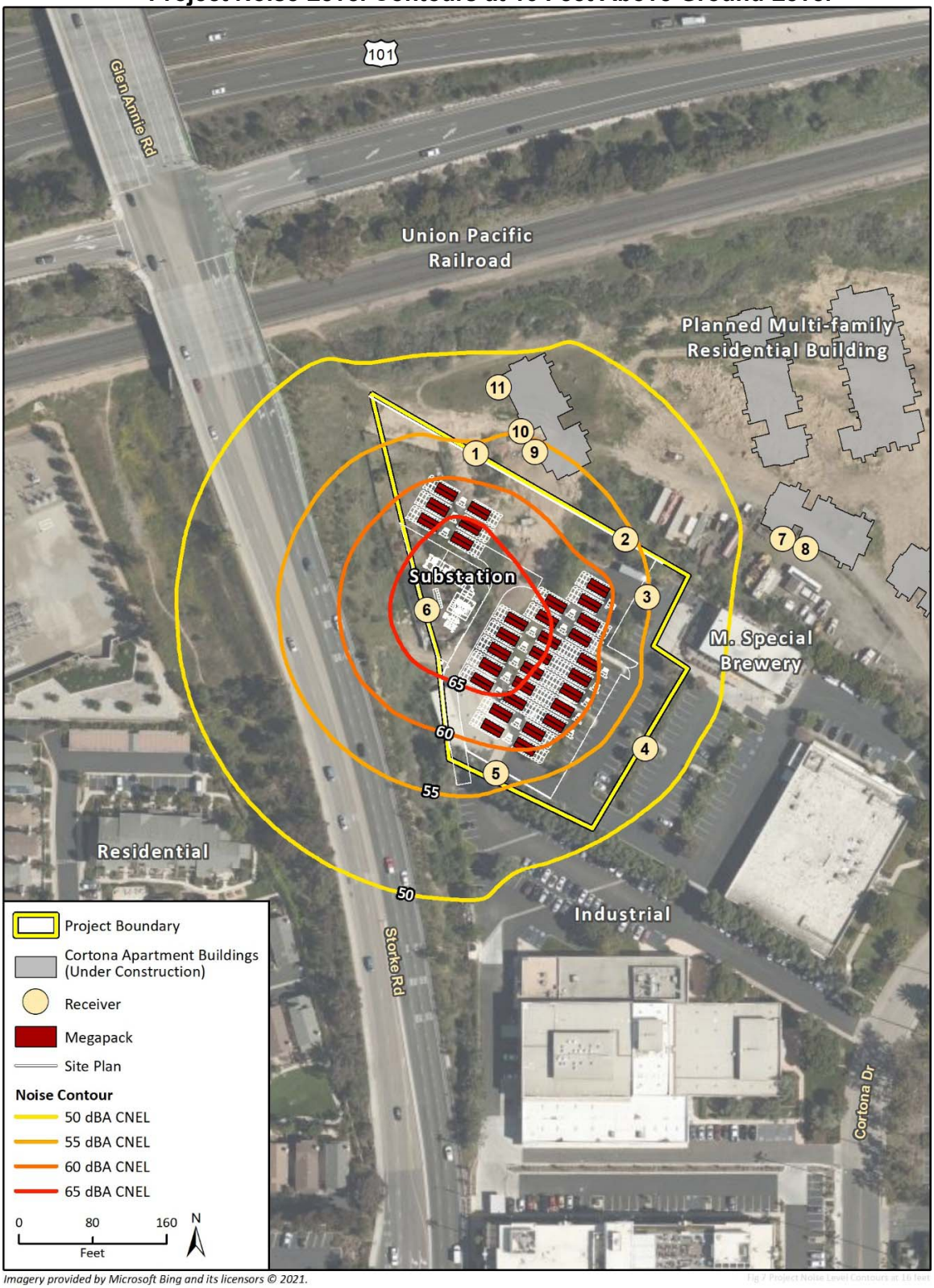
No mitigation measures are required. The project would not result in significant residual noise impacts.

Figure NOI-1
Project Noise Level Contours at 5 Feet Above Ground Level

Imagery provided by Microsoft Bing and its licensors © 2021.

Source: Rincon, 2021

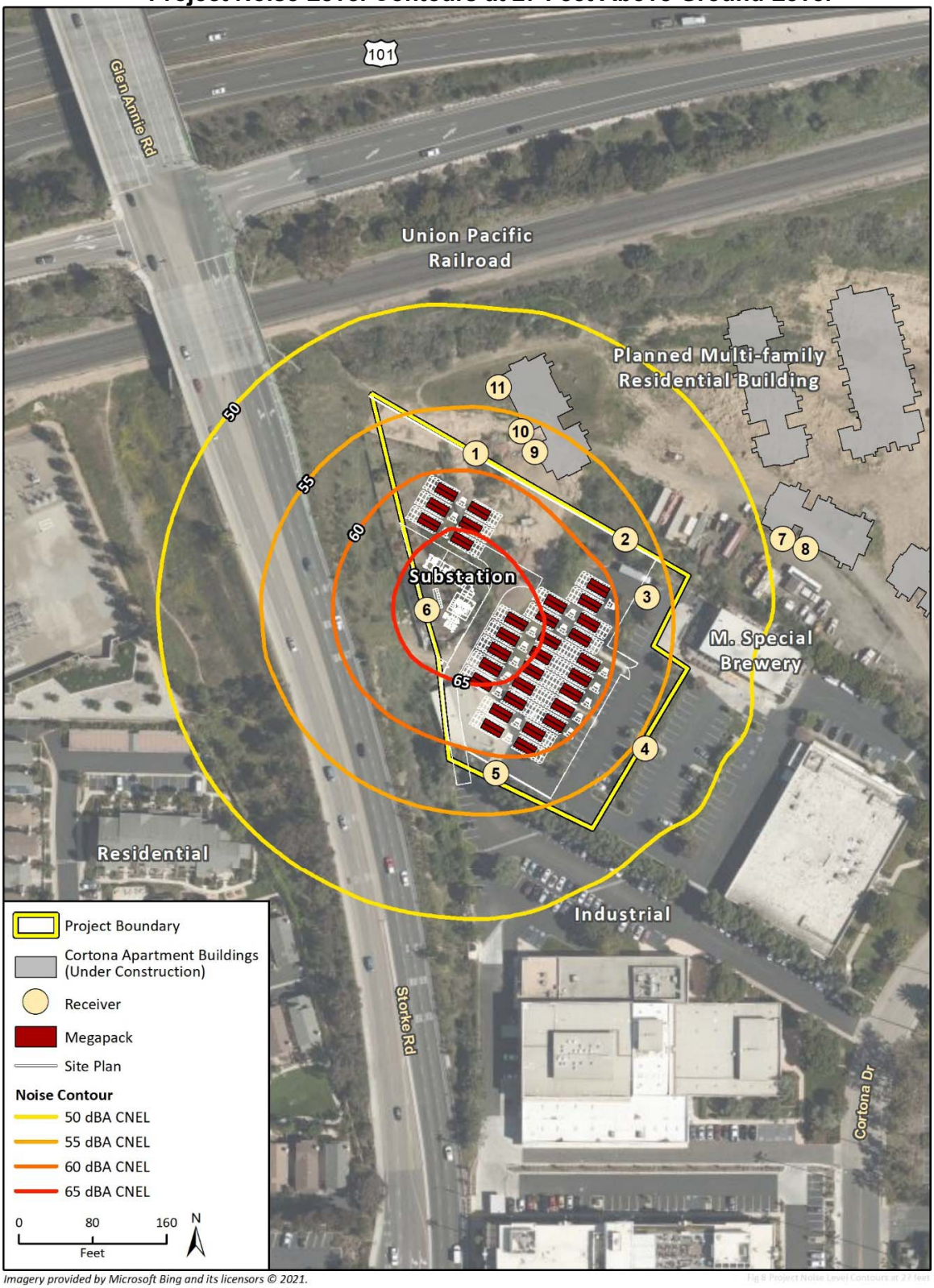
Figure NOI-2
Project Noise Level Contours at 16 Feet Above Ground Level



Imagery provided by Microsoft Bing and its licensors © 2021.

Source: Rincon, 2021

Figure NOI-3
Project Noise Level Contours at 27 Feet Above Ground Level



Imagery provided by Microsoft Bing and its licensors © 2021.

Source: Rincon, 2021

POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorpo-rated	Less Than Significant Impact	No Impact	See Prior Doc-ument
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	

i. Existing Setting

There are no residences located on the proposed energy storage project site or the existing SCE Isla Vista substation site. Existing uses on the northern portion of the energy storage project site include paved parking areas, a small shed, and a plant nursery. Existing uses on the southern portion of the project site include a research and development building and associated landscaping and parking.

According to the population estimates published on May 1, 2019, as of January 1, 2019, the California Department of Finance (DOF) estimates that City has a population of 32,759 people, has approximately 12,381 housing units, and has an average household size of 2.76 people per household. Upon build out of the City of Goleta General Plan/Coastal Land Use Plan (GP/CLUP) (anticipated to occur by the year 2030), the City's population is expected to reach 38,100.

ii. Thresholds of Significance

A significant impact on population and housing would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist.

iii. Project-Specific Impacts

Checklist Item a. Less than Significant Impact.

The proposed project would not result in the development of housing or businesses that would result in additional population growth in the City. The project would provide energy storage capabilities but would not increase the amount of energy currently being provided to existing customers, nor would the project provide energy to areas not already serviced by local providers. Further, the project would not facilitate the development of land that previously could not be developed due to electricity service constraints. Therefore, the project would not result in significant growth inducing impacts.

Checklist Item b. No Impact.

The proposed project site does not contain housing and is not zoned for residential uses. The project would not result in the removal of housing from the City. Therefore, the project would have no impact related to the displacement of people or housing.

iv. Cumulative Impacts

The proposed project would not result in substantial job or population growth or result in the loss of existing housing. Therefore, when combined with other similar projects, the proposed project would not result in cumulatively considerable population or housing impacts and cumulative population and housing impacts would be less than significant.

v. Mitigation Measures and Recommended Conditions of Approval

The proposed project would not result in significant population or housing impacts and no mitigation measures are required.

vi. Residual Impact

No mitigation measures are required. The project would not result in significant residual population or housing impacts.

N. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of these public services:					
1. Fire protection?			X		
2. Police protection?			X		
3.Schools?			X		
4. Parks?			X		
5. Other public facilities?			X		

i. Existing Setting

Fire Protection

The project site is located within the urban area, in a central portion of the City of Goleta. Fire services would be provided by Santa Barbara County Fire Department (SBCFD) under contract to the City. The closest fire station to the project site is Station #11 located on 6901 Frey Way (approximately one mile to the south). The National Fire Protection Association (NFPA) and SBCFD identify the following three guidelines regarding the provision of fire protection services:

1. A firefighter-to-population ratio of one firefighter on duty 24 hours a day for every 2,000 persons is the ideal goal. However, one firefighter for every 4,000 persons is the absolute maximum population that should be served.
2. A ratio of one engine company per 12,000 persons, assuming three firefighters per station (or 16,000 persons assuming four firefighters per station), represents the maximum population that should be served by a three-person crew.
3. A five-minute response time in urban areas.

The mandated California Division of Occupational Safety and Health (Cal-OSHA) requirement for firefighter safety, known as the “two-in-two-out rule”, is also applicable. This rule requires a minimum of two personnel to be available outside a structure prior to entry by firefighters to provide an immediate rescue for trapped or fallen firefighters, as well as immediate assistance in rescue operations.

The SBCFD has implemented a dynamic deployment system, for its fire engines, in addition to the traditional static deployment system from fire stations when the station’s engine is “in house”. Dynamic deployment allows for the dispatching of engines already on the road for

emergency calls rather than dispatching by a station's "first in area", as has been the previous practice. Basically, dynamic deployment uses a Global Positioning System (GPS) to monitor the exact location of each engine in real time. Previously, when an engine was out on routine (non-emergency) activities, such as inspections or training, the engine company was considered "in-service" and its exact location at any given moment in time was not known to County Dispatch. However, with dynamic deployment using the County's GPS, County dispatch has real time information on the exact location of each engine at all times and can dispatch the closest, un-engaged engine to an emergency incident, regardless of which fire station's service area the call originates from. This precludes the need for an in-service engine to have extended run times when another fire engine would be closer. The Fire Department has also added a battalion chief as the fourth fire fighter on scene, in order to meet the "two-in-two-out."

Police Protection

Police services are provided by the Santa Barbara County Sheriff's Department under contract with the City of Goleta (City). The City is divided into 3 patrol units, with 1 police car assigned to each unit. Additional police services are available from Santa Barbara County to supplement City police in an emergency. City police operate from three locations: the City offices at 130 Cremona Drive, an office located in Old Town on Hollister Avenue, and a third location at the Camino Real Marketplace.

Schools

Public education services are provided by the Goleta Union School District (GUSD) and the Santa Barbara Unified School District (SBUSD). In general, enrollments in the area school system have been declining for the past several years and area schools serving the project vicinity are operating below capacity.

Parks

A detailed discussion of parks is provided below in Section P. Recreation. The City currently contains 19 parks (including 3 privately-owned and publicly accessible parks), 21 open spaces (also including 3 privately-owned and publicly accessible open spaces), and the Goleta Valley Community Center. City parks are considered in combination with open space to provide recreational opportunities and currently encompass approximately 554 acres for a ratio of approximately 17.8 acres per 1,000 residents (City of Goleta, 2019).

Libraries

Services at the Goleta Public Library is owned by the City and is located at 500 North Fairview Avenue. The 2-acre library site includes a 15,437 square foot (SF) building and parking areas. The facility provides services to the City and nearby unincorporated areas including Isla Vista, Hope Ranch, and the Gaviota Coast with a population of approximately 95,202. In the FY 2017/2018, the library had approximately 264,242 visitors and circulated 648,697 items, not counting the items that were downloaded electronically. Services were provided by 6 full-time and 15 part-time employees.

ii. Thresholds of Significance

A significant impact on public services would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. In addition, the City's Environmental Thresholds and Guidelines Manual include thresholds of significance for potential impacts on area schools. Specifically, under these thresholds, any project that would result in enough students to generate the need for an additional classroom using current State standards would be considered to result in a significant impact on area schools. The City's adopted Environmental Thresholds and Guidelines Manual notes current State standards are: Grades K-2, 20 students per classroom; Grades 3 -8, 29 students per classroom; and Grades 9 – 12, 28 students per classroom. However, the State of California classroom size standards are as follows: average class sizes of 31 (not to exceed 33) for kindergarten, 30 (not to exceed 32) for Grades 1 – 3), and 29.9 (or the district's average number of students per teacher in 1964, whichever is greater) for Grades 4 – 8 (California Department of Education 2018).

iii. Project-Specific Impacts

Checklist Items a.1 and a.2. Less than Significant Impact.

The proposed project would have a construction period of approximately four months, and operation of the energy storage facility would require minimal on-site personnel presence. Similarly, the installation of access improvements, a new riser pole, and other proposed improvements at the SCE Isla Vista Substation would not result in an increase in on-site personnel at the substation. The project site would be enclosed by security fencing to minimize potential trespassing. Therefore, the proposed project would have a minimal demand for fire and police services on a daily basis and would not result in the need for new or physically altered fire or police facilities to maintain acceptable service ratios, response times, or other performance objectives.

The *Hazards Analysis and Risk Assessment Risk Assessment Final Report* (MRS, May 17, 2021) states that battery failures at the project site that produce out-gassing and would likely be addressed with the application of water by the Fire Department are estimated to have a probability of occurring once every 10,989 years. Due to the very low potential for a large magnitude fire event at the project site, potential fire protection service impacts would be less than significant. Therefore, the project would have less than significant fire and police protection impacts.

Checklist Items a.3, a.4 and a.5. Less than Significant Impact.

As described in Section N, *Population and Housing,* the proposed project would not directly or indirectly result in additional population growth in the City. As a result, the project would not cause an increased demand for services provided by existing schools, parks, or other public facilities. Therefore, the project would not result in the need for new or physically altered schools, parks, or other public facilities, and would result in a less than significant public service impact.

iv. Cumulative Impacts

The proposed project would not have a substantial demand for additional public services. Therefore, the project's public service impacts would not be cumulatively considerable and potential cumulative impacts would be less than significant.

v. Mitigation Measures and Recommended Conditions of Approval

The project would not result in significant public service impacts and no mitigation measures are required.

vi. Residual Impact

The project would not result in any significant residual impacts on public services.

O. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X	

i. Existing Setting

The City of Goleta has 19 parks and 21 open spaces (including 3 parks and 3 open spaces that are privately-owned and publicly accessible), and 1 community center (the Goleta Valley Community Center), comprising a total of approximately 554 acres. This is approximately 17.8 acres per one thousand residents. The City has adopted a goal of providing 4.7 acres of parkland (open space lands whose primary purpose is recreation) per thousand residents.

ii. Thresholds of Significance

A significant impact on recreation would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist.

iii. Project-Specific Impacts

Checklist Items a and b. No Impact.

As described in Section N, *Population and Housing,* the proposed energy storage project would not directly or indirectly result in additional population growth in the City. Similarly, the installation of access improvements, a new riser pole, and other proposed improvements at the SCE Isla Vista Substation would not result in an increase in population in the City. As a result, the project would not cause an increased demand for the use of existing parks or other recreational facilities, nor would the project require the construction or expansion of such facilities. Therefore, no impact to parks or other recreation facilities would occur.

iv. Cumulative Impacts

The proposed project would not result in or contribute to impacts to existing recreation facilities. Therefore, the project's recreation impacts to existing facilities are not cumulatively considerable and the project's cumulative impacts would not be significant.

v. Mitigation Measures and Recommended Conditions of Approval

The project would not result in significant impacts to recreation facilities. No mitigation measures are required.

vi. Residual Impact

The proposed project would not result in significant residual impacts to recreation facilities.

P. TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X		
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		
d. Result in inadequate emergency access?			X		

i. Existing Setting

Regional access to the proposed project site is provided by U.S. 101. Access to the site is provided by Storke Road, Hollister Avenue, and Cortona Drive. Cortona Drive is a two-lane 44-foot wide street with on-street parking. Access from Cortona Drive to the project site is provided by two existing shared driveways: the southerly driveway provides access to the building located at 6868 Cortona Drive, and the northerly driveway provides access to the buildings located at 6860 Cortona Drive.

The southern portion of the project site (proposed Lot 2) is developed with a 60,068 square foot research and development building, along with associated parking areas and landscaping. The northern portion of the project site (proposed Lot 1) would be used for the development of the proposed energy storage facility and is occupied by paved parking areas, a small shed, and a plant nursery. The existing shed, nursery, and storage uses do not generate a substantial amount of traffic.

ii. Thresholds of Significance

Senate Bill 743 (Steinberg, 2013) required changes to the CEQA Guidelines regarding the analysis of transportation impacts. The California Office of Planning and Research proposed changes to the CEQA Guidelines that identify vehicle miles traveled (VMT) as the most appropriate metric to evaluate a project's transportation impacts. The California Natural Resources Agency adopted the recommended changes to the CEQA Guidelines and they became effective on December 28, 2018. With the adopted changes, automobile delay as measured by "level of service" and other similar metrics, will generally no longer constitute a significant environmental effect under CEQA. The changes to the way that CEQA evaluations of a project's traffic-related impacts are conducted become mandatory on July 1, 2020.

In December, 2018, the California Office of Planning and Research published a *Technical Advisory on Evaluating Transportation Impacts in CEQA*. The Technical Advisory contains

recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures. The Technical Advisory suggests that lead agencies may screen out VMT impacts using project size, maps, transit availability, and provision of affordable housing. In regard to screening thresholds for small projects, the Advisory states:

> *"Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact."*

On July 7, 2020, pursuant to the requirements of SB 743, the City adopted *Guidelines for the Implementation of Vehicle Miles Traveled, including Vehicle Miles Traveled Thresholds of Significance* (Resolution 20-44). Consistent with SB 743 and OPR guidance, the City adopted the following standards and VMT Criteria:

VMT Baseline

Project impacts related to VMT shall be measured against the following criteria:

- Residential Projects: City Average VMT Per Capita
- Work Projects: City Average VMT Per Employee
- Other Projects: Net City VMT

Thresholds of Significance

The level of VMT which is considered a potentially significant impact is as follows:

- Residential and Work Projects: 15% Below City Average
- Other Projects: Net Increase in City VMT

The screening process outlined in the City's VMT guidelines was applied to analyze impacts related to VMT. The City screening criteria includes conditions for which projects, at the City's discretion, may not be required to conduct a VMT analysis and may be presumed to have a less than significant impact. The screening criteria include:

1. Small Project: Projects that generate less than 110 daily trips.
2. Map Based: High efficiency VMT zones for Residential and Work Base Projects.
3. Transit Proximity: Projects within ½ mile of transit stops with 15 minutes service, excluding areas within that ½ mile distance that cross Highway 101.
4. Affordable Housing: Housing projects with a minimum of 20% "low" or "very low" affordable housing unit proportion.
5. Locally Serving Retail: Retail projects of less than 10,000 square feet, where there is substantial evidence to support that the retail project is locally serving.

iii. <u>Project-Specific Impacts</u>

The proposed project includes a request for the approval of a Parcel Map that would divide the existing 5.88-acre project site parcel lot into two lots. Proposed Lot 2 would continue to be occupied by an existing 60,068 square foot research and development building and

associated parking and landscaping. The Parcel Map would not result in changes to existing environmental conditions on proposed Lot 2 that would have the potential to result in significant traffic impacts. The following evaluation of potential traffic impacts focuses on impacts that have the potential to result from the development of the proposed Goleta Energy Storage facility, which would be located on proposed Lot 1 on the northern portion of the project site.

Checklist Items a and b. Less than Significant Impact.

Construction Traffic

Construction vehicles and trucks would be routed to the energy storage project site from U.S. 101 at the Storke Road interchange. Construction vehicles would proceed south on Storke Road and turn left at Hollister Avenue; and then left on Cortona Drive. Construction vehicles exiting the site would return to U.S. 101 using the same route. The Hollister Avenue/Cortona Drive intersection is fully improved with curb gutter and sidewalk and an eastbound left-turn lane is provided on Hollister Avenue at the intersection. Cortona Drive has southbound left- and right-turn lanes at the intersection to accommodate turning movements onto Hollister Avenue. The design of the Hollister Avenue/Cortona Drive intersection would accommodate the construction traffic generated by the project (Traffic and Parking Assessment for the Goleta Energy Storage Project – City of Goleta, ATE, 2019, Attachment 14). Construction vehicles traveling to the SCE Isla Vista Substation would enter the substation using the station's existing access drive off of Glen Annie Road, which is fully improved. Vehicles traveling to the substation would also use the U.S. 101/Storke Road interchange, proceed south on Storke Road, turn right on Hollister Avenue, and then turn right on Glen Annie Road. Temporary construction traffic would generally consist of trips by workers, equipment deliveries, and construction equipment. The amount of traffic generated would not be substantial and would occur over a period of approximately four months. Therefore, the project would result in less than significant short-term construction traffic impacts.

Operation Traffic

The proposed energy storage facility would be unoccupied and would not result in day-to-day employees or visitors. During the first year after installation, operations and maintenance personnel would visit the site twice per month. The site visits would consist of one regular size vehicle (car or pick-up truck) travelling to and from the site. After the first year, the operations and maintenance trips would be reduced to one visit consisting of one regular size vehicle every other month. Other infrequent project-related trips would be required for landscape and other general site maintenance. It is not expected that proposed improvements to the Isla Vista Substation would result in an increase in existing vehicle traffic traveling to the substation. Given the infrequent amount of traffic to and from the project site (likely fewer than 10 trips per month), the project's VMT impacts would be less than the City's adopted screening criteria for small projects (110 daily trips). Therefore, the project would result in a less than significant VMT impact. In addition, given the very low amount of long-term traffic that would be generated by the project, it would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

Checklist Item c. Less than Significant Impact.

As described in the ~~Setting~~ section above, the roadways that would be used by project-related construction and operation traffic (U.S. 101, Storke Road, Hollister Avenue, Glen Annie Road, and Cortona Drive) do not present traffic hazards that would have the potential to result in a significant traffic safety impact. Therefore, potential traffic safety impacts would be less than significant.

Checklist Item d. Less than Significant Impact

Access to the energy storage facility project site would be from Cortona Drive and would be provided from two existing driveway connections to Cortona Drive. Therefore, primary and secondary access to the project site is available for emergency vehicles. The long-term operation of the project would generate a minimal amount of traffic, likely less than 10 vehicle trips per month. It is not expected that proposed improvements to the Isla Vista Substation would result in an increase in existing vehicle traffic traveling to the substation. Therefore, the project would not substantially increase traffic on local roadways, and project-related traffic would not interfere with emergency access to the site. Potential project-related access impacts would be less than significant.

iv. Cumulative Impacts

The proposed energy storage project would not generate a substantial amount of vehicle traffic. Therefore, the project's traffic-related impacts would not be cumulatively considerable and the project's cumulative impacts would be less than significant.

v. Mitigation Measures and Recommended Conditions of Approval

The project would not result in significant traffic-related impacts. No mitigation measures are required.

vi. Residual Impact

The proposed project would not result in significant residual traffic impacts.

Q. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or		X			
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			

The information and analysis included in this section is based on and summarizes information included in Rincon Consultant's February 18, 2021, report titled *Cultural Resources Assessment of Effects for Cortona Drive Energy Storage Project, 6864 and 6868 Cortona Drive in Goleta, Santa Barbara County, California*; and a July 9, 2021 report titled *Cultural Resources Assessment of Effects for Proposed Improvements to SCE's Isla Vista Substation, Cortona Drive Energy Storage facility Project, Goleta, Santa Barbara County, California.* Please refer to Section E (Cultural Resources) above for additional information regarding the preparation and peer review of ~~this~~ these cultural resources assessments.

i. Existing Setting

Prehistoric Setting

Evidence exists for the presence of humans in the Santa Barbara coastal area for thousands of years. While some researchers have proposed that the Santa Barbara Channel area may have been settled as early as 40,000 years ago, only limited evidence for occupation much earlier than 9,500 years has been discovered. Even so, human prehistory along the Santa Barbara channel area coast may extend back as much as 12,000 years. Beginning approximately 7,500 years ago, prehistoric human settlement in the local area apparently

increased rapidly with a number of sites dating to approximately this time, and many more dating subsequent to it (General Plan Final EIR
[GP FEIR]).

Ethnographic and Historic Setting

Historically, settlement in the vicinity of the project site was defined by three periods: the Mission Period (AD 1769 to 1830), the Rancho Period (AD 1830 to 1865), and the American Period (AD 1865 to 1915). The first European contact to the Santa Barbara coastal region was by Portuguese explorers in 1542, followed by the Spanish in 1602. At the time of this first European contact in 1542, the Goleta area was occupied by a Native American group speaking a distinct dialect of the Chumash Language (General Plan Final EIR [GP FEIR]). This group later became known as the Barbareno Chumash. The Chumash were hunters and gatherers who lived in areas surrounding the much larger prehistoric Goleta Slough. At the time of Spanish contact, the prevalent Chumash population had at least 10 Chumash villages in the Goleta Area and immediate vicinity (GP FEIR).

A search of the California Historical Resources Information System (CHRIS) at the Central Coastal Information Center (CCIC) was performed to identify all previously recorded cultural resources, as well as previously conducted cultural resource studies, within the project site and a 0.5-mile buffer surrounding it. The CHRIS search included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the Office of Historic Preservation Historic Properties Directory, the California Inventory of Historic Resources, and the Archaeological Determinations of Eligibility list. The CCIC records search identified 79 previously conducted cultural resources studies within a 0.5-mile radius of the project site. Twenty (20) of these studies are located within 100 feet of the proposed project site. One of the sites, recorded as CA-SBA-54, is located on the project site.

Archaeological investigations conducted in the project area in the 1920's detected archaeological resources associated with CA-SBA-54 located on a knoll north of the Goleta Slough. The majority of the site was destroyed in 1961 when most of the knoll was removed in anticipation of a housing development that was not constructed. The landform was completely leveled during construction of the Storke Road/U.S. 101 overpass, leaving only the periphery of the archaeological site intact.

An Extended Phase 1 Archaeological Investigation was conducted in 2016 to determine the presence or absence of potentially significant subsurface prehistoric archaeological materials on the project site associated with CA SBA-54. The investigation included the excavation of eighteen backhoe trenches that were observed by a Native American monitor. The excavations identified subsurface prehistoric materials associated with the periphery of the CA-SBA-54 site on a small portion of the project site. Based on the results of the Extended Phase 1 investigation, the boundary of the archaeological site was confirmed and it was determined that intact cultural materials remain on a portion of the proposed energy storage project site. This resource is a prehistoric site that has been found eligible for listing in the California Register of Historical Resources. Please refer to Section E (Cultural Resources) above for additional information regarding the archaeologic investigations that have been conducted on and near the proposed project site.

The presence of intact cultural materials suggests the archaeological deposit has the potential to "yield information important in prehistory." Since the intact cultural materials are

associated with peripheral CA-SBA-54 site deposits, not the main/primary site area on the knoll that was removed, the intact cultural materials have a limited potential to address prehistoric occupation at the project site (Rincon, 2021).

AB 52

Assembly Bill (AB) 52 was adopted in 2014 and established a formal consultation process for California tribes in the CEQA process. The bill specifies that a project that may affect or cause a substantial adverse change to the significance of a tribal cultural resource would require a lead agency to begin consultation with a California Native American tribe that is traditional and culturally affiliated with the geographic area of the proposed project. CEQA Section 21074 defines "tribal cultural resources" as:

(a) "Tribal cultural resources" are either of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1.

In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

(b) A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

(c) A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

ii. <u>Thresholds of Significance</u>

The project would be considered to have a significant impact on tribal cultural resources if it were to cause a substantial adverse change in the significance of a tribal cultural resource as defined in the checklist above.

iii. Project-Specific Impacts

Checklist Items a and b. Less than Significant with Mitigation.

On May 15, 2020 the City of Goleta sent by certified mail notification of the proposed project to seven Chumash tribal representatives. On July 14, 2020, the Santa Ynez Band of Chumash Indians (SYBCI) requested formal consultation regarding the project. Formal consultation was initiated on February 26, 2021. On May 24, 2021, the Santa Ynez Band of Chumash Indians notified the City that they concluded the AB 52 consultation. Additional consultation with the Santa Ynez Band of Chumash Indians (SYBCI) was initiated by the City regarding modifications to the SCE Isla Vista electrical substation that were proposed after the Draft IS/MND for the proposed project was circulated for public review. No additional comments from the SYBCI have been received.

In addition to the notification letters sent by the City of Goleta, the California Native American Heritage Commission (NC) was contacted on August 26, 2020, to request a search of the Sacred Lands File (SLF) and a contact list of Native Americans culturally affiliated with the project area. The NAHC emailed a response on August 27, 2020, stating that the SLF search was "positive". Rincon Consultants sent letters to the NAHC-listed contacts on August 28, 2020, inquiring about potential cultural resources within the project's vicinity that may be impacted by the project.

As described by the analysis presented in Section E (Cultural Resources) above, it is unlikely that excavations and other ground disturbing activities that would occur at the proposed project site, and that are required for the installation of the proposed underground tie line and other improvements at the SCE Isla Vista Substation, would result in impacts to previously identified cultural resources. However, the project would have the potential to result in significant impacts to cultural resources should on-site or tie line construction-related ground disturbing activities encounter previously undetected cultural resources. Although it is considered unlikely for the proposed project to encounter previously undetected cultural resources, there is also a potential for artifacts important to the Native American community and/or isolated, fragmentary human remains to be encountered during the construction of the project.

Potential project-related impacts that may result from the unexpected discovery of cultural resources would be reduced to a less than significant level with the implementation of Mitigation Measures CR-1 through CR-5. These required mitigation measures specify requirements related to construction monitoring (CR-1); the placement of proposed fill material over portions of the project site to protect cultural resources (CR-2); conducting a data recovery program at the project site (CR-3); conducting a pre-construction workshop for construction personnel (CR-4); and the preparation and implementation of a Construction Monitoring and Treatment Plan (CR-5). Implementation of the proposed mitigation measures would reduce potential impacts to tribal cultural resources to less than significant.

iv. Cumulative Impacts

Similar to all development projects in the City, the proposed project would be subject to applicable Goleta General Plan/Coastal Land Use Plan policies, including Open Space Element Policies 8.1 through 8.6, which were adopted to help meet the City's objective of

"identify[ing] and protect[ing] prehistoric and historic cultural sites and resources from destruction or harmful alteration." Specifically, Open Space Element Policy 8.6 requires on-site monitoring by a qualified archaeologist and appropriate Native American observer for all grading, excavation, and site preparation that involves earth-moving operations on sites identified as archaeologically sensitive.

Consistent with policies of the City's General Plan, potential project-related impacts to known or undiscovered tribal cultural resources would be reduced to less than significant by implementation of Mitigation Measures CR-1 through CR-5. Therefore, the proposed project's impacts to tribal cultural resources would not be cumulatively considerable and its cumulative impacts would be less than significant.

v. Mitigation Measures and Recommended Conditions of Approval

The requirements of proposed Mitigation Measures CR-1 through CR-5 are described in Section E (Cultural Resources) above. These mitigation measures would reduce potentially significant impacts to tribal cultural resources to less than significant.

vi. Residual Impact

With implementation of mitigation measures CR-1 through CR-5, potential project-related impacts to tribal cultural resources would be less than significant.

R. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X		
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X		
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X		

i. Existing Setting

Wastewater Treatment

Wastewater in the project area is collected by the Goleta West Sanitary District (GWSD) and treated at the Goleta Wastewater Treatment Plant (GWWTP). The GWWTP has a design capacity of 9.7 million gallons per day (mgd), based on an average daily flow rate. However, the discharge is restricted under the facility's National Pollution Discharge Elimination System (NPDES) permit (Permit No. CA0048160) (a Clean Water Act Requirement by the U.S. EPA), to a daily dry weather discharge of 7.64 mgd (RWQCB, 2010). GWSD owns 40.8 percent of the capacity rights at the GWWTP, which gives GWSD an allotment of 3.12 mgd of treatment capacity. GWSD currently contributes approximately 2.1 mgd in flow to the GWWTP, leaving GWSD approximately 1 mgd of remaining capacity.

The plant's treatment system consists of primary settling, biofiltration, aeration, secondary clarification, chlorine disinfection, and de-chlorination. Wastewater flows greater than 4.38 million gallons per day (MGD), receive primary treatment only and are blended with treated secondary wastewater prior to disinfection and discharge to the ocean. Treated wastewater is discharged to the Pacific Ocean through a diffuser 5,912 feet offshore at a depth of approximately 87 feet. In May, 2013, the GSD treatment facilities were upgraded from the

partial secondary blended process. With the plant upgrades completed, the plant is able to discharge effluent that has been treated to full secondary standards as well treat some wastewater to the tertiary standards required for recycled water use (Goleta Sanitary District 2018).

Water Sources, Supply, and Demand

The Goleta Water District (GWD) is the water purveyor for the City of Goleta and surrounding areas. The GWD service area is located in the southern portion of Santa Barbara County with its western border adjacent to the El Capitan State Park, its northern border along the foothills of the Santa Ynez Mountains and the Los Padres National Forest, the City of Santa Barbara to the east, and the Pacific Ocean to the south. The service area encompasses approximately 29,000 acres and includes the City of Goleta, University of California, and Santa Barbara Airport (City of Santa Barbara property); the remainder of the service area is located in the unincorporated County of Santa Barbara. GWD provides water service to approximately 87,000 people through a distribution system that includes over 270 miles of pipeline, as well as nine ground water wells and nine reservoirs (Goleta Water District 2019).

Drainage Facilities

The energy storage project site drains in a predominantly southeasterly direction. The majority of stormwater runoff flows southeasterly until draining onto an existing concrete gutter on proposed Lot 2 (6868 Cortona Drive) which then flows easterly and eventually discharges through the curb face onto Cortona Drive.

A shallow concrete stormwater drainage channel is located adjacent to the east side of the SCE Isla Vista Substation. The channel originates from the northwest and southwest corners within the substation and also runs along the north and south sides of the substation. The channel continues south adjacent to residential homes and conveys stormwater runoff from these areas into the municipal storm drain system. The height of the side walls of the channel are less than six inches, indicating minor flow volumes. This feature was likely built as part of the substation construction to convey flows away from the station.

Landfill Capacity and Solid Waste

The County of Santa Barbara County owns and, through its Public Works Department (Department), operates the Tajiguas Landfill as well as the South Coast Recycling and Transfer Station. The management of solid waste by the Department includes collection, recycling, disposal, and mitigation for illegal dumping. Within the City of Goleta, collection services are provided by Marborg Industries. Waste generated in the City is handled at the South Coast Recycling and Transfer Station where recyclable and organic materials are sorted. The remaining solid waste is disposed of at the Tajiguas Landfill.

The landfill encompasses 497 acres, with a permitted operational area of 357 acres. Of this, the total permitted waste footprint is 118 acres for a capacity of 23.3 million cubic yards. The Tajiguas landfill is permitted to accept up to 1,500 tons of municipal solid waste and yard waste per day (County of Santa Barbara, 2015). Based on current waste disposal rates, the landfill will reach permitted capacity in approximately 2036, based on current projections of materials delivery to the landfill and assuming timely completion and expected performance of the Tajiguas Resource Recovery Project that would increase waste diversion (e.g., compost and recycling) rates.

ii. Thresholds of Significance

A significant impact would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. In addition, the City of Goleta's *Environmental Thresholds and Guidelines Manual* (Section 17, *Solid Waste Thresholds*) provides the following applicable thresholds to determine whether significant utility impacts would occur:

Threshold USM-1. A project would result in a significant impact on the City's landfill capacity if it would generate more than 196 tons of solid waste per year, after a 50% reduction credit is given due to recycling efforts.

Threshold USM-2. Projects with a project-specific impact as identified above (196 tons/year or more) are also considered to have a cumulatively significant impact. Additionally, projects that would generate more than 40 tons or more tons per year (but less than 196 tons per year) of solid waste are considered to have a less than significant but adverse (i.e., a Class III) impact to regional solid waste and mitigation should be recommended.

iii. Project-Specific Impacts

The proposed project includes a request for the approval of a Parcel Map that would divide the existing 5.88-acre project site parcel lot into two lots. Proposed Lot 2 would continue to be occupied by an existing 60,068 square foot research and development building and associated parking and landscaping. The Parcel Map would not result in changes to existing environmental conditions on proposed Lot 2 that would have the potential to result in significant utilities or service system impacts. The following evaluation of potential utility and service system impacts focuses on impacts that have the potential to result from the development of the proposed Goleta Energy Storage facility, which would be located on proposed Lot 1 on the northern portion of the project site.

Checklist Items a, b and c. Less than Significant with Mitigation

The GWD has issued a Preliminary Water Service Determination Letter for the project (GWD, November 5, 2019). The proposed project would not require the use of water for domestic purposes, and project-related water use would be required primarily for uses such as landscape maintenance, occasional rinsing of the MegaPacks, and for fire suppression. The proposed improvements to the Isla Vista Substation would not result in an increase in water use at the substation. To meet the County fire requirements the project includes installation of two fire hydrants on-site as well as connection to the main fire system at Cortona Drive. Therefore, the project would not require the construction of new water facilities that would have the potential to result in significant environmental impacts, and adequate water supplies are available to serve the project.

The proposed project would include drainage features to accommodate the needs of the project. Stormwater run-off from the energy storage project site would be directed to a proposed detention basin along the southern portion of the site. As shown on Table HYD-2, stormwater flows from the project site after the construction of the project on Lot 1 would be reduced when compared to existing conditions. Therefore, the project would not require the construction of additional stormwater facilities that would have the potential to result in significant environmental impacts.

The proposed project includes the construction of an underground tie line that would connect the on-site substation transformer to the existing SCE Isla Vista substation located west of and adjacent to Storke Road, approximately 300 feet west of the project site. The project also proposes to install access-related improvements at the substation and the installation of a new 72-foot tall riser pole. The underground tie line would be constructed using directional drilling and a "jack-and-bore" method to install the tie line beneath the Storke Road. Construction equipment for the directional drilling may include: a bucket excavator to make bore pit(s), bore rig, a small crane to maneuver bore rig, and a small dump truck to haul the material removed from the bore. Construction equipment on the Isla Vista Substation site may include: bore pit(s), an excavator (backhoe or similar) for trenching, a pulling trailer for pulling cable, and man-lifts as needed to assist with termination of the cable. The drilling operation is anticipated to take approximately one week to complete depending on the subsurface conditions. As described in the impact analysis above, potential project-related construction impacts on cultural resources, biological resources, and from construction equipment noise would be reduced to a less than significant level with the implementation of mitigation measures CR-1 through CR-5, BIO-1, and N-1, respectively. Therefore, short-term electrical line and other substation-related construction impacts would be reduced to less than significant and no additional mitigation measures are required.

Checklist Items d and e and Thresholds USM-1 and USM-2. Less than Significant Impact

Construction of the proposed project would include the removal of the existing on-site plant nursery and shed, and parking lot pavement. The California Green Building Code requires the demolition of any structure requiring a permit to divert 65% of the construction materials generated during construction. Therefore, the City has implemented a mandatory Construction and Demolition (C&D) Debris Recycling Program to divert at least 65% of C&D waste from landfill disposal in accordance with state law. In addition, diversion reporting is required after construction in accordance with the City of Goleta's Construction and Demolition Debris Recycling Program Waste Reduction and Recycling Guidance Document. The applicant will be required to substantiate how a 65% diversion factor was achieved during construction. Compliance with adopted Green Building Code requirements will reduce the project's short-term waste generation impacts to a less than significant level.

Operation of the proposed project would not generate solid waste that requires landfill disposal. Occasionally individual batteries may need to be replaced. Removed batteries would be disposed of off-site in accordance with local, state, and federal regulations.

Therefore, the construction and operation of the proposed project would not generate a substantial amount solid waste and would not exceed adopted numeric waste disposal thresholds. The limited amount of solid waste generated by the project the project would not exceed state or local standards, exceed the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Therefore, the project's solid waste impacts would be less than significant.

iv. Cumulative Impacts

Based on the above analysis, the proposed project would not result in a substantial increase in the use of available utility capacity, including the GWD's water supply, GSD's sewage treatment capacity, the City storm drain system, or solid waste disposal capacity. Therefore, the project's public utility impacts would not be cumulatively considerable or significant.

v. Mitigation Measures and Recommended Conditions of Approval

The project would not result in significant utility and service systems impacts. No mitigation measures are required.

vi. Residual Impact

The project would not result in significant utility and service system impacts. No mitigation measures are required.

S. WILDFIRE

If located in or near a state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X		
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?			X		
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X		

i. Existing Setting

The project site is located in a Local Responsibility Area. The site is approximately 3,000 feet south of the nearest Very High Fire Hazard Severity Zone located in a State Responsibility Area. (California Department of Forestry and Fire Protection 2007).

The Santa Barbara County Fire Department provides primary fire suppression and fire prevention services to the City of Goleta (City) and has established standards for building and development review to minimize fire hazards and provide for adequate fire suppression. In reviewing proposed developments, the Santa Barbara County Fire Department adheres to standards for fire hydrant spacing, fire flow, and need for sprinkler systems. Standards for peak-load water supply require that adequate water flow is available for effective fire suppression. The minimum required fire flow depends on the type of building construction, the proximity of adjacent structures, and the presence or absence of fire walls and other fire protection devices. Minimum required fire flow standards are specified in the California Uniform Fire Code, and the Fire Department reviews new developments and redevelopments to ensure compliance with these minimum requirements.

ii. Thresholds of Significance

The project would have a significant impact if it is near a state responsibility areas or lands classified as very high fire hazard severity zones, if the project were found to cause an impact defined in the above checklist.

iii. Project-Specific Impacts

Checklist Item a. Less than Significant Impact.

The energy storage project site and the existing SCE Isla Vista Substation ~~is~~ are located in an urbanized area, approximately 3,000 feet or 0.6 mile from the closest wildland area and receives fire protection from the County of Santa Barbara Fire Department. The energy storage project would consist primarily of MegaPack battery storage structures, other related equipment, and on-site irrigated landscaping, and new construction at the substation would consist primarily of access improvements, the installation of a new riser pole, and the installation of below-ground cables and related infrastructure. The project would not result in an increase in population on or near the project site or in wildland area. Access to the energy storage facility would be from two existing driveway connections to Cortona Drive, which would provide primary and secondary access to the project site for emergency vehicles. Access to the substation would continue to be provided be an existing driveway on Glen Annie Road, as well as the proposed driveway on the east side of the substation. The long-term operation of the project would generate a minimal amount of traffic, likely less than 10 vehicle trips per month. Given the distance to the nearest wildland area and that the project would not substantially increase the population of the project area or traffic on local roadways, it would result in less than significant emergency response and evacuation impacts in wildland areas.

Checklist Item b, c and d. Less than Significant Impact. The project is not located on moderate or steep slopes, in an area with highly flammable vegetation, in an area without adequate water supplies, or an area with difficult or constrained access. In addition, the project would not result in the installation of, or require increased maintenance of, roads, fuel breaks, or power lines in an area that has an existing high wildfire risk. The project is in an area where prevailing winds could carry wildfire smoke and ash to the project site. This is a condition that has the potential to affect the entire City and is not unique to the project site. There are no water courses or steep slopes near the project site that would have the potential to result in significant post-fire slope stability or drainage changes. Therefore, the project would have less than significant impacts related to increase existing wildfire risk impacts.

iv. Cumulative Impacts

The project is located approximately 3,000 feet south of the nearest designated High Fire Hazard Area in a State Responsibility Area. The project site is located in an urban area that receives fire protection from the County of Santa Barbara Fire Department. In addition, the project would not substantially increase existing wildfire-related risk impacts on or near the project site. Therefore, the project's cumulative wildfire-related impacts would not be cumulatively considerable and would not be significant.

v. Mitigation Measures and Recommended Conditions of Approval

The project would not result in significant wildfire-related impacts. No mitigation measures are required.

vi. Residual Impact

The proposed project would not result in significant residual wildfire impacts.

T. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X		
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X		
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X		
d. Would the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?			X		

Checklist Item a. Less than Significant Impact with Mitigation

The proposed energy storage project and the existing SCE Isla Vista substation ~~is~~ are located within an urbanized area and on ~~a~~ sites that ~~currently has~~have been extensively disturbed and contain~~s~~ a limited development. Section D, Biological Resources, above, evaluates the project's potential direct and indirect impacts on biological resources, and determined that the project has the potential to result in significant impacts on nesting birds during construction activities. This potential impact would be reduced to a less than significant impact with the implementation of proposed Mitigation Measures BIO-1, which requires a pre-construction survey if construction would occur during the nesting season, and the implementation of specified measures if occupied nests are detected. With the implementation of this mitigation measure, potential impacts to biological resources would be less than significant.

The Cultural (Section E) and Tribal Resources (Section R) sections above identify potentially significant project-related effects on cultural and tribal resources. Proposed mitigation measures CR-1 through CR-5 require monitoring during initial ground disturbing operations and specify actions to be implemented in the unlikely event that resources are encountered during construction activities. The implementation of the identified mitigation measures would reduce potential impacts to Cultural and Tribal Cultural Resources to less than significant.

Checklist Item b. Less than Significant Impact

This energy storage project is consistent with the project site's Business Park land use designation of the City of Goleta General Plan and Coastal Plan. The proposed improvements to the SCE Isla Vista substation would be consistent with that site's Public/Quasi-Public zoning classification. This Initial Study has identified potential impacts in the areas of biological resources, cultural/tribal cultural resources, and short-term construction noise that require mitigation to reduce project-specific impacts to a less than significant level. The project's approval is conditioned upon implementation of the identified mitigation measures. The identified mitigation measures also reduce the identified project-specific effects to levels that are not cumulatively considerable. Therefore, the project would not result in significant cumulative impacts.

Checklist Item c. Less than Significant Impact

Project-related effects on human beings related to environmental effects such as air quality, noise, hazards, hydrology and water quality, have been analyzed in this Initial Study. Impacts on human beings would either be less than significant or reduced to a less than significant level with the implementation of identified mitigation measures.

Checklist Item d. Less than Significant Impact

The long-term environmental goal of the project is to facilitate the use of renewable energy sources and to enhance energy resiliency by providing additional electricity storage capabilities in the City of Goleta. Each of the project's significant and potentially significant impacts can be reduced to a less than significant level with the implementation of proposed mitigation measures. Therefore, the project would not result in near-term impacts or other conditions that would be inconsistent with long-term environmental goals.

16. PREPARERS OF THE INITIAL STUDY, CONTACTS, AND REFERENCES

This document was prepared by City of Goleta Planning and Environmental Review Department staff.

Contributors and Contacts:

City of Goleta

Kathy Allen, Supervising Senior Planner
Lisa Prasse, Current Planning Manager
Steve Rodriguez, Contract Planner

Public Agencies

Glen Fidler, County of Santa Barbara Fire Department

Peer Reviewers

Ann Munns, M.A. RPA # 15484, Applied EarthWorks, Inc.
Bruce Walker, Ph.D., INCE Board Certified
Paul Trutner, Fire Protection Engineer, FP 1934, PTrutner Fire Protection Engineering, Inc.

References:

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Flowers & Associates, Inc. February 18, 2021. *Stormwater Control Plan, 6868 Cortona Drive, City of Goleta, CA.*

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Rincon Consultants, Inc., July 8, 2021. *Biological Technical Report Addendum for the Goleta Energy Storage Project, Goleta, California.*

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U.S. Geological Survey. 2009. Geologic Map of the Santa Barbara Coastal Plain Area, Santa Barbara County, California: U.S. Geological Survey Scientific Investigations Map 3001, scale 1:25,000. Prepared by Minor, S.A., Kellogg, K.S., Stanley, R.G., Gurrola, L.D., Keller, E.A., and Brandt, T.R. Available at:

17. ATTACHMENTS:

Each of the following documents is available for review at: www.cityofgoleta.org/city-hall/planning-and-environmental-review/ceqa-review

1. Project Plans dated January 22, 2021.
2. CalEEMod Model Results, Rincon Consultants, Inc., January 22, 2020.
3. Biological Resources Assessment, Rincon Consultants, Inc., March 30, 2020.
4. Geotechnical Engineering Report, Earth Systems Pacific, 2019.
5. Supplemental Air Quality and Greenhouse Gas Modeling, Rincon Consultants, Inc., May 8, 2020.
6. Phase 1 Site Assessment, Dudek, 2019.
7. Risk Assessment Final Report, MRS Environmental, March 16, 2021.
8. Risk Assessment Peer Review Comments
9. Drainage Analysis, Flowers & Associates, Inc. February 18, 2021.
10. Stormwater Control Plan, Flowers & Associates, Inc. February 18, 2021.
11. Noise Assessment, Rincon Consultants, Inc. January 22, 2021.
12. Noise Assessment Peer Review Comments
13. City of Goleta Outdoor Lighting Guidelines
14. Traffic and Parking Assessment, Associated Transportation Engineers, 2019
15. Biological Technical Report Addendum for the Goleta Energy Storage Project, Goleta, California.

18. FINAL INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

The public review and comment period for the Goleta Energy Storage Project Draft Initial Study and MND was between June 18 and July 19, 2021. Copies of the Draft Initial Study/Mitigated Negative Declaration (IS/MND) were distributed to interested state agencies by the Governor's Office of Planning and Research – State Clearinghouse. Notices that the Draft IS/MND was available for review were published in the Santa Barbara News-Press and the Santa Barbara Independent, and the Draft IS/MND was available for review on the City of Goleta website.

Comments on the Draft IS/MND were provided by the following agencies and individuals:

1. Santa Barbara County Air Pollution Control District, July 15, 2021
2. Suzanne Elledge Planning and Permitting Services, Inc., July 12, 2021
3. Rincon Consultants, July 19, 2021

4. Ingeborg Cox MD, MPH, undated
5. Suzanne Elledge Planning and Permitting Services, Inc., July 20, 2021

A copy of each comment letter is included in this section of the Final IS/MND. Responses are provided to specific comments regarding the adequacy of the environmental impact analysis provided by the Draft IS/MND.

Subject: **FW: Goleta Energy Storage Project Draft MND Comment**
Date: 7/16/2021 8:52:26 AM Pacific Standard Time
From: kallen@cityofgoleta.org
To: rodriguezaicp@aol.com

LETTER No. 1

From: Desmond S. Ho <HoD@sbcapcd.org>
Sent: Thursday, July 15, 2021 5:00 PM
To: Kathy Allen <kallen@cityofgoleta.org>
Subject: Goleta Energy Storage Project Draft MND Comment

Hi Kathy,

I hope that you are well. It was good to see you today on the DRC meeting – hopefully soonish we can have these meetings in person again.

I am writing about the draft MND for the Goleta Energy Storage Project. There were a couple of minor edits that should be made so rather than a letter, I thought an email would suffice.

On page 27, Existing Air Quality, #1, the ozone exceedance paragraph is not correct, in 2020 alone, we had 4 State 1-hour ozone standard exceedance and 6 Federal/State 8-hour ozone standard exceedances. Therefore, we would recommend getting the consultant to change that text to accurately reflect exceedance data. Please see https://www.ourair.org/days-exceeding-ozone-and-particulate-standards-2020/ for the 2020 exceedance data and there are links on the lower portion of that page for data dating back to 1998.

1

Existing Air Quality, #3&4, the PM10 statement of "the State PM10 standard was exceeded on less than 4 percent of all days" is incorrect as there were 33 exceedances in 2020 alone. We would recommend listing the exact number of exceedance days.

Please let me know if you have any questions, thanks!

Desmond Ho

Air Quality Specialist

Air Pollution Control District

Santa Barbara County

Hod@sbcapcd.org

o: 805.961.8873

c: 925.788.7999

ourair.org **@OurAirSBC**

Sign Up for Air Alerts

Comment Letter No. 1
Santa Barbara County Air Pollution Control District
July 16, 2021

1a. This comment provides updated information regarding the number of days in 2020 that air quality standards for ozone and PM_{10} were exceeded in Santa Barbara County.

Section C (Air Quality) of the Final IS/MND has been updated to include the information provided by the comment.

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

LETTER No.2

12 July 2021

City of Goleta
Planning and Environmental Review
Attn: Kathy Allen, Supervising Senior Planner
130 Cremona Drive, Suite B
Goleta, CA 93117
kallen@cityofgoleta.org

Subject: Goleta Energy Storage Project; 6868 & 6864 Cortona Drive; APN 073-140-027; Case No. 19-0201-DP; 19-020-DPAM; 19-0202-CUP; 19-00001-SUB; TPM 32,061; Response to Draft Initial Study and Mitigated Negative Declaration

Dear Kathy,

We submit this letter and enclosed material on behalf of the project applicant, Goleta Energy Storage, LLC in regards to the Draft Initial Study (IS) and Mitigated Negative Declaration (MND) prepared for the Goleta Energy Storage Project (GES).

As described in the Project Description provided in the City's Draft IS and MND, the project proposes to interconnect to the power grid via an underground tie-in line and associated infrastructure, connecting GES to the existing Southern California Edison (SCE) Isla Vista electrical substation, located west of and adjacent to Storke Road (APN 073-140-012). In order to provide the GES stored electricity to the power grid, SCE's existing substation requires minor improvements to facilitate the operation of the GES project. Some of these proposed improvements are described in the Draft IS and MND and were analyzed as part of the GES project. However, SCE has identified additional improvements that need to be included in the Project Description and analyzed in the Draft IS and MND. The full scope of improvements proposed in and adjacent to the SCE Isla Vista electrical substation include the following (*please note, some of these elements were already analyzed in the City's Draft IS and MND*): 2a

- (1) 10-foot X 10-foot receiving pit, 6-feet to 11-feet below existing grade, adjacent to and east of the SCE Substation - *previously analyzed in the MND;*

- (1) 10-foot X 20-foot X 9.5-foot-deep vault, adjacent to and east of the SCE Substation - *previously analyzed in the MND;*

- Trenching for the duct bank containing the 66kV line will be approximately 2 feet wide and 102 feet long, with depth ranging from 6 feet near the proposed riser pole to approximately 11 feet near the vault - *previously analyzed in the MND*;

- Construction of a new 72-foot-tall TSP riser pole to match existing transmission pole height within the SCE Substation. The footing for the TSP riser pole would be approximately 21.5 feet deep with a 5.5-foot diameter;

- Construction of two (2) diverse below-grade telecom paths, each with (1) 4-foot x 4-foot x 6-foot-deep pullbox, all located within the SCE Substation. The telecom paths connect the proposed vault located outside the SCE Substation to the existing mechanical electrical equipment room (MEER) located within the SCE Substation;

- Installation of an asphalt pavement access drive inside the SCE Substation;

- Installation of a 20-foot-wide double drive swing gate, 8-feet tall with barbed wire to match the existing fence surrounding the SCE Substation;

- Installation of three (3) 18-inch N-12 pipe culvert with concrete end walls to be provided beneath the proposed dirt ramp on the east side of the SCE Substation;

- Construction of a crushed rock covered dirt ramp from the existing substation pad to the new permanent hammerhead turn-around area (approximately 2,400-square feet) proposed on the east side of the SCE Substation; and

- Grading of the hammerhead turn-around area, requiring approximately 140 cubic yards of fill.

2a

Please see the enclosed and following deliverables that incorporates SCE's scope of work described above:

- Updated Project Description, by SEPPS dated 07/12/2021
- Cultural Resources Assessment, by Rincon, dated 07/09/2021
- Biological Technical Report Addendum, by Rincon, dated 07/08/2021
- Visual Simulations, by Omni Design Group, dated 06/14/2021
- Substation Drawings, by Flowers and Associates, dated 01/22/2021

2b

In addition to adding the SCE Substation improvements to the Draft IS and MND, we offer the following comments and suggested revisions to the Draft MND.

1.) Pg. 19 - Change to (9) feet.

Energy storage equipment that would be installed at the project site would include proposed Megapack battery storage units, which would be approximately eight (8) feet in height, and other related equipment that would have a height of less than 10 feet. The proposed electrical substation equipment would have a maximum height of approximately 30 feet, however, as shown on the project plans (Attachment 1), the structural elements of the substation would generally consist of support poles, electrical wires, and other similar elements that would not be prominently visible from off-site locations. Therefore, due the height and visual characteristics of the proposed energy storage equipment, the project would result in less than significant impacts to mountain views from viewpoints that are generally accessible to the public.

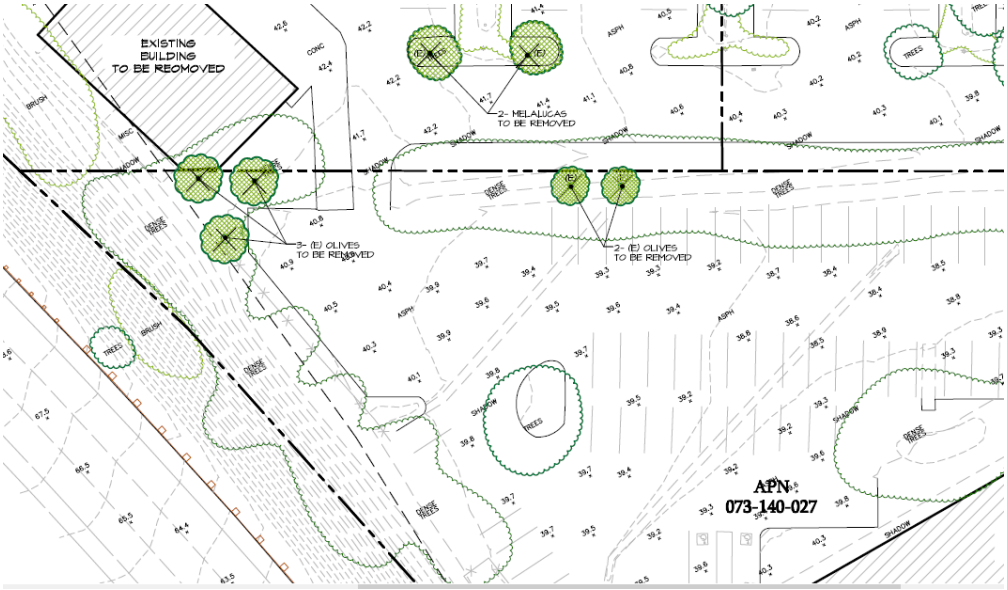
2c

2.) Page 20 – Five (5) existing Olive trees are proposed to be removed on Lot 2.

As described above, the proposed project site has been developed with buildings and related parking areas, and the proposed energy storage project site does not have any natural features that would be considered to be a scenic resource. The project would result in the removal of 26 landscape trees located primarily within or adjacent to existing parking areas, including four (4) sycamore trees that have trunk diameters ranging between 12 and 22 inches. The proposed project's preliminary landscape plan shows that 26 24-inch box sized trees would be planted on the project site, along with a variety of drought-tolerant shrubs and groundcover. Therefore, the project would result in a less than significant long-term impact resulting from the removal of on-site trees, landscaping, or other scenic resources. There are no historic buildings located on the project site.

The proposed Parcel Map would divide the existing 5.88-acre project parcel lot into two lots. Proposed Lot 2 would have a net area of 3.12 acres and would contain approximately 27,210 square feet of existing landscaping. Landscaping coverage on proposed Lot 2 would be 20 percent of the net lot area, which would not comply with regulations for the "BP" zone that require 30 percent of the net lot area to be landscaped. The Project applicant has requested an adjustment of the landscape coverage requirement. The proposed Parcel Map would not result in the removal of any landscaping from proposed Lot 2. Therefore, the proposed Parcel Map would not result in any changes to existing conditions on proposed Lot 2 related to landscape coverage, and the project would result in a less than significant environmental impacts related to landscaping.

2d



Thank you for your assistance in addressing this information. Please let us know if you have questions or require additional information. We would welcome a meeting with you to review this information.

■■■

Holly Garcin
Assistant Planner

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

1625 STATE STREET, SUITE 1
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Holly@sepps.com

Comment Letter No. 2
Suzanne Elledge Planning and Permitting Services, Inc.
July 12, 2021

2a. This comment describes proposed changes to the SCE Isla Vista Substation that were requested to be made after the Draft IS/MND prepared for the Goleta Energy Storage Project was released for public review. The proposed changes to the substation are required to connect the energy storage project to the substation.

The additional information regarding proposed changes to the Isla Vista Substation are included in Section 6 (Project Description) of the Final IS/MND. An analysis of environmental impacts that have the potential to result from the additional substation improvements has also been added to the Final IS/MND. Based on the additional analysis included in the Final IS/MND, it has been concluded that the additional proposed changes to the substation will not result in new significant environmental impacts that require additional mitigation measures, or that the mitigation measures identified by the Draft IS/MND, or the proposed project revisions will not reduce potential effects to less than significant and new measures or project revisions are required. Therefore, based on the requirements of CEQA Guidelines Section 15073.5 (Recirculation of a Negative Declaration Prior to Adoption) recirculation of the IS/MND prepared for the Goleta Energy Storage Project is not required.

2b. This comment identifies additional information sources submitted to the City regarding proposed changes to the Isla Vista Substation that were identified after the Draft IS/MND prepared for the Goleta Energy Storage Project was released for public review. The identified information sources include:

- An updated project description. As indicated in response 2a above, additional information regarding proposed changes to the Isla Vista Substation has been included in Section 6 (Project Description) of the Final IS/MND.

- A cultural resources assessment. The additional cultural resources report prepared by Rincon Consultants and dated July 9, 2021, has been added to the Section 16 (References) of the Final IS/MND and may be reviewed by qualified persons with prior authorization by the City of Goleta Planning and Environmental Review Department. The information included in the additional cultural resources report regarding the potential for proposed additional changes at the substation to impact cultural resources at and near the substation site has been added to Section 15E (Cultural Resources) of the Final IS/MND.

- A biological technical report. The additional biological resources report prepared by Rincon Consultants and dated July 8, 2021, has been added to the Final IS/MND as Attachment 15. New information regarding the potential for proposed additional changes at the substation to impact biological resources at and near the substation site has been added to Section 15D (Biological Resources) of the Final IS/MND.

- Visual simulations. The visual simulations prepared to evaluate potential aesthetic impacts of the proposed substation riser pole have been added to Section 15A (Aesthetics) of the Final IS/MND.

- Substation Drawings. An updated site plan for the Isla Vista Substation has been included in Section 6 (Project Description) of the Final IS/MND.

  An analysis of environmental impacts that have the potential to result from the additional information described above has been added to the Final IS/MND. Based on the additional analysis included in the Final IS/MND, it has been concluded that the additional proposed changes to the substation will not result in new significant environmental impacts that require additional mitigation measures, or that the proposed mitigation measures or project revisions will not reduce potential effects to less than significant and new measures or project revisions are required. Therefore, based on the requirements of CEQA Guidelines Section 15073.5 (Recirculation of a Negative Declaration Prior to Adoption) recirculation of the IS/MND prepared for the Goleta Energy Storage Project is not required.

2c. The requested revision to the stated height of the proposed Megapack structures has been made. This revision does not change the analysis or analysis conclusions that the proposed Megapacks would not result in a significant aesthetic impact.

2d. The proposed parcel map, which would subdivide an existing lot on the battery energy storage project site, would not result in the removal of any existing trees. Please refer to the analysis in Final IS/MND Section 15A (Aesthetics), subsection iv (Project-Specific Impacts). Checklist items a and b state that the proposed energy storage project would remove 26 on-site landscape trees. The five (5) olive trees identified by this comment are included in the overall loss of landscape trees located on the project site.

LETTER No. 3

Rincon Consultants, Inc.

209 East Victoria Street
Santa Barbara, California 93101

805 319 4092 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

July 19, 2021
Project No: 19-08526

Goleta Energy Storage, LLC
c/o: Ryan Hulett
8614 Westwood Center Drive, Suite 1800
Vienna, Virginia 22182

Subject: Mitigation Measure Modification Request, Cortona Drive Energy Storage Facility Project, Goleta, Santa Barbara County, California

Dear Mr. Hulett:

Rincon Consultants, Inc. (Rincon) is providing Goleta Energy Storage, LLC with language to request modification of existing City of Goleta mitigation measures for the Goleta Energy Storage Project (Case Nos. 19-0201-DP, 19-0202-DPAM, 19-0202-CUP, 19-0001-SUB, TM 32,061). The two mitigation measures, Mitigation Measure BIO-1 and Mitigation Measure CR-2, as included in the Draft Initial Study and Mitigated Negative Declaration, are provided below.

Mitigation Measure-BIO-1: Nesting Birds

To avoid disturbance of nesting and special status birds, including raptor species protected by the MBTA and California Fish and Game Code, project activities including vegetation removal, ground disturbance, construction, and demolition shall occur outside of the bird breeding season (February 1 through August 31), if feasible.

If project-related construction work must begin during the breeding season of nesting and special-status birds, including raptor species, at the permittee/applicant's expense a preconstruction nesting bird survey shall be conducted no more than seven days prior to initiation of project activities. The nesting bird survey shall be conducted inside the project footprint plus a 500-foot buffer for raptors and special-status species and a 300-foot buffer for all other birds. Inaccessible parts of the survey area shall be scanned using binoculars to ensure 100 percent visual coverage. The survey shall be conducted by a biologist familiar with the identification of bird species known to occur in southern California communities.

3a

If active nests (those containing eggs, nestlings, or associated with dependent fledglings) are found on-site, an avoidance buffer shall be implemented around each nest and demarcated with fencing or flagging. The size of the buffers shall be determined by the biologist based upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site. No project activity shall occur inside a nest buffer until the biologist determines that the nest is no longer active.

If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.

Timing: The survey must be conducted no more than seven (7) days prior to commencement of any demolition, grading, and/or construction activities. Survey conclusions must be reviewed and approved

by the Planning and Environmental Review Director, or designee, prior to the issuance of Grading/Building permits.

Monitoring/Reporting Party(ies): The Planning and Environmental Review Director, or designee, will review any biological reports in consultation with any resource/trustee agency as needed, as well as conduct periodic site inspections to verify compliance with survey recommendations in the field.

Mitigation Measure CR-2: Culturally Sterile Fill Material Placement Requirements

1. Placement of fill soils over CA-SBA-54 archaeological site soils within the Project area shall include the following surface preparation and fill soils placement measures:
    a. Removal of all organic material from the archaeological site surface and a 50-foot buffer shall be done by hand (including brushing, raking, or use of power blower). Use of motorized vehicles for vegetation removal shall be prohibited. All vegetation shall be removed at ground surface.
    b. Remaining root balls and masses in the ground after hand removal of vegetation stems/trunks shall be sprayed with topical pesticide per manufacturers specifications to ensure no further growth. The resulting dead subsurface vegetation masses shall be left in place.
    c. Subsequent to revegetation removal, the archaeological site areas shall be professionally surveyed to create a precise topographic contour map representing the baseline, pre-fill condition.
    d. Any grading activities within the delineated archaeologically sensitive area will be designed considering both the documented depth of identified cultural material and the precise topographic contour map. No grading will occur in a manner that creates less than a 20 cm (8 inch) buffer between proposed ground disturbances and the identified intact A Horizon.
    e. A bioaxial geogrid (Tensar BX1200TX 160 or equivalent) shall be laid over the ground surface throughout the CA-SBA-54 site area and a 50-foot buffer on all side of the cultural resource. The geogrid shall be capable of preventing compaction and load impacts on underlying archaeological resources. The geogrid type and verification of its technological capability shall be provided by a qualified geotechnical engineer.
    f. Placement of fill soils on top of the geotextile shall be done in no greater than 8-inch lifts with rubber-tired equipment.
    g. The first six inches of fill shall be a construction sand with contrasting color and texture that signals to anyone engaged in any future activity (e.g., landscaping, utilities maintenance activity) that excavation shall not extend deeper than the protective upper soil layer. In the small area where placement of six inches of fill is not feasible due to the engineering design required to maintain the structural stability of the Fire Access Road with Modified Hammerhead Turnaround, the geogrid shall be sufficient to signal that excavation shall not extend deeper.
    h. Fill soils shall be free (sterile) of archaeological resources.
    i. Fill soils shall be spread from outside of the archaeological site deposit with small rubber-tired equipment, such that the equipment shall only be working on top of the fill soils. The fill soils shall be placed ahead of the equipment so that the equipment does not have contact with the archaeological site surface.

3a

j. The fill soils shall be sufficiently moist so that they shall be cohesive under the weight of the equipment as the material is spread out over the archaeological site and buffer area.

k. Fill soils will be placed so that no less than a 20 cm (8 inch) buffer exists between the deepest extent of plantings and the identified intact cultural deposit. The depth of fill will depend on the extent of grading that occurs pursuant to mitigation measure 1.d.

3a

Requested Modifications

A modification is requested to the timing of review and approval of the pre-construction nesting bird survey required by Mitigation Measure BIO-1. The requested modification would allow the pre-construction nesting bird survey to be conducted subsequent to approval of Grading/Building permits but prior to the initiation of construction activities. This requested modification is consistent with mitigation measures included in the Final Environmental Impact report for the Village at Los Carneros (SCH # 2011111001) that state:

3b

> **BIO 1-2: Nesting Bird Surveys**
>
> **Plan Requirements and Timing:** The biologist's report must be submitted to the Director of Planning and Environmental Review, or designee, *for review and approval before commencement of any Project activities that could disturb suitable nesting habitat* [emphasis added], such as site preparation, grading, fuel modification, or tree removal.

A modification is also requested to the Mitigation Measure CR-2 requirement for the hand removal of organic material within the 50-foot buffer extending from the CA-SBA-54 archaeological site boundary and the requirement to leave all root balls in place in the ground. The Project currently includes the removal of existing trees, and the associated root balls, located within the 50-foot buffer (Attachment A: Figure 1). The requested modification would allow the use of mechanical equipment to remove the root balls within the 50-ft buffer since the root balls cannot be left in place in the ground as a void below the ground surface will be created when the root balls decompose, potentially affecting the integrity of above-ground improvements. The requested modification would require a City-qualified archaeologist and a local Chumash consultant to be on-site to monitor any ground disturbance(s) associated with removal of the root balls, consistent with Mitigation Measure CR-1. Consistent with Mitigation Measure CR-4, a pre-construction workshop would be conducted by the City-qualified archaeologist and local Chumash consultant prior to any ground disturbance(s) associated with removal of the trees or the associated root balls. In the event archaeological materials and/or human remains are discovered during removal of the root balls, the discovery would be recorded, evaluated, and, if significant, mitigated, consistent with Mitigation Measure CR-5.

3c

The CA-SBA-54 site boundary was defined based on the presence/absence of intact archaeological materials identified during the excavation of 18 Extended Phase I backhoe trenches (Dudek 2018). The archaeological site boundary was defined based on five trenches that contained intact archaeological materials within just a portion of the trenches, and confirmed by four trenches completely within the boundary that identified intact archaeological materials and nine trenches completely outside the boundary that did not identify intact archaeological materials. Therefore, the potential to encounter intact archaeological materials during ground disturbance(s) associated with the removal of the trees and the associated root balls within the 50-foot buffer is low. As mentioned above, the requested

modification would require a City-qualified archaeologist and a local Chumash consultant to be on-site to monitor any ground disturbance(s) associated with removal of the root balls, consistent with Mitigation Measure CR-1, and any discovery of archaeological materials would be recorded, evaluated, and, if significant, mitigated, consistent with Mitigation Measures CR-5. The residual effect on cultural resources would remain less than significant. 3c

Modified Mitigation Measure Language

The modified mitigation measure language being requested is provided below with deletions in strikeout and additions in underline.

Mitigation Measure-BIO-1: Nesting Birds.

To avoid disturbance of nesting and special status birds, including raptor species protected by the MBTA and California Fish and Game Code, project activities including vegetation removal, ground disturbance, construction, and demolition shall occur outside of the bird breeding season (February 1 through August 31), if feasible.

If project-related construction work must begin during the breeding season of nesting and special-status birds, including raptor species, at the permittee/applicant's expense a preconstruction nesting bird survey shall be conducted no more than seven days prior to initiation of project activities. The nesting bird survey shall be conducted inside the project footprint plus a 500-foot buffer for raptors and special-status species and a 300-foot buffer for all other birds. Inaccessible parts of the survey area shall be scanned using binoculars to ensure 100 percent visual coverage. The survey shall be conducted by a biologist familiar with the identification of bird species known to occur in southern California communities. 3d

If active nests (those containing eggs, nestlings, or associated with dependent fledglings) are found on-site, an avoidance buffer shall be implemented around each nest and demarcated with fencing or flagging. The size of the buffers shall be determined by the biologist based upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site. No project activity shall occur inside a nest buffer until the biologist determines that the nest is no longer active.

If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.

Timing: The survey must be conducted no more than seven (7) days prior to commencement of any demolition, grading, and/or construction activities. Survey conclusions must be reviewed and approved by the Planning and Environmental Review Director, or designee, prior to the ~~issuance of Grading/Building permits~~ construction state date.

Monitoring/Reporting Party(ies): The Planning and Environmental Review Director, or designee, will review any biological reports in consultation with any resource/trustee agency as needed, as well as conduct periodic site inspections to verify compliance with survey recommendations in the field.

Mitigation Measure CR-2: Culturally Sterile Fill Material Placement Requirements.

1. Placement of fill soils over CA-SBA-54 archaeological site soils within the Project area shall include the following surface preparation and fill soils placement measures: 3e

a. Removal of all organic material from the archaeological site surface ~~and a 50-foot buffer~~ shall be done by hand (including brushing, raking, or use of power blower). Use of motorized vehicles for vegetation removal within the delineated archaeologically sensitive area shall be prohibited. All vegetation within the delineated archaeologically sensitive area shall be removed at ground surface.

   Use of motorized vehicles for vegetation removal within a 50-foot buffer extending from the delineated archaeologically sensitive area shall be allowed with a City-approved archaeologist and local Chumash consultant on-site to monitor vegetation removal within the 50-foot buffer, consistent with mitigation measure CR-1.

b. Remaining root balls and masses in the ground after hand removal of vegetation stems/trunks within the delineated archaeologically sensitive area shall be sprayed with topical ~~pesticide~~ herbicide per manufacturers specifications to ensure no further growth. The resulting dead subsurface vegetation masses within the delineated archaeologically sensitive area shall be left in place.

   Use of motorized vehicles to remove roots balls within the 50-foot buffer extending from the delineated archaeologically sensitive area shall be allowed with a City-approved archaeologist and local Chumash consultant on-site to monitor excavation associated with removal of root balls within the 50-foot buffer, consistent with mitigation measure CR-1.

c. Subsequent to ~~re~~vegetation removal, the archaeological site areas shall be professionally surveyed to create a precise topographic contour map representing the baseline, pre-fill condition.

d. Any grading activities within the delineated archaeologically sensitive area will be designed considering both the documented depth of identified cultural material and the precise topographic contour map. No grading will occur in a manner that creates less than a 20 cm (8 inch) buffer between proposed ground disturbances and the identified intact A Horizon.

e. A bioaxial geogrid (Tensar BX1200TX 160 or equivalent) shall be laid over the ground surface throughout the CA-SBA-54 site area and a 50-foot buffer on all side of the cultural resource. The geogrid shall be capable of preventing compaction and load impacts on underlying archaeological resources. The geogrid type and verification of its technological capability shall be provided by a qualified geotechnical engineer.

f. Placement of fill soils on top of the geotextile shall be done in no greater than 8-inch lifts with rubber-tired equipment.

g. The first six inches of fill shall be a construction sand with contrasting color and texture that signals to anyone engaged in any future activity (e.g., landscaping, utilities maintenance activity) that excavation shall not extend deeper than the protective upper soil layer. In the small area where placement of six inches of fill is not feasible due to the engineering design required to maintain the structural stability of the Fire Access Road with Modified Hammerhead Turnaround, the geogrid shall be sufficient to signal that excavation shall not extend deeper.

h. Fill soils shall be free (sterile) of archaeological resources.

i. Fill soils shall be spread from outside of the archaeological site deposit with small rubber-tired equipment, such that the equipment shall only be working on top of the fill soils. The fill soils

3e

shall be placed ahead of the equipment so that the equipment does not have contact with the archaeological site surface.

j. The fill soils shall be sufficiently moist so that they shall be cohesive under the weight of the equipment as the material is spread out over the archaeological site and buffer area.

k. Fill soils will be placed so that no less than a 20 cm (8 inch) buffer exists between the deepest extent of plantings and the identified intact cultural deposit. The depth of fill will depend on the extent of grading that occurs pursuant to mitigation measure 1.d.

3e

Should you have any questions or comments regarding the requested mitigation measure modifications, please do not hesitate to contact me at 805-644-4455, or kvictorino@rinconconsultants.com.

Sincerely,
Rincon Consultants, Inc.

Ken Victorino, MA, RPA
Senior Principal Investigator

Andrew Pulcheon, MA, RPA, AICP, CEP
Principal

Attachments

Attachment A Figures

References

Dudek

2018 Extended Phase I Archaeological Investigation, CA-SBA-54, 6864-6868 Cortona Drive, Goleta, California. Prepared for Daketta Pacific. January.

Attachment A

Figures

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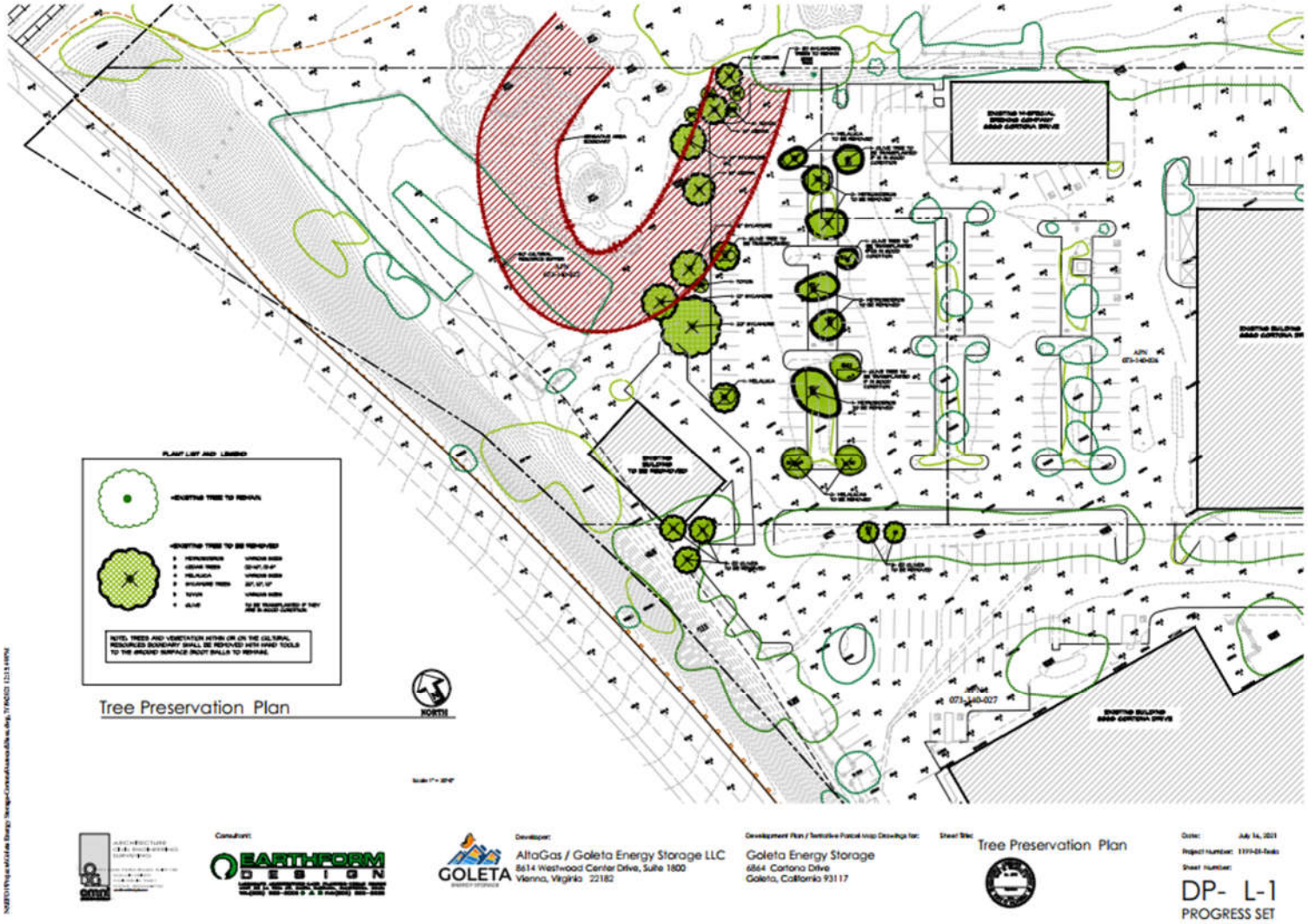
Figure 1 Proposed Tree Removals



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Comment Letter No. 3
Rincon Consultants, Inc.
July 19, 2021

3a. This comment provides existing wording from the Draft IS/MND related to proposed mitigation measures for potential impacts to nesting birds and cultural resources. No response is required.

3b. This comment provides background information regarding a mitigation measure included in the EIR prepared for the Village at Los Carneros project to reduce potential impacts to nesting birds to a less than significant level. No response is required.

3c. This comment provides background information related to proposed mitigation measure CR-2 included in the Goleta Energy Storage Project Draft IS/MND, and a request to modify proposed mitigation measures related to the removal of vegetation from the project site. No response is required.

3d. This comment requests that proposed mitigation measure BIO-1: Nesting Birds be revised to allow the required nesting bird survey to be submitted to the City for review and approval prior to the construction start date. The Draft IS/MND currently states that a nesting bird survey be submitted to the City prior the issuance of a Grading/Building permit.

The proposed mitigation measure revision has the potential to be ambiguous regarding what types of activities constitute "construction" and may be conducted on the project site prior to the review and approval of the required nesting bird survey. In addition, the mitigation wording suggested by this comment to require the submittal and approval of a nesting bird survey prior to the start of project-related construction is not consistent with the wording included in the Village at Los Carneros EIR, which requires that the survey be submitted prior to the "commencement of any Project activities that could disturb suitable nesting habitat."

To be consistent with requirements of the nesting bird mitigation measure included in the Draft IS/MND and the EIR prepared for the Village at Los Carneros project, mitigation measure BIO-1: Nesting Birds has been revised as follows in the Final IS/MND:

Timing: The survey must be conducted no more than seven (7) days prior to commencement of any demolition, grading, and/or construction activities. Survey conclusions must be reviewed and approved by the Planning and Environmental Review Director, or designee, prior to the commencement of project activities that could disturb suitable nesting habitat, such as demolition, grading, and/or construction activities. ~~issuance of Grading/Building permits.~~

3e. This comment requests that proposed mitigation measure CR-2: Culturally Sterile Fill Material Placement Requirements be revised to allow the use of motorized vehicles to remove vegetation located in the 50-foot wide buffer extending from the delineated archaeologically sensitive area on the project site. All motorized vehicle use for vegetation removal in the buffer area would be monitored by an archaeologist and local Chumash consultant.

The requested mitigation measure revisions have been reviewed by City staff and were peer reviewed by Applied EarthWorks (August, 31, 2021). The proposed mitigation measure revisions were found to be consistent with the final cultural resources technical memorandum (Rincon, February, 18, 2021) that was the basis for the evaluation of potential impacts to cultural resources located on the project site. It was also determined that the proposed mitigation measure revisions would continue to reduce the project's potential impacts to cultural resources to a less than significant level. The proposed mitigation revisions are included in the Final IS/MND.

LETTER No. 4

Goleta Energy Storage Project
Case No. 19-0201-DP, 19-0202-DPAM, 19-0202-CUP, 19-0001-SUB
Location: 6864 and 6868 Cortona Drive
APN: 073-140-027

To: Kathy Allen Project Planner
From: Ingeborg Cox MD,MPH

At least regarding this project, it appears that the City of Goleta is currently NOT providing the public with the entire written copy of the Draft Mitigated Negative Declaration (DMND) for the Goleta Energy Storage Project. If electronic format is the only way the public can access the document, it is a deterrent for people who would like to comment and prefer the written record. 4a

As stated to you before DMND should **not be based** on assumptions.
Under Proposed Energy Storage Batteries, it states:
"The current project design **assumes** (highlighted for emphasis) the installation of up to 62 Megapacks, however, the efficiency and energy density of the technology is rapidly improving and the number of proposed Megapacks installed at the site may change."
If the number of Megapacks change then a NEW review should be requested.
Also, Megapacks are approx.13 times the size of the Powerpacks. I agree that actual test data should be specific to actual proposed energy storage system. 4b

Megapacks are to be UL listed per CFC 1206.10.1 Has the status of the listing been confirmed as in the text it states:" these units…, do not currently meet the requirements of the CFC for installation. 4c

The thermal system is designed to operate at temperatures between 22- and 122-degrees Fahrenheit. This system has pumps, compressors, condenser, fans and radiators.
Any or all of these could fail. It also appears that all will be operated long distance.
According to page 9 (Environmental Checklist form and Initial Study) the Project "would typically generate approximately one vehicle trip per month during the first year."
Where is the SCADA System located? 4d

What is the back up for these sites if there is a flood event, hurricane, or typhon in the east coast? 4e

It appears that toxic and highly toxic gases are released during normal charging, discharging and operation. Is the data been sent locally to APCD? 4f

Has an emergency operations plan been prepared? How will this be put into effect if all is long distance. 4g

Fire station Ten has NOT been built yet, installation of two new fire hydrants will do little if the personnel needed to fight this type of fire are not available. 4h

A **new water meter** is requested at the northern driveway entrance. We are in a drought and as stated on page 21 the total water applied in a fire range from 60,000 to 180,000 gallons. Also, this amount would exceed the capacity of the bioretention basin and water would overflow into the storm drain. What is the explanation that this facility does NOT require a sewer connection? 4i

Table 2 Goleta Energy Project Risk Assessment: Potential toxic pollutants from battery malfunction.

The numbers given for Styrene, Sulfur Dioxide, Toluene as "IDLH "(Immediately Dangerous to Life and Health) are much lower than the "REL" (Reference Exposure Level). Why is that? 4j

Some other factors that need to be considered are:
Population density near the facility, even if some are office buildings they need to be counted 4k
Sensitive receptors
Elevated receptors (Three story buildings in construction adjacent to the Project) 4l
Presence of non-stack (fugitive) emissions and stalk temperatures and release source terms. 4m
The reasonable worst-case scenario for the multicell event is a TEN percent rate of cell involvement. 4n

Why is only the public health impact associated with **acute exposure** analyzed?
In this type of scenario **chronic exposures** over a period of time need also to be analyzed. 4o

Development Plan 04-35-DP was approved in **July 19, 2004** for 6868 Cortona Drive. The Plan allowed a modification of the front yard setback facing Storke from 50 feet to 35 feet and other modifications need to be revised. 4p

Figure 3 Site Map with Thermal Flux estimates (Pg. 19 Goleta Energy Project Risk Assessment)
See how close the apartments are.
Has the health of all the future residents that will live in the apartments been considered?
Aren't they going to be dealing with exposure to chemicals in the air, possible groundwater contamination, possibility of fire and earthquake?
Has the site been checked for liquefaction-related ground failure during a seismic event? 4q

The CCR's for the apartments being built need to reflect and need to inform any future resident what their exposures will be. 4r

Comment Letter No. 4
Ingeborg Cox MD, MPH
Undated

4a. This comment expresses an opinion related to the availability of printed copies of the Draft IS/MND and does not address the adequacy of the environmental review included in the IS/MND. Please note that printed copies of the document that would typically have been available to the public at the City offices were not available due to COVID-related closures of City offices.

4b. The impact analysis included in the Draft and Final IS/MND prepared for the project is based on the installation and operation of 62 megapacks as shown on the proposed project site plan (IS/MND Figure 1). Any subsequent requests to revise the project would be reviewed by the City consistent with the requirements of CEQA Guidelines Section 15162 (Subsequent EIRS and Negative Declarations). As required by that Section, any proposed changes to the project that have the potential to result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect would require additional environmental review. Examples of changes to the project that may require additional environmental review include, but are not limited to, increasing the number of megapacks on the project site, moving megapacks or other project equipment closer to adjacent land uses, or the proposed the use of equipment that does not have regulatory approvals (e.g., UL listing).

In regard to required testing of the proposed energy storage equipment, please refer to the project's *Hazards Analysis and Risk Assessment Final Report* dated May 17, 2021 (IS/MND Attachment 7), and the Risk Assessment Peer Review Comments (IS/MND Attachment 8). Those documents evaluated the project's compliance with applicable testing requirements and concluded that the proposed energy storage megapacks have complied with those requirements.

4c. Please refer to Section 8.0 (NFPA 855 Hazard Mitigation Analysis Requirements) of the *Hazards Analysis and Risk Assessment Final Report* dated May 17, 2021 (IS/MND Attachment 7), which concludes:

"The California Fire Code section CFC 1206.10.1 requires that battery systems be listed in accordance with UL 1973. The Tesla battery systems have been tested and certified to comply with UL 1973 and UL 9540 by the certification and testing company TUVRheinland, which is a part of the OSHA NRTL Program. These certifications are included in Exhibit B and C."

As reported by the hazards analysis evaluation, the project has complied with California Fire Code Section 1206.10.1.

4d. This comment includes multiple statements and questions that are addressed below:

The comment states that the project's "thermal system is designed to operate at temperatures between 22- and 122-degrees." Please be advised that the system is designed to operate between negative 22- and 122-degrees Fahrenheit.

The comment states that the project's thermal system includes pumps, compressors, condenser, fans and radiators, which have the potential to fail. The project applicant has indicated that project's thermal control system may still be able to operate with the loss of single pump in lower ambient temperatures, and can operate in most conditions without the compressor. In addition, the proposed megapacks have multiple fans that operate in parallel and the system is designed to operate even if some of the fans become inoperable.

The comment indicates that project-related equipment would be operated from a remote location, i.e., from "long distance." The project applicant has responded that each Megapack has a built-in Thermal Controller, which controls all actuators within the unit and monitors all pertinent device temperatures within the unit. The Megapack Thermal Controller does not need signals from the Tesla Site Controller (or any other external controllers). While this is the case, signals are still passed from the Megapack Thermal Controller to the Tesla Site Controller to allow Tesla to monitor key components of the thermal system remotely for diagnostics and maintenance.

The comment indicates that the Initial Study prepared for the project states that the project "would typically generate approximately one vehicle trip per month during the first year." The complete subsection of the Initial Study/MND that this comment is referring to is provided below:

"Proposed Project Operation and Maintenance

Site Operations and Employees. *The proposed Project would operate 24 hours a day, seven days a week. The facility would be unmanned, therefore, it would generate a minimal amount of traffic. It is estimated that the Project would typically generate approximately one vehicle trip per month during the first year of facility operation for equipment maintenance purposes. Vehicle trips may be reduced to one trip every other month after the Project's first year of operation. Equipment maintenance activities at the project site would typically consist of inspections by a technician. If necessary, the technician would remove and replace batteries as needed. Any removed battery modules would be disposed of in accordance with applicable regulations. Other project-related trips would be for occasional site and landscape maintenance."*

In addition to describing the number of vehicle trips that would typically be generated by the project for equipment maintenance purposes, the subsection describes the types of maintenance activities that may be conducted at the project site. The analysis included in the Initial Study/MND also evaluated the environmental effects of traffic generated by the project.

The comment asks where the proposed SCADA system is located. Initial Study/MND Section 6.2 states that the proposed Supervisory Control and Data Acquisition (SCADA) Cabinet would be located on the project site. In response to this comment, the project applicant has provided the following clarifying information regarding the proposed SCADA system: The Tesla Site Controller and other SCADA equipment (e.g. firewall, UPS, GPS clock, historian) are located in the control room on the site. Networking equipment required for each medium-voltage transformer block (e.g. network switches, I/O units, fiber optical patch panels) are located by the

transformers. The real-time information generated by these systems is transmitted to off-site locations at Tesla and AltaGas.

4e. The comment asks "What is the back up for these sites if there is a flood event, hurricane, or typhon in the east coast?" It appears that the comment is inquiring about the location of off-site project monitoring locations. The Tesla monitoring center is located in California and the AltaGas monitoring center is in Washington DC. Therefore, a "back up" site is available for project site monitoring in the event one of the monitoring sites becomes inoperable.

4f. As stated in MND Section I (Hazards and Hazardous Materials) under the "Assessment Methodology" subheading, the proposed battery energy storage project would not result in air emissions during normal operations. The only long-term emissions that would result from normal project operations would be from infrequent vehicle trips to the project site for facility inspections (approximately one vehicle trip per month) and for landscape maintenance. Therefore, as shown on MND Table AQ-3 (Long-Term Project Operation Emissions) the project would not be a substantial source of long-term emissions. The analysis of the project's long-term emissions was reviewed by the Santa Barbara County Air Pollution Control District, as documented by their comments dated July 15, 2021 and included in comment letter No. 1 above.

4g. The *Hazards Analysis and Risk Assessment Final Report* dated May 17, 2021 (IS/MND Attachment 7) includes Exhibit E (2020 Emergency Response Guide), which provides information regarding potential project-related hazards that may result from megapack operations, and information related to emergency conditions and response procedures. In addition, IS/MND Section I (Hazards and Hazardous Materials) includes a recommended condition of approval that requires the preparation of a site-specific Site Safety Plan. Such a plan would include project-related requirements of the Santa Barbara County Fire Department, and the plan would be required to be reviewed and approved prior to the start of project operation.

4h. As described in Section I (Hazards and Hazardous Materials) of the IS/MND, the potential for a battery failure that requires a response from the Fire Department is remote, with a statistical probability of occurring once every 10,989 years. Based on this analysis, IS/MND Section N (Public Services) concluded that the project would have minimal demand for fire protection services.

4i. The proposed new water meter would replace an existing meter and is required to facilitate other proposed street frontage improvements along Cortona Drive described in Section 6.2 (Project Description). As described in MND Section I (Hazards and Hazardous Materials) of the IS/MND, the potential for a battery failure that requires a response from the Fire Department is remote, with a statistical probability of occurring once every 10,989 years. Therefore, and similar to other proposed development projects in the City, the project's potential use of water for fire suppression purposes is not included in an evaluation of its potential water use impacts. As reported in IS/MND Section R (Utilities and Service Systems), the Goleta Water District has issued a Preliminary Water Service Determination Letter for the project, and adequate water supplies are available to serve the project. The analysis of the project also concluded that normal project operations would not generate any wastewater that requires sewer system disposal. Therefore, a connection to the Goleta Sanitation District wastewater collection system would not be required.

4j. The Immediately Dangerous to Life and Health (IDLH) was used instead of the acute Reference Exposure Level (REL) because the IDLH is used for emergency planning and potential impacts due to project-related accident scenarios, which is what was evaluated by the hazards analysis report prepared for the project. IDLH is used by fire departments for planning purposes, etc. The REL is used in conducting health risk assessments, and generally assumes a short-term exposure but non-accidental, meaning that people do not move away and are exposed to this level continuously. Acute REL are generally lower than IDLH due to the longer exposure duration. Acute REL are not used when examining accident scenarios.

4k. Please refer to Table HHM-1 (Land Uses in the Project Vicinity) in IS/MND Section I (Hazards and Hazardous Materials). This table identifies all of the buildings adjacent to the battery storage project site and that were considered in the analysis of potential project-related hazard impacts.

4l. The location of elevated receptors was considered during the review of the project. The noise analysis in the IS/MND evaluated potential noise impacts to third story residential units in the apartments adjacent to the project site (e.g., refer to Noise impact analysis Figure NOI-3; and the detailed risk assessment conducted by the *Hazards Analysis and Risk Assessment Final Report* dated May 17, 2021 (IS/MND Attachment 7) was required in part due the presence of elevated receptors (e.g., refer to risk assessment report Table 7, Modeling Toxic Materials Results for Elevated Receptors).

4m. The proposed project would not generate emissions of toxic or flammable materials during normal operations. Unlike a project such as an oil and gas facility, the proposed project would not use or store hazardous materials that have the potential to “leak” out routinely, resulting in what are referred to as “fugitive” emissions. The batteries used to store electricity would only produce toxic emissions due to overheating and off-gassing. Toxic and flammable materials are only produced, and then released, during an upset condition. Therefore, the project would not result in fugitive emissions.

4n. Multiple battery failure scenarios were evaluated by the *Hazards Analysis and Risk Assessment Final Report,* including conditions that assumed failure of ten percent of a megapack structure, and failure of the entire (100 percent) of the structure. For example, the evaluation of potential thermal impacts assumed the failure of an entire megapack structure.

4o. As described in response 4f above, the project would not result in long-term emissions from normal operations that would have the potential to result in chronic health-related impacts. Short-term emissions resulting from a battery failure and fire would result in short-term emissions that would have the potential to result in acute (i.e., effects caused by the initial exposure to hazardous substances) health-related impacts.

4p. This comment refers to the permitting history of the project site and does not address the adequacy of the proposed project's environmental review. No additional response is required.

4q. The *Hazards Analysis and Risk Assessment Final Report* dated May 17, 2021 (IS/MND Attachment 7) prepared for the project evaluated potential thermal impacts that may result from a battery failure and related fire, as well potential health effects that have the potential to result from air emissions associated with a battery failure. The results on these analyses are summarized in IS/MND Section I (Hazards and Hazardous Materials). As described by the risk assessment report and summarized in the IS/MND, the potential for these types of impacts to occur is remote, and analysis of these potential project-related hazard impacts determined that in the unlikely event of their occurrence, potential health and safety impacts, would be less than significant.

MND Section J (Hydrology and Water Quality) includes an evaluation of potential impacts to the quality of water used for fire suppression at the project site in the unlikely event of a battery fire. The analysis concluded that based on the very low probability of a fire occurring at the project site that would require the use of fire suppression water; the potential fire suppression water quality impacts unique to the use lithium-ion batteries at the project site would not exceed various NPDES discharge standards; and since potential impacts to the quality of fire suppression water would generally be similar to the impacts of fires at other buildings in the City, the potential project-related impacts to the quality of fire suppression water are considered to be potentially adverse but less than significant

Please refer to IS/MND Section G (Geology and Soils) and the report prepared for the project titled *Geotechnical Engineering Report*, included in the IS/MND as Attachment 4. That report evaluated the potential for the project to be impacted by earthquakes, liquefaction, and other ground failure impacts, and concluded that those potential impacts would be less than significant.

4r. This comment states that CCR's for the adjacent apartment development should inform future residents of the location of the proposed project. This comment does not address the adequacy of the environmental review included in the IS/MND.

Subject: **Fw: GES - Check-In Call**
Date: 7/21/2021 4:56:41 PM Pacific Standard Time
From: kallen@cityofgoleta.org
To: rodriguezaicp@aol.com

LETTER No. 5

I have another small change to the MND Project Description, Landscape section, there are (27) 24-inch box sized trees, below. (There are 29 trees total for the site, 2 remain).

Landscaping. Construction of the Project would require the removal of 26 landscape trees located primarily within or adjacent to an existing parking area that is to be removed from proposed Lot 1. The Project's preliminary landscape plan shows that 30 24-inch box sized trees would be planted on the project site, along with a variety of drought-tolerant shrubs and groundcover. A planting area ranging in width from approximately 34 to 76 feet would be installed along the project site's northern perimeter, adjacent to the Cortona Apartments project site. Approximately 37,455 square feet of landscaping would be planted on proposed Lot 1, which is approximately 46 percent of the proposed net lot area. The Project's preliminary landscape plan is provided in Attachment 1.

5a

Laurel and I would be happy to set up a Zoom to discuss the above and also the previously submitted SCE and Tesla MND comments. Please let us know what date/time works best for the City.

Thank you.

Holly Garcin
Assistant Planner

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.
1625 STATE STREET, SUITE 1
SANTA BARBARA, CA 93101

PH: 805-966-2758 X110
www.sepps.com

Comment Letter No.5
Suzanne Elledge Planning and Permitting Services, Inc.
July 12, 2021

5a. This comment noted 27 24-inch box trees are proposed to be planted on the project site rather than 30 trees as stated in the Draft IS/MND. The requested revision is included in the Final IS/MND.

ATTACHMENT 1 EXHIBIT 1.1

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

GOLETA ENERGY STORAGE PROJECT

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Mitigation Measures/Conditions of Approval	Responsible Party	Timing	Monitoring Party
Mitigation Measure-BIO-1: Nesting Birds. To avoid disturbance of nesting and special-status birds, including raptor species protected by the MBTA and California Fish and Game Code, project activities including vegetation removal, ground disturbance, construction, and demolition shall occur outside of the bird breeding season (February 1 through August 31), if feasible. If project-related construction work must begin during the breeding season of nesting and special-status birds, including raptor species, at the permittee/applicant's expense a pre-construction nesting bird survey shall be conducted no more than seven days prior to initiation of project activities. The nesting bird survey shall be conducted inside the project footprint plus a 500-foot buffer for raptors and special-status species and a 300-foot buffer for all other birds. Inaccessible parts of the survey area shall be scanned using binoculars to ensure 100 percent visual coverage. The survey shall be conducted by a biologist familiar with the identification of bird species known to occur in southern California communities. If active nests (those containing eggs, nestlings, or associated with dependent fledglings) are found on-site, an avoidance buffer shall be implemented around each nest and demarcated with fencing or flagging. The size of the buffers shall be determined by the biologist based upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site. No project activity shall occur inside a nest buffer until the biologist determines that the nest is no longer active.	Goleta Energy Storage	The survey must be conducted no more than seven (7) days prior to commencement of any demolition, grading, and/or construction activities. Survey conclusions must be reviewed and approved by the Planning and Environmental Review Director, or designee, prior to the commencement of project activities that could disturb suitable nesting habitat, such as demolition, grading, and/or construction activities.	The Planning and Environmental Review Director, or designee, shall review any biological reports and verify compliance with survey recommendations in the field.

Mitigation Measures/Conditions of Approval	Responsible Party	Timing	Monitoring Party
If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.			
Cultural Resources and Tribal Cultural Resources			
Mitigation Measure CR-1: Construction Monitoring. A City-approved archaeologist and local Chumash consultant shall monitor the initial grading and excavation for project construction, and off-site grading and excavation associated with the underground utility line between the project site and the SCE substation on the west side of Storke Road, until such a time as sufficient subsurface soil has been uncovered/excavated to ascertain that no prehistoric archaeological cultural resources are located in the improvement areas. The monitor(s) shall have the following authority: a. The archaeological monitor(s) and Chumash monitor(s) shall be on-site during any earthmoving activities, including preparation of the area for capping, grading, trenching, vegetation removal, or other excavation activities. The monitors shall continue their duties until it is determined through consultation with the applicant, City Planning and Environmental Review Director or designee, archaeological consultant, and Chumash consultant that monitoring is no longer warranted. A written request which describes justification for the reduction or cessation of monitoring shall be submitted to the City Planning and Environmental Review Director or designee for review and approval. b. The monitor(s) shall halt any activities impacting previously unidentified cultural resources and conduct an initial assessment of the resource(s). c. If an artifact is identified as an isolated find, the monitor(s) shall recover the artifact(s) with the appropriate locational	Goleta Energy Storage	These requirements must be printed on all plans submitted for any land use, zoning clearance, building, grading, or demolition permits. Before the City issues permits for any ground disturbance, the Applicant/Permittee must provide the City Planning and Environmental Review Director the contact information of the Chumash consultant and the agreed upon procedures to be followed.	The Planning and Environmental Review Director, or designee, shall be notified of archaeological resources that are discovered during site construction operations, and that required notifications are made.

Mitigation Measures/Conditions of Approval	Responsible Party	Timing	Monitoring Party
data and include the item in the overall inventory of the site. d. If a feature or concentration of artifacts is identified, the monitor(s) shall halt activities in the vicinity of the find, notify the applicant and City staff and prepare a proposal for the assessment and treatment of the find(s). This treatment may range from additional study to avoidance, depending on the nature of the find(s). e. The monitor(s) shall prepare an archaeological technical report documenting the results of the monitoring program and include an inventory of any recovered artifacts, features, etc. f. If artifacts are identified and recovered, the monitor(s) shall prepare the artifact assemblage for curation with an appropriate curation facility (e.g., UCSB) and include an inventory with the transfer of the collection. g. The monitor(s) shall file an updated archaeological site survey record with the UCSB Central Coast Information Center.			
Mitigation Measure CR-2: Culturally Sterile Fill Material Placement Requirements. 1. Placement of fill soils over CA-SBA-54 archaeological site soils within the Project area shall include the following surface preparation and fill soils placement measures: a. Removal of all organic material from the archaeological site surface and a 50-foot buffer shall be done by hand (including brushing, raking, or use of power blower). Use of motorized vehicles for vegetation removal within the delineated	Goleta Energy Storage	This requirement must be printed on all plans submitted for any land use, building, grading, or demolition permits. Before the City issues permits for any ground disturbance, the Applicant/Permittee must provide the City Planning and Environmental Review Director the contact information of the Chumash consultant and the	The Planning and Environmental Review Director, or designee, shall site inspect to verify the placement of required fill soil.

Mitigation Measures/Conditions of Approval	Responsible Party	Timing	Monitoring Party
archaeologically sensitive area shall be prohibited. All vegetation within the delineated archaeologically sensitive area shall be removed at ground surface. Use of motorized vehicles for vegetation removal within a 50-foot buffer extending from the delineated archaeologically sensitive area may be allowed with a City-approved archaeologist and local Chumash consultant on-site to monitor vegetation removal within the 50-foot buffer, consistent with the mitigation measure CR-1. b. Remaining root balls and masses in the ground after hand removal of vegetation stems/trunks within the delineated archaeologically sensitive area shall be sprayed with topical herbicide per manufacturers specifications to ensure no further growth. The resulting dead subsurface vegetation masses within the delineated archaeologically sensitive area shall be left in place. Use of motorized vehicles to remove root balls within the 50-foot buffer extending from the delineated archaeologically sensitive area may be allowed with a City-approved archaeologist and local Chumash consultant on-site to monitor excavation associated with removal of root balls within the 50-foot buffer, consistent with the mitigation measure CR-1. c. Subsequent to revegetation removal, the archaeological site areas shall be professionally surveyed to create a precise topographic contour map representing the baseline, pre-fill condition. d. Any grading activities within the delineated archaeologically sensitive area will be designed considering both the documented depth of identified		agreed upon procedures to be followed.	

Mitigation Measures/Conditions of Approval	Responsible Party	Timing	Monitoring Party
cultural material and the precise topographic contour map. No grading will occur in a manner that creates less than a 20 cm (8 inch) buffer between proposed ground disturbances and the identified intact A Horizon. e. A bioaxial geogrid (Tensar BX1200TX 160 or equivalent) shall be laid over the ground surface throughout the CA-SBA-54 site area and a 50-foot buffer on all side of the cultural resource. The geogrid shall be capable of preventing compaction and load impacts on underlying archaeological resources. The geogrid type and verification of its technological capability shall be provided by a qualified geotechnical engineer. f. Placement of fill soils on top of the geotextile shall be done in no greater than 8-inch lifts with rubber-tired equipment. g. The first six inches of fill shall be a construction sand with contrasting color and texture that signals to anyone engaged in any future activity (e.g., landscaping, utilities maintenance activity) that excavation shall not extend deeper than the protective upper soil layer. In the small area where placement of six inches of fill is not feasible due to the engineering design required to maintain the structural stability of the Fire Access Road with Modified Hammerhead Turnaround, the geogrid shall be sufficient to signal that excavation shall not extend deeper. h. Fill soils shall be free (sterile) of archaeological resources.			

Mitigation Measures/Conditions of Approval	Responsible Party	Timing	Monitoring Party
i. Fill soils shall be spread from outside of the archaeological site deposit with small rubber-tired equipment, such that the equipment shall only be working on top of the fill soils. The fill soils shall be placed ahead of the equipment so that the equipment does not have contact with the archaeological site surface. j. The fill soils shall be sufficiently moist so that they shall be cohesive under the weight of the equipment as the material is spread out over the archaeological site and buffer area. k. Fill soils will be placed so that no less than a 20 cm (8 inch) buffer exists between the deepest extent of plantings and the identified intact cultural deposit. The depth of fill will depend on the extent of grading that occurs pursuant to mitigation measure 1.d. 2. All fill soils to be used within the proposed Project area shall be chemically compatible with the existing native soils within the area of CA-SBA-54 within the proposed Project site. 3. The transitional area of grading between the CA-SA-54 boundary, which shall be capped in place and filled to reach final elevations, and the areas outside the CA-SBA-54 boundary, which would undergo over-excavation, re-compaction, and fill, shall be conducted with methods to protect the integrity of the preserved archaeological boundary from adjacent subsurface grading activity. The permittee shall develop a grading plan that includes, but is not limited to: a. A qualified archaeologist shall be consulted on the appropriate delineation boundaries.			

Mitigation Measures/Conditions of Approval	Responsible Party	Timing	Monitoring Party
b. A typical cross-section diagram that clearly illustrates the grading methods to be employed along these boundaries, temporary grading elevations, bottom of excavated area, and any slopes or shoring, and finished elevations. c. The top of the cut or slope shall be sufficiently outside the delineated archaeological boundary to prevent inadvertent disturbances to resources.			
Mitigation Measure CR-3. Data Recovery Program. Indirect impacts resulting from a project-related loss of access to significant archaeological materials associated with CA-SBA-54 can be reduced to a less than significant level by implementing a Limited Phase 3 Data Recovery Program. 1. The Limited Phase 3 Data Recovery program shall include the following: a. A Limited Phase 3 Data Recovery Program shall be prepared, peer reviewed, and approved by the City Planning and Environmental Review Director or designee prior to the beginning of any excavation. The Program shall include a research design and require description and interpretation of the excavation results. b. Soil excavated from an appropriately sized unit, based on the volume of the intact CA-SBA-54 deposit that is being capped with fill soil and in consultation with the Native American community, shall be excavated by hand, in 20-centimeter (8-inch) levels and water screened through 1/8-inch mesh. The unit shall be appropriately sized to allow hand excavation to be extended to the entire deposit. c. Standard archaeological techniques shall include a "column sample" at least 50 X 50 centimeters (19.5-inch	Goleta Energy Storage	A Limited Phase 3 Data Recovery Program research design report, including identification of the City-qualified archaeologist and Chumash Native American observer who would conduct the Program, shall be prepared in consultation with appropriate tribal leaders/representatives. The research design report shall be submitted to the City for review and approval prior to and as a condition precedent to issuance of any Zone Clearance for the project.	The completed and peer reviewed Limited Phase 3 Data Recovery Program report shall be submitted to and approved by the City Planning and Environmental Review Director or designee prior to building permit sign-off. The approved report shall also be submitted to the Central Coast Information Center.

Mitigation Measures/Conditions of Approval	Responsible Party	Timing	Monitoring Party
square). The “column sample” shall be excavated such that it can be wet screened through 1/16-inch mesh. d. The faunal remains recovered from the “column sample” shall be sorted, cataloged, and analyzed by a specialist who can identify the specific shell and bone species that are represented. e. Diagnostic, time-sensitive artifacts (i.e., projectile points, shell beads) shall be cataloged separately. f. Chipped stone waste flakes shall be analyzed to characterize different activities that occurred within the site (e.g., patterns in artifact distribution). g. Radiocarbon dates shall be analyzed to date the subsistence remains that are analyzed. h. If appropriate obsidian artifacts are recovered, samples will be submitted for sourcing and hydration analysis. i. All of the cultural materials shall be curated at either of the two professional curation facilities within Santa Barbara County: the Santa Barbara Museum of Natural History or the Repository for Archaeological and Ethnographic Collections at UCSB. j. A report shall be prepared that documents the results of the excavations and laboratory activities. The report shall include all necessary artifact photographs, excavation unit profiles, tabulated data, and artifact catalog. The report shall also address research questions about coastal Chumash environments and interpret intra-site as well as inter-site patterning of artifacts and activities at CA-SBA-54. The report shall include an updated CA-SBA-54 site record detailing the results of the Extended Phase 1 Archaeological Investigation (Dudek 2018) and the			

Mitigation Measures/Conditions of Approval	Responsible Party	Timing	Monitoring Party
Limited Phase 3 Data Recovery Program. The report shall be peer reviewed and approved by the City Planning and Environmental Review Director or designee.			
Mitigation Measure CR-4. Pre-Construction Workshop. A pre-construction workshop shall be conducted by a City-qualified archaeologist and a Chumash Native American consultant. Attendees shall include the project applicant, City Planning and Environmental Director or designee, construction supervisors, and equipment operators to ensure that all parties understand the monitoring program and their respective roles and responsibilities. All construction personnel who would work during any phase of ground disturbance associated with on-site grading and excavation, and off-site grading and excavation associated the underground utility line between the project site and the SCE substation on the west side of Storke Road, shall be required to attend. The names of all personnel who attend the workshop shall be recorded. The workshop shall: • Explain why monitoring is required and identify monitoring procedures. • Describe what would temporarily stop construction and for how long. • Describe a reasonable “worst case” new discovery scenario such as the discovery of intact human remains. • Explain reporting requirements and responsibilities of the construction supervisor. • Discuss prohibited activities including unauthorized collecting of artifacts. • Identify the types of archeological materials that may be uncovered and provide examples of common artifacts to examine.	Goleta Energy Storage	The Applicant/Permittee must enter into a contract with a City-approved archaeologist and Applicant/Permittee-selected Chumash consultant and must fund the provision of on-site archaeological/cultural resource monitoring during initial grading and excavation activities before Zoning Clearance. Plan specifications for the monitoring must be printed on all plans submitted for grading and building permits. The contract should be executed at least two weeks prior to the LUP issuance or Zoning Clearance for grading.	Evidence that the training occurred and the names of the persons participating in the training shall be provided to the Planning and Environmental Review Director.

Mitigation Measures/Conditions of Approval	Responsible Party	Timing	Monitoring Party
Mitigation Measure CR-5. Construction Monitoring Treatment Plan. A Construction Monitoring Treatment Plan shall be developed and implemented to ensure that any new discoveries are adequately recorded, evaluated, and, if significant, mitigated. The Construction Monitoring Treatment Plan shall provide the following: • All ground disturbances associated with on-site grading and excavation, and off-site grading and excavation associated the underground utility line between the project site and the SCE substation on the west side of Storke Road, shall be monitored by a City-qualified archaeologist and Chumash Native American observer. • Procedures for notifying the City and other involved or interested parties in case of a new discovery. The qualified archaeologist and Chumash Native American consultant shall have the authority to temporarily halt or redirect construction in the vicinity of any potentially significant discovery to allow for adequate recordation and evaluation. • Preparation and approval of a plan that identifies procedures that shall be used to record, evaluate, and mitigate unanticipated discoveries with a minimum of delay. • Procedures that shall be followed in case of discovery of human remains. In the event that isolated human remains are encountered, consultation with the most likely Native American descendant, pursuant to Public Resources Code sections 5097.97 and 5097.98, shall apply. • Results of the monitoring program shall be documented in a technical report after completion of all ground disturbances.	Goleta Energy Storage	A completed Construction Monitoring Treatment Plan, including identification of the City-qualified archaeologist and Chumash Native American consultant, shall be submitted to the City for review and approval prior to and as a condition precedent to issuance of any Zone Clearance for the project.	The Planning and Environmental Review Director, or designee, shall verify compliance before issuance of the Land Use Permit and shall periodically perform site inspections to verify compliance with the approved work program.

ATTACHMENT 1 EXHIBIT 2.1

DEVELOPMENT PLAN (DP) AND CONDITIONAL USE PERMIT (CUP)
CASE NO. 19-0201-DP AND 19-0202-CUP
CONDITIONS OF APPROVAL AND ATTACHMENTS

GOLETA ENERGY STORAGE PROJECT

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ATTACHMENT 1 EXHIBIT 2.1

CONDITIONS OF APPROVAL
GOLETA ENERGY STORAGE FACILITY
DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT
AT 6868/6864 CORTONA DRIVE

In addition to all applicable provisions of the Title 17 of the Goleta Municipal Code ("GMC"), Goleta Energy Storage, LLC ("Applicant" or "Permittee") agrees to the following conditions for the City's approval of Case Nos. 19-0201-DP, 19-0202-CUP, 19-0202-DPAM, 19-0001-SUB (interchangeably referred to as "Project Conditions" or "Conditions of Approval").

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, unless otherwise specified, the term "Director" refers to the Planning and Environmental Review Director, or designee.

AUTHORIZATION

1. This Conditional Use Permit/Development Plan, Case Nos. 19-0202-CUP and 19-0201-DP, authorizes implementation of plans dated January 22, 2021 stamped "APPROVED", dated October 25, 2021, and attached hereto, subject to the Conditions of Approval set forth below, including specified plan sheets and agreements included by reference, as well as all applicable City rules and regulations. The project is approved as stated below.
   A Major Conditional Use Permit and a Development Plan to allow Goleta Energy Storage, LLC, to install and operate a 60-megawatt lithium-ion battery energy storage facility. The project also includes the construction of an underground tie-in line and associated electrical infrastructure that would connect the Project to the existing Southern California Edison (SCE) Isla Vista electrical substation located west of and adjacent to Storke Road (APN 073-140-12). The Development Plan includes the following components:

   a. Installation of up to 62 "Megapack" lithium-ion batteries contained in pre-manufactured cabinet units, each measuring approximately 24 feet in length, 6 feet deep and 9 feet in height.
   b. Construction of supporting infrastructure including transformers mounted on foundations along with electrical distribution equipment to facilitate the receiving of electricity through the existing SCE grid to the batteries until the electricity is needed during peak demand periods.
   c. Installation of an on-site substation with a transformer and an underground tie line to connect the Project to the existing SCE Isla Vista substation located west of Storke Road.
   d. Improvements by SCE to the existing Isla Vista substation to serve the new Goleta Energy Storage facility include access improvements on the east side of the substation to facilitate the installation of the proposed tie line, the installation of additional

underground cables within the substation, and the installation of a 72-foot-tall riser pole within the substation.

e. Reconfigure existing parking lot resulting in a total of twenty-two space (22) parking spaces on Lot 1.
f. Installation of 37,455 square feet of landscaping on Lot 1 as shown in the landscape plan.
g. Demolition and removal of existing 3,200 square foot shed and existing parking lot paving.
h. Installation of eight (8) LED lighting fixtures per lighting plan.
i. Installation of stormwater detention basin along the southern perimeter of project site (Lot 1).
j. Off-site improvements include a concrete sidewalk, curb and gutter and landscaping along the site frontage between the two existing driveways. Removal of the existing streetlight at the southern entrance and replacement of the streetlight that meets City streetlight standards.

The GES facility would operate 24 hours a day, seven days a week. The facility is unmanned. The Project would be decommissioned at the end of its useful life. This Conditional Use Permit and Development Plan does not authorize Project decommissioning, which includes but is not limited to removal of Megapacks from the foundations, disconnection of wiring and transport of the Megapacks to an approved recycling facility. At the time Project decommissioning occurs, Permittee will have to meet all requirements for all necessary permits, including any environmental analysis. Project decommissioning is expected to occur in 2043.

2. These Conditions of Approval replace all previous approvals.

3. All construction, improvements, implementation, and/or any other actions taken pursuant to this permit shall be in substantial conformance with the project. Any deviations from the project must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the project. Any deviation determined to not be in substantial conformance with the project requires the Applicant/Permittee to seek additional approval, permits, or other action by the City. Any deviation from the project made without the above-described review and approval of the City is a violation of this permit.

4. Approval of the Development Plan and Conditional Use Permit will expire five (5) years after approval, unless the Tentative Parcel Map associated with Case No. 19-0001-SUB has been recorded and a Zoning Clearance is issued to effectuate the Development Plan, or a time extension has been applied for by the Applicant/Permitee. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension as specified by City regulations. If the Applicant/Permittee requests a Time Extension the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Any new fees imposed, and existing fees will be those in effect

at the time of the extension request.

5. Effective Date – Inland Area. This Development Plan/CUP shall become effective upon the date of expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit.

6. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with these Conditions of Approval, are binding upon applicant's successors in interest unless revoked by the City for cause at a noticed public hearing. These Conditions of Approval may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, Title 17 of the GMC.

7. The Applicant/Permittee are responsible for complying with all conditions of approval contained in this Development Plan and Conditional Use Permit. Any deviations from the exhibit, project description, or Project Conditions must be submitted to the Planning and Environmental Review Director for review and approval by the appropriate decision-maker. Any unapproved deviations from the project approval will constitute a violation of the permit approvals.

8. This approval does not confer legal status on any existing structures or uses on the property unless specifically reviewed and authorized within the project description of this Development Plan and Conditional Use Permit.

9. Any proposed deviations from the exhibits, project description or Project Conditions must be submitted to the Director for review and approval. Any unapproved deviations from the project approval will constitute a violation of the permit approval.

10. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions shall prevail. The exhibits associated with this permit include the plans dated January 22, 2021 stamped "APPROVED", which are all incorporated by reference as if fully set forth.

11. The City will only issue permits for development, including grading, when the construction documents (e.g., grading plans, building plans, etc.) are in substantial compliance with the approved Development Plans and Conditional Use Permit. The size, shape arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity must be determined by the Planning and Environmental Review Director.

12. The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.

13. No signs of any type are approved with this action unless otherwise specified. All future signage must be reviewed and permitted in compliance with the City's zoning code.

14. Applicant/Permittee agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of the Development Plan and Conditional Use Permit as described under Condition #1 above and adoption of the Final MND associated with this project, associated permit issued post-entitlement and City actions taken in the processing of these Conditions of Approval, except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City's approval of the Project, associated permit issued post-entitlement and City actions taken in the processing of these Conditions of Approval, Applicant/Permittee agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Goleta's elected officials, appointed officials, officers, and employees.

15. The effectiveness of this Development Plan and Conditional Use Permit will be suspended for the time period that any Project Condition is appealed, whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the Project must be reviewed by the City and substitute conditions may be imposed to validate this Conditional Use Permit.

16. In the event than any conditions imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant/Permittee in action filed in a court of competent jurisdiction or threatened to be filed, this approval must be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Project Condition is invalidated by a court of competent jurisdiction, the Project must be reviewed by the City and substitute conditions may be imposed to validate the Conditional Use Permit.

GENERAL CONDITIONS

17. Violation of any of these Conditions of Approval is unlawful, prohibited and a violation of the Goleta Municipal Code. The City reserves the right to initiate civil, criminal and/or administrative enforcement, or after notice and a public hearing, to revoke this permit or modify these Conditions of Approval if it is found that there is a violation of these Conditions of Approval or the Goleta Municipal Code or that the project operates as or causes a public nuisance. This Condition of Approval is not intended to, nor does it limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.

18. The Applicant/Permittee shall be responsible for the completeness and accuracy of all plans, forms and supporting materials submitted in connection with the project. Any error or discrepancies found therein are a violation of this permit.

19. Any new, expanded, or changed use on the project site shall be subject to City review and approval. The City shall determine whether the new, expanded, or changed use on the project site requires the Applicant/Permittee to seek additional approval, permits, or other action by the City. Failure of the Applicant/Permittee to obtain the above-described review and approval of the City is a violation of this permit.

Prior to Building Permit Issuance:

20. The Applicant/Permittee shall obtain from the City's Planning and Environmental Review Department a Zoning Clearance prior to commencement of any uses and/or development authorized by this permit.
21. The Applicant/Permittee shall obtain from the City's Planning and Environmental Review Department all Building Permits required by Title 15 of the Goleta Municipal Code prior to the construction, erection, moving alteration, enlarging, rebuilding of any building, structure, or improvement, or any other action(s) requiring a Building Permit pursuant to Title 15 of the Goleta Municipal Code.

22. The Applicant/Permittee shall be responsible for the completeness and accuracy of all plans, forms and supporting materials submitted in connection with the project. Any error or discrepancies found therein are a violation of this permit.

23. The Applicant/Permittee, prior to the issuance of the Zoning Clearance, must provide evidence that they have a recorded a signed Agreement to Comply with Conditions that specifies that the Applicant/Permittee and Property Owner agrees to comply with the project description, approved exhibits and all conditions of approval. All costs associated with the preparation, review and recordation of the Agreement to Comply with Conditions are the sole responsibility of the Applicant/Permittee.

24. These Conditions of Approval shall be printed in their entirety on all plans submitted for issuance of any Zoning Clearance or Building Permit for the project.

25. Prior to Zoning Clearance issuance, the Applicant/Permittee shall pay all applicable permit processing fees in full.

Prior to Certificate of Occupancy Issuance:

26. A City-issued Business License must be obtained for each use permitted. The Applicant/Permittee shall, at all times, conduct the use in compliance with the Business License(s).

27. Install all required trash enclosures in accordance with approved plans.

28. Install all landscaping and irrigation in accordance with approved plans.

29. Secure final clearance from all applicable Agencies/City Departments as needed.

30. The Applicant/Permitee is responsible for ascertaining and paying all City Development Impact Fees as required by the GMC and in effect at the time of payment. In addition, the impact fees established by the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also be paid in accordance with the requirements of those entities. This condition also serves a notice pursuant to Government Code Section 66020 (d) that the City of Goleta is imposing development impact fees ("DIFs") and the Applicant/Permittee has 90 days after the imposition of the fees to protest fees.

ENVIRONMENTAL MITIGATIONS/CONDITIONS

32. The Applicant/Permittee must comply with all mitigation measures identified in the Final MND prepared for the project, Exhibit 1 to Resolution No. 21-__. A Mitigation Monitoring and Reporting Program (MMRP) was prepared as part of the environmental review of the project and is attached as Exhibit 1 to Resolution No. 21-__. The mitigation measures of the MMRP are incorporated herein into these Conditions of Approval by reference. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.

33. **Architectural Review.** Prior to the issuance of building permits, the Applicant/Permittee must secure Design Review Board (DRB) final approval of the site plan, architectural style, colors and materials of the project that ensure compatibility of massing, heights, landscaping, lighting, and architectural consistency with the existing neighborhood character. The Planning and Environmental Review Director, or designee, must conduct a final review of the final plans before the City issues a grading permit. If the final plans are not in substantial conformance with the approved plans, the Planning and Environmental Review Director may refer the matter back to the full DRB for a final determination. The Applicant/Permittee shall also demonstrate to PER compliance monitoring staff that the project has been built consistent with approved DRB design and landscape plans prior to Final Building Inspection Clearance.

34. Lighting Specifications. Any exterior lighting installed on the project site must be:
   a) Low-intensity;

b) Low-glare design;
c) Be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels;
d) Otherwise meet dark sky requirements.

Exterior lighting fixtures must be kept to the minimum lighting level and intensity needed to ensure public safety. These lights must be dimmed after 11 PM to the maximum extent practical without compromising public safety as determined by the Planning and Environmental Review Director. Lighting fixtures must be appropriate for the architectural style of the structure and surrounding area. The final lighting plan must be amended to include identification of all types, sizes, and intensities of wall mounted building lights and landscape accent lighting and a photometric map must be provided. “Moonlighting” type fixtures that illuminate entire tree canopies should be avoided.

35. **Geotechnical.** All grading and earthwork recommendations from the project’s geotechnical engineering report, including any updates, shall be incorporated into the final project design, including the final grading, foundation, utility, and infrastructure plans. All grading activities must be supervised by a registered civil engineer or certified engineering geologist. Final grading, foundation, utility, and infrastructure plans must be reviewed and approved by City staff prior to approval and issuance of a grading permit. The Planning and Environmental Director, or designee, must verify compliance prior to any grading permit approval. Public Works staff must periodically spot check in the field.

36. **Megapacks Installation.** The project plans must include the following project design and operation requirements:
    a. All batteries must be discharged to below 30% state of charge (SOC) during the project’s construction/installation phases.
    b. Any replacement or maintenance of batteries requiring the use of heavy construction equipment, such as cranes or forklifts, must be conducted only on batteries discharged to below 30% SOC and nearby batteries that could be affected must also be discharged to below 30% SOC.
    c. Vehicle impact bollards or equivalent must be installed to reduce the potential for vehicle impacts (as per NFPA 855 section 4.3.7).
    d. Install detection systems for both flame and gas detection, being equal to or similar to the Det-Tronics x3302 flame and the Det-Tronic CGS gas detectors.
    e. Monitoring and detection systems must alarm locally and both visually and audibly, must be monitored by a 24-hour system and must notify the local Fire Department. Indication must be provided to responders indicating which Megapack is experiencing issues.
    f. These conditions shall be printed on all project plans submitted for any zoning clearance, building, grading or demolition permits. Vehicle impact bollards installed on the project site must be depicted on the project site plan.
    g. The Planning and Environmental Review Director, or designee, must receive written confirmation that batteries transported to the project site comply with the specified battery state of charge requirements. The Planning and Environmental

Review Director, or designee, must confirm with the Fire Department that proposed bollard placement complies with the requirements of NFPA 855.

37. **Megapack Operation and Safety Planning.** The following site safety plans and regulatory compliance documentation must be prepared, submitted to the City for review and approval, and implemented at the project site throughout the life of the project.
    a. Develop an Emergency Operations Plan in compliance with sections of NFPA 855, including:
        i. Procedures for safe shutdown, de-energizing and isolation of equipment under emergency situations;
        ii. Procedures for inspection and testing of alarms, interlocks, detection systems and controls including recordkeeping;
        iii. Procedures and schedules for conducting drills of the procedures.
    b. Develop a Site Safety Plan prior to startup, that identifies and summarizes the design safety features identified in the Project description and measures required pursuant to the measures above. Measures required by the Fire Department must be included in the Site Safety Plan. The Plan must include graphic depiction of Project safety features and equipment onsite, including but not limited to, the following:
        i. Fire prevention, detection, and suppression features, including:
            1. a description of the Battery Management System and the monitoring of alarms and battery cell conditions and thresholds for alarms;
            2. flame and gas detection systems, including the location of detection, type of detection and the monitoring of alarms (NFPA 855 Section 4.10);
            3. availability of water for firefighting and compliance with Fire Department requirements for flow and availability (NFPA 855 Section 4.13);
        ii. Emergency response procedures, including notification of local responders;
        iii. Personnel safety training;
        iv. Fire suppression and other safety features/equipment located at the site;
        v. Type and placement of warning signs;
        vi. Emergency ingress and egress routes;
        vii. Special safety measures to be implemented for battery installation and replacement, including disposal of replaced (discarded) equipment;
        viii. Provisions and timing for updating the Plan to incorporate new or changed requirements;
        ix. Control of vegetation (NFPA 855 Section 4.4.3.6);
        x. Security of installations (NFPA 855 Section 4.3.8);
        xi. Access roads design (NFPA Section 4.3.8);
        xii. Signage (NFPA Section 4.3.5); and
        xiii. Remediation measures (NFPA 855 Section 4.16) including authorized service personnel and fire mitigation personnel.

c. Provide a copy of an NFPA 855 compliance audit report to verify that the system is designed and built to comply with the NFPA 855 requirements prior to system startup.
d. Provide documentation indicating that batteries are listed in accordance with UL 1973 and listed in accordance with UL 9540.
e. Provide documentation that MegaPack batteries are located at least 10 feet from lot lines as per NFPA 855.
f. Each of the above requirements must be completed prior to the start of project operation.
g. The Emergency Operations Plan, Site Safety Plan, NFPA 855 compliance audit, and evidence that the batteries installed at the project site are listed under UL 1973 and UL 9540, must be submitted to the Planning and Environmental Review Director, or designee, and County Fire Department for review and approval.
h. Prior to the issuance of building permits the Applicant/Permittee must submit a security instrument, such as a surety bond, cash bond or letter of credit issued by a financial institution satisfactory to the Finance Director and in a form acceptable to the City Attorney, securing the decommissioning and removal of the Project Facilities upon expiration or termination of the Project. The amount of the security shall be the sum of (1) 120 percent of the estimated cost of decommissioning the Project and removal of all Project Facilities, less the salvage value of the Project Facilities and all related equipment permitted for installation of the Project on the Project site, and (2) $30,000 for environmental analysis of decommissioning of the Project and removal of Project Facilities. The letter of credit amount shall initially be set at $30,000 plus the 120 percent of the estimated cost of decommissioning the project. Annually, effective July 1 of any year, commencing with July 1, 2022, the letter of credit amount shall automatically increase or decrease by the amount of the Consumer Price Index (CPI) change as defined below. The increase or decrease shall not require City Council approval.

   The CPI shall be the previous 12-month period annual change (January through December) for all Urban Consumers in the Los Angeles-Long Beach -Anaheim area issued by the United States Department of Labor, Bureau of Labor Statistics, or its successor or comparable index approved by the City in the event that the CPI as described here no longer is published.

   The financial security shall be in place for the life of the Project. City staff must perform site inspections throughout the site decommissioning. The City will release the security upon successful completion of both environmental analysis and removal of all Project Facilities, the completion of both is determined by the Public Works Director and Director of Planning and Environmental Review or designees.
i. Prior to the issuance of building permits the Applicant/Permittee must provide environmental insurance to mitigate the risk of any hazardous events and ensure that the cost of future decommissioning of the project facility does not involve the

cost of removal of any contaminated soils or equipment to the satisfaction of the Santa Barbara County Fire Department.

38. **Construction Timing.** Construction activity and equipment maintenance is limited to the hours between 8AM and 5PM Monday through Friday. Exceptions to these may be made for onsite work for good cause at the sole discretion of the Planning and Environmental Review Director. Exceptions to these restrictions for work in the City Right-of-Wy may be made for good cause at the sole discretion of the Public Works Director or designee. Any subsequent amendment to the General Plan noise standard upon which these construction hours are based shall supersede the hours stated herein. No construction can occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels), are not subject to these restrictions. At least one sign near each project site entrance stating these restrictions must be in place before the beginning of and throughout grading and construction activities. Violations may result in suspension of permits. The Planning and Environmental Review Director must monitor compliance with restrictions on construction hours and must promptly investigate and respond to all complaints.

39. **Noise Complaints.** Upon receipt of a verified noise complaint regarding nuisance noise from the project site, the City will require the following:
    a. The project operator must conduct a noise survey of the project site conducted by a City-approved noise consultant.
    b. The project operator must have a report prepared by a City-approved noise consultant that describes the primary noise sources identified during the survey.
    c. The noise report must evaluate the broadband noise level and octave band data obtained by the survey; and determine if there is an audible tone or set of tones or an exceedance of the noise requirements of Zoning Ordinance Section 17.39.070.
    d. If an exceedance or audible tones are identified, additional noise measurements must be required to identify the noise source of concern and develop measures to reduce noise levels generated by the fans.
    e. Noise reduction measures may include but are not limited to the use of alternate fan settings, fan speeds, fan blade angle, or even passive barriers. Barriers can be located at ground level and surround the site or be located along a property line. If specific equipment is the primary source, then the barriers can be located adjacent to the equipment, or placed on the equipment, such as on top of the Megapack. At minimum, the noise attenuation barriers must have a weight of two pounds per square foot or greater. This can include, but is not limited to 18-gauge steel sheet, 5/32 glass panels, and 5/8-inch-thick plywood. In addition, the barrier must be solid with no holes, gaps, or perforations and well-sealed to the surface to which it is attached. The Planning and Environmental Review Director must promptly respond to all project-related nuisance noise complaints, require the project operator to implement the required noise surveys described above, and monitor compliance with noise complaint resolution measures.

AGENCY REQUIREMENTS

40. **Santa Barbara County Fire Department.** The Applicant/Permittee must comply with all conditions and requirements outlined in the Santa Barbara County Fire Department memo dated December 31, 2019 to the satisfaction of the SBCFD prior to the issuance of a building permit.

41. **Santa Barbara County Air Pollutions Control District (APCD).** The Applicant/Permittee must comply with all the conditions and requirements outlined in the letter dated December 12, 2019 from the Santa Barbara County Air Pollution Control District to the satisfaction of the APCD prior to the issuance of a building permit.

42. **Goleta Water District (GWD).** The Applicant/Permittee must comply with all of the requirements of the GWD to the satisfaction of the GWD, including securing water service connections prior to the issuance of grading permits.

43. **Goleta West Sanitary District (GWSD).** The Applicant/Permittee must comply with all of the conditions and requirements of the Goleta West Sanitary District to the satisfaction of the SWSD, including securing sewer service connections prior to issuance of grading permits.

CITY DEPARTMENT CONDITIONS – Public Works Department

44. Prior to the Issuance of the Zoning Clearance, the Applicant/Permittee must:

A. DRAINAGE

a. In general, the Owner/Applicant shall comply with the requirements of the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011 available on the City web site.

Prior to Zoning Clearance, the Applicant/Permittee must:

b. Obtain approval of a Hydrology and Hydraulics Study from the Public Works Director or designee. The study must:

- **i.** Use the Santa Barbara County Urban Hydrograph method or approved equal, provide Hydrology and Hydraulics calculations for the 2, 5, 10, 25, and 100-year storm events for both pre and post construction and mitigate any increase in peak flow for the 2,5-,10-, 25-, and 100-year storm events over existing conditions.
- **ii.** Indicate drainage flows to be anticipated from the entire watershed within which the development location.
- **iii.** Show drainage across property lines shall not exceed that which existed prior to grading unless the property owner agreed and signed a Drainage

Easement. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility.

iv. Indicate that all off tract drainage and flood control facilities and installations must be installed and completed prior to any grading of the subject development.

v. Be prepared, signed, and stamped by the Registered or Qualified Engineer in California.

B. STORMWATER

Prior to Zoning Clearance, the Applicant/Permittee must:

a. Secure approval of a Stormwater Control Plan from the Public Works Director or designee**.** The Owner/Applicant shall submit a Stormwater Control Plan (SWCP) for regulated projects that create or replace 2,500 square feet or more of impervious surface and utilizes Low Impact Development (LID) measures to detain, retain and treat runoff for review and approval by the Public Works Director or designee. The SWCP shall be prepared in accordance with the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements (PCR) for Developmental Projects in the Central Coast Region and shall use the "Stormwater Technical Guide for Low Impact Development" as set forth by the County of Santa Barbara for guidance in complying with the PCR for Developmental Projects in the Central Coast Region. The following are design considerations when proposing Stormwater Control Measures (SCMs):
   i. Surface Basin, Subsurface Well, Fluid Distribution System/Galleries and/or Infiltration Trench may require registration as an EPA Class V Injection Well.
   ii. Fluid Distribution System/Galleries such as Underground Infiltration Chambers (UIC) must be designed to ensure that they are properly cited, detailed, and maintained to function for short- and long-term compliance.
   iii. The UIC’s shall not be installed in areas of high-groundwater table and will require detailed mapping of seasonal high-groundwater table, groundwater mounding assessments, and/or improved and possibly post construction infiltration testing or test pits to improve accuracy of infiltration rates and verify post-construction conditions remain consistent with pre-construction infiltration test rates.
   iv. The UIC’s shall be designed to pre-treat runoff to avoid potential clogging, vector control issues, and/or the high cost of maintenance and/or

reconstruction if infiltration into the surrounding soil is compromised. If infiltration is compromised and standing is observed 72 hours after a rain event, the city may require sampling of the water to determine if sediment or other pollutants have the potential to discharge into the City's storm drain system.

v. The UIC's shall require more frequent inspections to verify infiltration rates are maintained in perpetuity and if not maintained could require specific remedial action once a UIC ceases to meet the original intended design or require UIC's to be converted to support stormwater capture and use on-site. Inspection Frequency's shall include but not limited to, prior to the start of rainy season, following a significant rain event that produces a half-inch or more rainfall within a 24-hour period, quarterly (if standing water is observed 72 hours after a rain event), following rainy season.

b. Secure approval of a Stormwater Facilities Operation and Maintenance Plan from the Public Works Director. The Owner/Applicant shall submit a Stormwater Facilities Operation & Maintenance Plan (O&M) Plan that will be used to plan, direct, and record the maintenance of all SCMs on-site for review and approval by the Public Works Director or designee. The O&M plan will default to the final O&M Plan if no amendments are needed prior to project's request for Final Occupancy Clearance(s).

c. Execute the Stormwater Facilities Agreement, which shall require insurance, security, and other measures to ensure that Permittee properly installs and maintains the Project's stormwater's facilities, in a form approved by the City Attorney.

d. Provide the Stormwater Data Sheet Application. The Owner/Applicant shall submit the Stormwater Data Sheet (Page 1 and/or 2 as applicable) with the SWCP and O&M Plan. This Data Sheet may be required to be revised to reflect the SWCP and O&M once those documents are approved by the Public Works Director or designee.

45. Prior to Zoning Clearance, the Applicant/Permittee must:

a. The following shall be identified on the Building or Grading Plans and as shown on the Final Map:

i. All existing survey monuments to be preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office.

ii. Indicate all Rights-of-Way Easements and Monuments

iii. Provide official documentation approving use of an easement from all utilities that have easement rights.

iv. Reset survey monuments if damaged during construction. If survey monuments are damaged or affected by the construction activities, the City will require a security for the resetting of the survey monuments disturbed by

construction. The Owner/Applicant shall submit an estimate, signed and stamped by a Licensed Surveyor in the State of California for monument preservation. This estimate will be used to determine the amount of the security.

b. For Solid Waste and Recycling show the following on Building Plans:

   i. Secure approval of the design of the Trash/Enclosures to be sized for solid waste, recyclables, and organics containers. Organics is defined as green waste, food waste, wood waste and fibers (paper and cardboard).
   ii. Provide Trash/Recycling/Organics Collection Containers at a minimum 50% of the total volume of material generated is to be recycled/mulched/composted thus diverted from landfill disposal to the satisfaction of the Public Works Director or designee. Trash/recycling/organic areas shall be easily accessed by the consumer/tenant /resident and the trash hauler. When necessary, trash hauler shall review the plans and provide concurrence to the City approving the location and accessibility of proposed trash enclosure~~/~~(s).
   iii. Secure approval of the design of the Trash/Recycling Areas to implement City approved and/or adopted Best Management Practices (BMPs) from the Public Works Director or designee. The design must ensure that organics and other pollutants are not picked up by irrigation runoff or rain and transported to the nearest storm drain and into our waterways.
   iv. As a Commercial Project all organics (food waste and green waste) must be included in the amount of recycling. Green waste i.e.: landscaping debris is a part of the 50% recycling calculation. Provide adequate area for green waste within trash/recycle/organic area(s) or provide statement if intent is to have a maintenance company haul off green waste to a certified composting/mulching facility. Food waste containers are required if facility generates more than 0.5CY food waste per week.
   Secure approval of a Construction and Demolition (C&D) Debris Recycling from the Public Works Director or designee**.** Provide a copy of the signed Certificate of Implementation of State Law: Construction and Demolition (C&D) Debris Recycling Program ensuring compliance with the Green Building Code. This form indicates who will haul all material and an account number for the C&D project from the hauler. This will facilitate the recycling of all construction recoverable/recyclable materials. The project will be required to meet the CalGreen minimum diversion requirement of 65% of the project's solid waste to be diverted from the landfill.

c. Secure approval of the following from the Public Works Director or designee:

   i. **Stormwater Pollution Prevention Plan**—The Owner/Applicant shall submit a copy of the Notice of Intent (NOI) and a copy of the State Water Resources Control Board's (SWRCB) Receipt of NOI Letter as proof of

intent to comply with the terms of the National Pollutant Discharge and Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, or proof of exemption from a NPDES permit. The SWPPP shall be prepared in compliance with the Construction General Permit (CGP) using the latest version of the CASQA SWPPP template or equivalent. The SWPPP shall be developed, amended, or revised by a Qualified SWPPP Developer (QSD).

ii. **Drainage and Maintenance Agreement**—The Owner shall provide a signed, and notarized Stormwater Facilities Agreement The Agreement shall cover all SCMs that will be inspected and maintained during construction and phased Occupancy Clearances. The Agreement will be based on procedures and information outlined in the O&M Plan. The Agreement shall include a legal description of the project and project location, and the party responsible for O&M Plan implementation. The Agreement shall be signed by the project's Owner accepting responsibility of O&M of the installed onsite and/or offsite treatment and flow control SCMs until such responsibility is legally transferred to another entity in accordance with the requirements specified within the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements for Developmental Projects in the Central Coast Region. The Agreement shall be recorded with the County of Santa Barbara. The Applicant/Permittee is responsible for all of the costs associated with the preparation and recordation of said agreement.

46. Prior to Encroachment Permit(s) Issuance, the Applicant/Permittee must:
    a. For Public Right of Way Improvements:
        i. Secure approval of the Gen Tie work, in the Public Right of Way, under Storke Road and adjacent to the Isla Vista Substation from the Public Works Director or designee. The Public Works Improvement Plan shall comply with and be performed under the SCE Franchise agreement with the City of Goleta and the city encroachment permit requirements.
        ii. Ensure all construction work in the public right of way complies with the City Design Standard, Green Book Standard, or Cal Trans Standard. The utilized Standard Design Details must be shown on the improvement plan.
        iii. Obtain a Public Works Encroachment Permit for hauling (Haul Permit) from the Public Works Director or designee. All applicable permits for the placement of exported material at off-site location(s) within the City limits must be provided to the Public Works Director or designee. The Haul Permit must clearly identify:
            1. The proposed haul route
            2. The proposed location for placement of export material.

3. Ensure that all haul trucks hauling debris, sand soil and/or other loose materials shall be covered and/or maintain a minimum 2 feet freeboard.
4. Ensure that construction vehicles only use the City's designated Truck Routes, as clearly indicated on the Haul Route Exhibit. All other routes are prohibited.
5. Ensure that construction parking is implemented in a manner that will minimize the potential for traffic interference. Include construction parking designated area(s) on Haul Route exhibit.
6. Clearly identify the proposed area for construction vehicle staging and location(s) for construction vehicle ingress and egress. The ingress/egress pattern shall be identified on the Haul Route Exhibit.
7. Comply with City Resolution No. 15-46, Construction and Major Maintenance Limitations in the Public Right-of-Way for construction working hours and lane closure limitations.

47. During Construction, the Applicant/Permittee must:
    a. Ensure ongoing compliance with the SWPPP and shall perform inspections and maintenance on all installed BMPs and the SCMs as identified in the Drainage and Maintenance Agreement. Maintenance Reports shall be submitted to the Public Works Department.
    b. Ensure ongoing implementation of BMP Requirements—The Owner/Applicant shall identify appropriate BMPs to control the volume, rate, and potential pollutant load of stormwater runoff; and ensure that BMPs are installed, implemented, and maintained through the duration of the project (construction, new or redevelopment) to minimize the potential discharge of pollutants to the Storm Drain System. These requirements may include a combination of structural and non-structural BMPs that are consistent with the California Storm Water Quality Association (CASQA) Best Management Practice Handbook, most current edition (or equivalent), and shall include requirements to ensure the proper long-term operation and maintenance of these BMPs.
    c. Ensure ongoing implementation of Stormwater Control Measures as follows:
        i. All SCMs such as underground chambers or bioretention basins are protected from sedimentation during construction activities or until the site surface conditions are stabilized,
        ii. SCMs where feasible, should be kept off-line until the surrounding areas are stabilized;
        iii. Minimize compaction of soils in the area surrounding the SCMs to ensure infiltration rates are not affected. If compaction is unavoidable, the Owner/Applicant shall conduct post-construction infiltration testing to confirm infiltration rates are in compliance with the SWCP.
        iv. All drainage inlet features, including landscape atrium and/or area drains, that connect with the SCMs shall have pre-treatment measures in place to the

maximum extent feasible utilizing the best available technology, and the pre-treatment measures shall be installed and maintained per manufacturer specifications and in compliance with all current local, state, and federal regulations.

d. Provide the following information to the Public Works Director or designee as follows:
   i. Installation elevation by licensed Surveyor registered in the State of California for each SCM within 7 days of installation.
   ii. Basin Dimension and depth, including outlet structure cross section with elevations, signed and stamped by Engineer of Record within 7 days of installation.
   iii. Invoice for installed gravel and bioretention soil media and soil mix specification, along with photo-documentation of completed structural cross sections within 2 weeks of installation.
   iv. Invoice for installed Liner and Geotextile Materials and manufacture specifications, along with photo-documentation of completed structural cross sections within 2 weeks of installation.

48. Prior to Final Project Approval/Certificate of Occupancy Issuance, the Applicant/Permittee must:
    a. Verify that the Post-Construction Requirements have been met.- For projects requiring a SWCP and an Stormwater Treatment Facilities O&M Plan, the Owner/ Applicant shall provide as-built drawing and certification by the Engineer of Record that the plan meets the Water Quality Treatment, Runoff Retention and Peak Management performance Requirements and is being maintained in accordance with the Stormwater Technical Guide for Low Impact Development as set forth by the County of Santa Barbara for guidance in complying with the PCR's for Development Projects in the Central Coast Region.
    b. Verify that the site and improvements are in Compliance with all local, state and federal regulations, including but not limited to, the SWRCB's Construction General Permit (CGP), the Phase II Small Municipal Separate Storm Sewer System (MS4) General Permit (MGP), and the project's SWCP.
    c. Provide PCR Field Verification Inspection**.** The Owner/Applicant shall submit all images, dimensions, and elevations of constructed SCMs prior to the request for Occupancy Clearance to verify the installation of all SCMs that are subgrade or otherwise unable to be verified by Final PCR Field Verification Inspection. If design changes were implemented, 'As-Built' Plans shall be submitted prior to the request for PCR Field Verification Inspection.
    d. Secure approval of a Final Inspection from the Public Works Director or Designee. Following the completion of active construction and stabilization of disturbed areas, the Public Works Director or designee will conduct a final construction inspection to verify all temporary erosion and sediment control measures and BMPs have been removed and completed work is in compliance with the

approved Plans, 'As-Built' Plans and the SWCP. The City shall note that any outstanding issues have been resolved in a manner acceptable to the City.

e. Revise the Drainage and Maintenance Agreement as needed to the satisfaction of the Public Works Director or designee. —When warranted, the Owner shall amend the Drainage and Maintenance Agreement including all attachments and references therein as needed to incorporate all approved changes. The Applicant/Permittee is responsible for all of the costs associated with the preparation and recordation of said agreement.
f. Provide As-Built drawings to the Public Works Director or designee. The Owner/Applicant shall submit 'As-Built' Plans that incorporate all changes/revisions a minimum of 30 days prior to request for final inspection and the issuance of Final Certificate of Occupancy.

g. Have the engineer of record submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
h. Secure Public Works Director or designee approval, if the grading and drainage plans are revised during the construction process. If this occurs, then the applicant shall update the drainage report and submit to the City for review and approval.

CITY DEPARTMENT CONDITIONS – Planning and Environmental Review Department

49. The following standards/requirements are general/on-going and must be complied with by the Permittee and/or successors in interest:

    a. The Permittee is responsible for informing all sub-contractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with these conditions including, without limitation, Title 17 of the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.

50. Before the start of any work on-site, the Permittee must conduct a pre-construction meeting that includes the Permittee, project superintendent, architect, subcontractors, as well as City representatives from the Planning and Environmental Review and Public Works Departments and including all elements included in the Mitigation Monitoring and Reporting Program.

51. Any temporary building trailer, commercial coach etc. installed or used in connection with the construction of this project must comply with the requirements of Title 17 Section 17.21.460.

52. Before the City issues a Zoning Clearance, the Permittee must:
    a. Secure Design Review Board (DRB) approval of the architecture, including building colors and materials.

    b. Secure DRB approval of landscaping and irrigation plans.

    c. The landscaping plan must consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the project design and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc. Revised and Updated 2012 edition or a more current edition. The landscape plan must be compliant with Mitigation Measures MM Bio-5a and MM Bio-5b.

    d. The irrigation plan must:

        i. Demonstrate compliance with the City's Water Conservation regulations and Guidelines for Water Conservation in Landscaping. Use reclaimed water to irrigate landscaped areas if the recycled waterline is extended to serve the site. If that occurs, then dual water connections must be installed to allow for landscaping to be irrigated by reclaimed water, if feasible.
        ii. Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors, etc.)

        iii. Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.
    e. The project must minimize outdoor water use through the following;

        i. Use of native and/or drought tolerant species in the final landscaping;
        ii. Installation of drip irrigation or other water-conserving irrigation;
        iii. Grouping of plant material by water needs;
        iv. Limiting turf to less than 20% of the total landscaped area if proposed under the final landscape plan or use of artificial turf in place of living grass (this may exceed the 20% maximum);
        v. No turf is allowed on slopes of over 4%;
        vi. Use of extensive mulching (2" minimum) in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction;
        vii. Installation of soil moisture sensing devices to prevent unnecessary irrigation;

viii. Use of only recycled water for landscape irrigation if the Project site is connected to a recycled water line;
ix. Use of plant materials that can withstand high salinity levels, if recycled water is used for irrigation; and
x. Use of plant materials that are compatible with the Goleta climate pursuant to Sunset Western Garden Book's Zone 24, published by Sunset Books, Inc., Revised and Updated 2001 edition.

f. The applicant must enter into a Landscape Maintenance Agreement, which shall require insurance, security, and other measures to ensure that Permittee properly installs and maintains the Project's landscaping, in a form approved by the City Attorney, with the applicant to maintain required landscaping and water-conserving irrigation systems on private property for an appropriate time period set by the City.
g. Secure the construction site with a minimum 6-foot high fence. The fence must be covered with a material approved by the Planning and Environmental Director and/or Public Works Director.

By signing this document, I,_____, acting on behalf of Goleta Energy Storage, LLC, certify that I have read, understand, and agree to the Project Conditions listed in this document.

_____

Applicant's Name Date
Goleta Energy Storage, LLC

Attachments:
A. Santa Barbara County Fire Department memo dated December 31, 2019
B. Santa Barbara County Air Pollution Control District letter dated December 12, 2019
C. Goleta Water District Revised Preliminary Water Service Determination Letter dated November 5, 2019
D. Goleta West Sanitary District Sewer Availability Letter dated July 29, 2019

-End of Conditions-

Memorandum

DATE: December 31, 2019

TO: Kathy Allen
Planning and Environmental Review
City of Goleta

FROM: Glenn Fidler, Captain
Fire Department

SUBJECT: APN: 073-140-027; Permit: 19-0201-DP / -CUP
Site: 6864 and 3838 Cortona Dr, Goleta
Project: Development Plan and Conditional Use Permit –
Installation of 60 MW Battery Energy Storage Facility

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

CONDITIONS FOR DEVELOPMENT PLAN

The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause a change of conditions to be imposed.

1. A full width vehicle access gate shall be required to be installed at a secondary access point in compliance with the City of Goleta map process.

CONDITIONS FOR CONDITIONAL USE PERMIT

2. A full fire hazard risk analysis, including wind plume modeling, shall be required for further possible fire department requirements.
   - Fire protection system requirements shall be determined by the analysis.

As always, if you have any questions or require further information, please call me at 805-681-5528 or 805-681-5523.

GF:mkb

air pollution control district
SANTA BARBARA COUNTY

December 12, 2019

Kathy Allen
Planning and Environmental Review
City of Goleta
130 Cremona Dr. Suite B
Goleta, CA 93117

Re: APCD Suggested Conditions on 60 MW Battery Energy Storage Facility, 19-0201-DP

Dear Kathy Allen:

The Air Pollution Control District (District) has reviewed the referenced project, which consists of the subdivision of the existing 5.88-acre parcel into a 2.66-acre parcel (Lot 1) and 3.22-acre parcel (Lot 2) and the installation of a 60-megawatt/240-megawatt hour battery-based energy storage system and accessory substation with associated parking and site improvements on Lot 1. The system is a Tesla Megapack, which consists of 17 battery modules comprised of 12,636 lithium ion battery cells. Grading is estimated at 1,800 cubic yards of cut and 2,400 cubic yards of fill. The subject property, a 5.88-acre parcel zoned M-RP and identified in the Assessor Parcel Map Book as APN 073-140-027, is located at 6868 and 6864 Cortona Drive in the City of Goleta.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.

2. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible.

3. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from District permit, provided they will be on-site for less than 12 months.

4. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.

5. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8873 or via email at Hod@sbcapcd.org.

Sincerely,

Desmond Ho
Air Quality Specialist
Planning Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Planning Chron File

air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

PLAN REQUIREMENTS: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NOx), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NOx and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NOx idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize to the extent feasible impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

PLAN REQUIREMENTS AND TIMING: Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

GOLETA WATER DISTRICT

4699 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93110-1999
TELEPHONE 805/964-6761
FAX 805/964-7002

REVISED PRELIMINARY WATER SERVICE DETERMINATION

November 5, 2019

Kip Bradley, Manager
Cortona Investors, LLC
3832 West Biddison Street
Fort Worth, Texas 76109

Re: Preliminary Water Service Determination
SERVICE ADDRESS: 6868 Cortona Drive
APN: 073-140-027

Dear Mr. Bradley:

Thank you for contacting the Goleta Water District (District) regarding your Proposed Project. The District has reviewed the description for your Proposed Project located at 6868 Cortona Drive, APN 073-140-027.

The District has an obligation and responsibility to serve the Proposed Project subject to the provisions of the SAFE Water Supplies Ordinance approved by District voters, the District Code, and California Law.

This Preliminary Water Service Determination and determination of water availability is not a Can and Will Serve Letter or functional equivalent. Please see below for application requirements.

This Preliminary Water Service Determination confirms the project has adequate historic water credit for the forecasted demand associated with the Proposed Project. However, the SAFE Ordinance limits the ability of the District to guarantee future water availability. This Determination may be required to initiate an application for development with the Santa Barbara County Planning & Development Department.

Our review is based on the following project description:

Proposed development includes a lot-split of the existing 5.05 gross acre parcel, APN 073-140-027, into two (2) parcels consisting of 2.66 gross acres (Lot 1) and 3.22 gross acres (Lot 2). The proposed development will take place on proposed Lot 1, which is a proposed outdoor 60-Megawatt free-standing battery storage facility (Tesla Megapacks), ancillary substation, and associated parking and site improvements. The existing research development building would remain on proposed Lot 2. The existing

pottery studio structure and plant nursery and will be demolished. In addition to the existing pottery studio and plant nursery that will be removed, the project site includes an existing approximately 60,068 square foot research development building that will remain and currently has an active service connection with the Goleta Water District. The property owner has confirmed that fire sprinklers/hydrants are requested and required as part of the proposed development

Please review the above description carefully. Any deviations from the above project description, exhibits, or conditions must be reviewed and approved by the District for conformity with this notice. Any changes to or deviations from the project description must be submitted to the District for further review and may result in a requirement for a new Application for New Water Services. Changes to the project that are not submitted to and approved by the District may constitute a violation of District rules and regulations per District Code Section 6.20.110. An application for New Water Service with the District is required for any future New Development on the property.

After you initiate an application with the City of Goleta a Goleta Water District Application for Water Service including the application fee, project plans, and other supporting materials must be submitted to the District. Once the application has been deemed complete, District staff will review the application and issue a Preliminary Conditions Letter outlining the conditions for final approval of water service for the Proposed Project. Once the conditions of the Preliminary Conditions Letter, including the completion of design for any required Water System Improvements are met, the District may issue a Conditional Can and Will Serve Letter identifying any required conditions including deposits for construction due following issuance of the City of Goleta approved building permit. Prior to water service activation, the District will issue a Final Can and Will Serve Letter.

Please return the original copy of this form filled out by City of Goleta Planning and Environmental Service Department with the information requested on the next page. If you have any questions regarding this matter, contact me at (805) 879-4636 or cbennett@goletawater.com.

Sincerely,

Carrie Bennett

Carrie Bennett
Water Resources Analyst
GOLETA WATER DISTRICT

TO BE FILLED OUT BY CITY OF GOLETA PLANNING AND ENVIRONMENTAL SERVICE DEPARTMENT:

Planner: _____ Case#: _____

Email: _____

Phone: _____ Date: _____

☐ The description in this notice is correct

☐ The description in this notice is not correct (please include comments below)

Planner Signature _____

Comments: _____

_____

_____

_____

_____

This project is subject to:

Ministerial _____ Discretionary _____

approval by the City of Goleta.

Planner Signature _____

Note to Planner: *Please return a copy of this complete form directly to me at the Goleta Water District.*

GOLETA WEST SANITARY DISTRICT

www.goletawest.com | P.O. Box 4, Goleta, CA 93116-0004
phone: 805 968-2617, fax: 805 562-8987 | UCSB Campus Parking Lot 32, Santa Barbara, CA 93106

July 29, 2019

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

RE: SEWER AVAILABILITY LETTER FOR APN: 073-140-027
Project: Goleta Energy Storage

To whom it may concern:

The property referenced above at 6864 and 6868 Cortona Drive is within the boundaries of the Goleta West Sanitary District (GWSD).

Santa Barbara County sewer policy and District Ordinance No. 60 requires that any sewage generating uses constructed on this property be connected to a community sewer system.

Sewer capacity of one (1) ERU in District facilities is presently available to serve the property, and is expected to be available to serve the property if it is connected to the District sewer system pursuant to a District Sewer Service Connection Permit within one year from the date of this letter. The District makes no representation concerning sewer capacity beyond the period stated above.

In order to secure a District Sewer Service Connection Permit for the property, it will be necessary to comply with all District requirements for the issuance of a Connection Permit, including payment of all required fees.

Please confirm your acceptance of the terms and conditions outlined herein by signing the acceptance statement below.

Sincerely,

GOLETA WEST SANITARY DISTRICT

TO: GOLETA WEST SANITARY DISTRICT RE: APN 073-140-027

We hereby confirm our acceptance of the terms and conditions outlined in this Sewer Availability Letter.

_____ _____
Signature of Owner or their agent.

Date 7/30/2019 Date _____

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ATTACHMENT 1 EXHIBIT 2.2

DEVELOPMENT PLAN AMENDMENT (DPAM)
CASE NO. 19-0202-DPAM
CONDITIONS OF APPROVAL AND ATTACHMENTS

GOLETA ENERGY STORAGE PROJECT

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ATTACHMENT 1 EXHIBIT 2.2

CONDITIONS OF APPROVAL
GOLETA ENERGY STORAGE FACILITY
DEVELOPMENT PLAN AMENDMENT
AT 6868/6864 CORTONA DRIVE

In addition to all applicable provisions of the Title 17 of the Goleta Municipal Code ("GMC"), Goleta Energy Storage, LLC ("Applicant" or "Permittee") agrees to the following conditions for the City's approval of Case No. 19-0202-DPAM (hereinafter interchangeably referred to as "Project Conditions" or "Conditions of Approval").

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, unless otherwise specified, the term "Director" refers to the Planning and Environmental Review Director, or designee.

AUTHORIZATION

1. This Development Plan Amendment, Case No. 19-0202-DPAM, authorizes implementation of plans dated January 22, 2021 stamped "APPROVED", dated October 25, 2021, and attached hereto, subject to the Conditions of Approval set forth below, including specified plan sheets and agreements included by reference, as well as all applicable City rules and regulations. The project is approved as stated below.
   Development Plan Amendment to amend Development Plan Case No. 04-35-DP for the 60,068 square foot research and development building located at the project site at 6868 Cortona Drive. The Development Plan Amendment component is necessary to reflect the subdivision of the property and the placement of the existing building on a new lot (proposed Lot 2). This approval includes an adjustment to the landscaping development standard of 20 percent of the net lot area instead of the required 30 percent of the net lot area be landscaped per Section 17.09.030.

2. These Conditions of Approval are in addition to the Conditions associated with the original Development Plan 04-35-DP. Conditions of approval associated with DP 04-35-DP remain in effect unless amended herein. Further if a conflict arises between the Project Conditions and the conditions of approval provided for in DP-04-35-DP, these Project Conditions will take precedent.

3. All construction, improvements, implementation, and/or any other actions taken pursuant to this permit shall be in substantial conformance with the project. Any deviations from the project must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the project. Any deviation determined to not be in substantial conformance with the project requires the Applicant/Permittee to seek additional approval, permits, or other action by the City. Any deviation from the project made

without the above-described review and approval of the City is a violation of this permit.

4. Approval of the Development Plan Amendment will expire five (5) years after approval, unless the Tentative Parcel Map associated with Case No. 19-0001-SUB has been recorded and a Zoning Clearance is issued to effectuate the Development Plan, or a time extension has been applied for by the Applicant/Permittee. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension as specified by City regulations. If the Applicant/Permittee requests a Time Extension the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Any new fees imposed, and existing fees will be those in effect at the time of the extension request.

5. Effective Date – Inland Area. This Development Plan Amendment shall become effective upon the date of expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit.

6. This permit runs with the land. All rights and obligations of this approval, including the responsibility to comply with these Conditions of Approval, are binding upon Applicant/Permittee's successors and assigns in interest unless revoked by the City for cause at a noticed public hearing. These Conditions of Approval may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, Title 17 of the GMC.

7. The Applicant/Permittee are responsible for complying with all of the Conditions of Approval contained in this Development Plan Amendment. Any deviations from the exhibit, project description, or Project Conditions must be submitted to the Planning and Environmental Review Director for review and approval by the appropriate decision-maker. Any unapproved deviations from the project approval will constitute a violation of the permit approvals.

8. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions shall prevail. The exhibits associated with this permit include the plans dated January 22, 2021 stamped "APPROVED", which are all incorporated by reference as if fully set forth.

9. The City will only issue permits for development, including grading of the parking, when the construction documents (e.g., grading plans, building plans, etc.) are in substantial compliance with the approved Development Plans. The size, shape arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity must be determined by the Planning and Environmental Review Director.

10. The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.

11. No signs of any type are approved with this action unless otherwise specified. All future signage must be reviewed and permitted in compliance with the City's zoning code.

12. Applicant/Permittee agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of the Development Plan Amendment as described under Condition #1 above and adoption of the Final MND associated with this project, associated permit issued post-entitlement and City actions taken in the processing of these Conditions of Approval, except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not arising out of the City's approval of the Project, associated permit issued post-entitlement and City actions taken in the processing of these Conditions of Approval, Applicant/Permittee agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Goleta's elected officials, appointed officials, officers, and employees.

13. The effectiveness of this Development Plan Amendment will be suspended for the time period that any Project Condition is appealed, whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the Project must be reviewed by the City and substitute conditions may be imposed to validate this Conditional Use Permit.

14. In the event than any conditions imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant/Permittee in action filed in a court of competent jurisdiction or threatened to be filed, this approval must be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Project Condition is invalidated by a court of competent jurisdiction, the Project must be reviewed by the City and substitute conditions may be imposed to validate the Conditional Use Permit.

GENERAL CONDITIONS

15. Violation of any of these Conditions of Approval is unlawful, prohibited and a violation of the Goleta Municipal Code. The City reserves the right to initiate civil, criminal and/or administrative enforcement, or after notice and a public hearing, to revoke this permit or modify these Conditions of Approval if it is found that there is a violation of these Conditions of Approval or the Goleta Municipal Code or that the project operates as or causes a public

nuisance. This Condition of Approval is not intended to, nor does it limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.

16. The Applicant/Permittee shall be responsible for the completeness and accuracy of all plans, forms and supporting materials submitted in connection with the project. Any error or discrepancies found therein are a violation of this permit.

17. Any new, expanded, or changed use on the project site shall be subject to City review and approval. The City shall determine whether the new, expanded, or changed use on the project site requires the Applicant/Permittee to seek additional approval, permits, or other action by the City. Failure of the Applicant/Permittee to obtain the above-described review and approval of the City is a violation of this permit.

Prior to Building Permit Issuance:

18. The Applicant/Permittee shall obtain from the City's Planning and Environmental Review Department a Zoning Clearance prior to commencement of any uses and/or development authorized by this permit.

19. The Applicant/Permittee shall obtain from the City's Planning and Environmental Review Department all Building Permits required by Title 15 of the Goleta Municipal Code prior to the construction, erection, moving alteration, enlarging, rebuilding of any building, structure, or improvement, or any other action(s) requiring a Building Permit pursuant to Title 15 of the Goleta Municipal Code.

20. The Applicant/Permittee, prior to the issuance of the Zoning Clearance, must provide evidence that they have a recorded a signed Agreement to Comply with Conditions that specifies that the Applicant/Permittee and Property Owner agrees to comply with the project description, approved exhibits and all conditions of approval. All costs associated with the preparation, review and recordation of the Agreement to Comply with Conditions are the sole responsibility of the Applicant/Permittee.

21. These Conditions of Approval shall be printed in their entirety on all plans submitted for issuance of any Zoning Clearance or Building Permit for the project.

22. Prior to Zoning Clearance issuance, the Applicant/Permittee shall pay all applicable permit processing fees in full.

Prior to Certificate of Occupancy Issuance/Building and Public Works Departments Final Inspection:

23. A City-issued Business License must be obtained for each use permitted. The Applicant/Permittee shall, at all times, conduct the use in compliance with the Business License(s).

24. Install all required trash enclosures in accordance with approved plans.

25. Install all landscaping and irrigation in accordance with approved plans.

26. Secure final clearance from all applicable Agencies/City Departments as needed.

27. The Applicant/Permittee is responsible for ascertaining and paying all City Development Impact Fees as required by the GMC and in effect at the time of payment. In addition, the impact fees established by the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also be paid in accordance with the requirements of those entities. This condition also serves a notice pursuant to Government Code Section 66020 (d) that the City of Goleta is imposing development impact fees ("DIFs") and the Applicant/Permittee has 90 days after the imposition of the fees to protest fees.

ENVIRONMENTAL MITIGATIONS/CONDITIONS

28. The Applicant/Permittee must comply with all mitigation measures identified in the Final MND prepared for the project, Exhibit 1 to Resolution No. 21-__. A Mitigation Monitoring and Reporting Program (MMRP) was prepared as part of the environmental review of the project and is attached as Exhibit 1 to Resolution No. 21-__. The mitigation measures of the MMRP are incorporated into these conditions of approval by reference. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.

29. **Architectural Review.** Prior to the issuance of building permits, the Applicant/Permittee must secure Design Review Board (DRB) final approval of the site plan, landscaping, and lighting plan for the parking lot improvements. The Planning and Environmental Review Director, or designee, must conduct a final review of the final plans before the City issues a grading permit. If the final plans are not in substantial conformance with the approved plans, the Planning and Environmental Review Director may refer the matter back to the full DRB for a final determination. The Applicant/Permittee shall also demonstrate to PER compliance monitoring staff that the project has been built consistent with approved DRB design and landscape plans prior to Final Building Inspection Clearance.

30. **Lighting Specifications.** Any exterior lighting installed on the project site must be:
    a) Low-intensity;
    b) Low-glare design;
    c) Be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels;
    d) Otherwise meet dark sky requirements.

Exterior lighting fixtures must be kept to the minimum lighting level and intensity needed to ensure public safety. These lights must be dimmed after 11 PM to the maximum extent practical without compromising public safety as determined by the Planning and Environmental Review Director. Lighting fixtures must be appropriate for the architectural style of the structure and surrounding area. The final lighting plan must be amended to include identification of all types, sizes, and intensities of wall mounted building lights and landscape accent lighting and a photometric map must be provided. “Moonlighting” type fixtures that illuminate entire tree canopies should be avoided.

31. **Geotechnical.** All grading and earthwork recommendations from the project’s geotechnical engineering report, including any updates, shall be incorporated into the final project design, including the final grading, foundation, utility, and infrastructure plans. All grading activities must be supervised by a registered civil engineer or certified engineering geologist. Final grading, foundation, utility, and infrastructure plans must be reviewed and approved by City staff prior to approval and issuance of a grading permit. The Planning and Environmental Director, or designee, must verify compliance prior to any grading permit approval. Public Works staff must periodically spot check in the field.

32. **Construction Timing.** Construction activity and equipment maintenance is limited to the hours between 8AM and 5PM Monday through Friday. Exceptions to these may be made for onsite work for good cause at the sole discretion of the Planning and Environmental Review Director. Exceptions to these restrictions for work in the City Right-of-Wy may be made for good cause at the sole discretion of the Public Works Director or designee. Any subsequent amendment to the General Plan noise standard upon which these construction hours are based shall supersede the hours stated herein. No construction can occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels), are not subject to these restrictions. At lease one sign near each project site entrance stating these restrictions must be in place before the beginning of and throughout grading and construction activities. Violations may result in suspension of permits. The Planning and Environmental Review Director must monitor compliance with restrictions on construction hours and must promptly investigate and respond to all complaints.

AGENCY REQUIREMENTS

33. **Santa Barbara County Fire Department.** The Applicant/Permittee must comply with all conditions and requirements outlined in the Santa Barbara County Fire Department memo dated December 31, 2019 to the satisfaction of the SBCFD prior to the issuance of a building permit.

34. **Santa Barbara County Air Pollutions Control District (APCD).** The Applicant/Permittee must comply with all the conditions and requirements outlined in the letter dated December

12, 2019 from the Santa Barbara County Air Pollution Control District to the satisfaction of the APCD prior to the issuance of a building permit.

CITY DEPARTMENT CONDITIONS – Public Works Department

35. Prior to the Issuance of the Zoning Clearance, the Applicant/Permittee must as applicable for the parking lot improvements to Lot 2:

A. DRAINAGE

a. In general, the Owner/Applicant shall comply with the requirements of the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011 available on the City web site.

b. **Hydrology and Hydraulics Study** -The Owner/Applicant shall submit a Hydrology and Hydraulics Study for review and approval by Public Works Department.

i. Using the Santa Barbara County Urban Hydrograph method or approved equal, provide Hydrology and Hydraulics calculations for the 2, 5, 10, 25, and 100-year storm events for both pre and post construction and mitigate any increase in peak flow for the 2,5-,10-, 25-, and 100-year storm events over existing conditions.

ii. Indicating drainage flows to be anticipated from the entire watershed within which the development location.

iii. Drainage across property lines shall not exceed that which existed prior to grading unless the property owner agreed and signed a Drainage Easement. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility.

iv. All off tract drainage and flood control facilities and installations must be installed and completed prior to any grading of the subject development.

v. The study shall be prepared, signed, and stamped by the Registered or Qualified Engineer in California.

B. STORMWATER

a. **Stormwater Control Plan**—The Owner/Applicant shall submit a Stormwater Control Plan (SWCP) for regulated projects that create or replace 2,500 square feet or more of impervious surface and utilizes Low Impact Development (LID) measures to detain, retain and treat runoff for review and approval by the Public Works Director or designee. The SWCP shall be prepared in accordance with the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements (PCR) for Developmental

Projects in the Central Coast Region and shall use the "Stormwater Technical Guide for Low Impact Development" as set forth by the County of Santa Barbara for guidance in complying with the PCR for Developmental Projects in the Central Coast Region. The following are design considerations when proposing Stormwater Control Measures (SCMs):

i. Surface Basin, Subsurface Well, Fluid Distribution System/Galleries and/or Infiltration Trench may require registration as an EPA Class V Injection Well.
ii. Fluid Distribution System/Galleries such as Underground Infiltration Chambers (UIC) must be designed to ensure that they are properly cited, detailed, and maintained to function for short- and long-term compliance.
iii. The UIC's shall not be installed in areas of high-groundwater table and will require detailed mapping of seasonal high-groundwater table, groundwater mounding assessments, and/or improved and possibly post construction infiltration testing or test pits to improve accuracy of infiltration rates and verify post-construction conditions remain consistent with pre-construction infiltration test rates.
iv. The UIC's shall be designed to pre-treat runoff to avoid potential clogging, vector control issues, and/or the high cost of maintenance and/or reconstruction if infiltration into the surrounding soil is compromised. If infiltration is compromised and standing is observed 72 hours after a rain event, the city may require sampling of the water to determine if sediment or other pollutants have the potential to discharge into the City's storm drain system.
v. The UIC's shall require more frequent inspections to verify infiltration rates are maintained in perpetuity and if not maintained could require specific remedial action once a UIC ceases to meet the original intended design or require UIC's to be converted to support stormwater capture and use on-site. Inspection Frequency's shall include but not limited to, prior to the start of rainy season, following a significant rain event that produces a half-inch or more rainfall within a 24-hour period, quarterly (if standing water is observed 72 hours after a rain event), following rainy season.

b. Secure approval of a Stormwater Facilities Operation and Maintenance Plan from the Public Works Director. The Owner/Applicant shall submit a Stormwater Facilities Operation & Maintenance Plan (O&M) Plan that will be used to plan, direct, and record the maintenance of all SCMs on-site for review and approval by the Public Works Director or designee. The O&M plan will default to the final O&M Plan if no amendments are needed prior to project's request for Final Occupancy Clearance(s).

c. Execute the Stormwater Facilities Agreement, which shall require insurance, security, and other measures to ensure that Permittee properly installs and maintains the Project's stormwater's facilities, in a form approved by the City Attorney.

d. Provide the Stormwater Data Sheet Application. The Owner/Applicant shall submit the Stormwater Data Sheet (Page 1 and/or 2 as applicable) with the SWCP and O&M Plan. This Data Sheet may be required to be revised to reflect the SWCP and O&M once those documents are approved by the Public Works Director or designee.

36. Prior to Building or Grading Permit(s) Issuance, the Applicant/Permittee must:
    a. Identified on the Building or Grading Plans:
        i. All existing survey monuments to be preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office.
        ii. Indicate all Rights-of-Way Easements and Monuments
        iii. Provide official documentation approving use of an easement from all utilities that have easement rights.
        iv. Reset survey monuments if damaged during construction. If survey monuments are damaged or affected by the construction activities, the City will require a security for the resetting of the survey monuments disturbed by construction. The Owner/Applicant shall submit an estimate, signed and stamped by a Licensed Surveyor in the State of California for monument preservation. This estimate will be used to determine the amount of the security.
    b. For Solid Waste and Recycling show the following on Building Plans:

        i. Secure approval of the design of the Trash/Enclosures to be sized for solid waste, recyclables, and organics containers. Organics is defined as green waste, food waste, wood waste and fibers (paper and cardboard).
        ii. Provide Trash/Recycling/Organics Collection Containers at a minimum 50% of the total volume of material generated is to be recycled/mulched/composted thus diverted from landfill disposal to the satisfaction of the Public Works Director or designee. Trash/recycling/organic areas shall be easily accessed by the consumer/tenant /resident and the trash hauler. When necessary, trash hauler shall review the plans and provide concurrence to the City approving the location and accessibility of proposed trash enclosure~~/~~(s).
        iii. Secure approval of the design of the Trash/Recycling Areas to implement City approved and/or adopted Best Management Practices (BMPs) from the Public Works Director or designee. The design must ensure that organics

and other pollutants are not picked up by irrigation runoff or rain and transported to the nearest storm drain and into our waterways.

iv. As a Commercial Project all organics (food waste and green waste) must be included in the amount of recycling. Green waste i.e.: landscaping debris is a part of the 50% recycling calculation. Provide adequate area for green waste within trash/recycle/organic area(s) or provide statement if intent is to have a maintenance company haul off green waste to a certified composting/mulching facility. Food waste containers are required if facility generates more than 0.5CY food waste per week.
Secure approval of a Construction and Demolition (C&D) Debris Recycling from the Public Works Director or designee**.** Provide a copy of the signed Certificate of Implementation of State Law: Construction and Demolition (C&D) Debris Recycling Program ensuring compliance with the Green Building Code. This form indicates who will haul all material and an account number for the C&D project from the hauler. This will facilitate the recycling of all construction recoverable/recyclable materials. The project will be required to meet the CalGreen minimum diversion requirement of 65% of the project's solid waste to be diverted from the landfill.

c. Secure approval of the following from the Public Works Director or designee:

i. **Stormwater Pollution Prevention Plan**—The Owner/Applicant shall submit a copy of the Notice of Intent (NOI) and a copy of the State Water Resources Control Board's (SWRCB) Receipt of NOI Letter as proof of intent to comply with the terms of the National Pollutant Discharge and Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, or proof of exemption from a NPDES permit. The SWPPP shall be prepared in compliance with the Construction General Permit (CGP) using the latest version of the CASQA SWPPP template or equivalent. The SWPPP shall be developed, amended, or revised by a Qualified SWPPP Developer (QSD).

ii. **Drainage and Maintenance Agreement**—The Owner shall provide a signed, and notarized Stormwater Facilities Agreement The Agreement shall cover all SCMs that will be inspected and maintained during construction and phased Occupancy Clearances. The Agreement will be based on procedures and information outlined in the O&M Plan. The Agreement shall include a legal description of the project and project location, and the party responsible for O&M Plan implementation. The Agreement shall be signed by the project's Owner accepting responsibility of O&M of the installed onsite and/or offsite treatment and flow control SCMs until such responsibility is legally transferred to another entity in accordance with the requirements specified within the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements for

Developmental Projects in the Central Coast Region. The Agreement shall be recorded with the County of Santa Barbara. The Applicant/Permittee is responsible for all of the costs associated with the preparation and recordation of said agreement.

37. Prior to Encroachment Permit(s) Issuance for the sidewalk improvements at 6868 Cortona Drive, the Applicant/Permittee must:
    a. Secure approval of a Public Improvement Plan from the Public Works Director or designee regarding the improvements (sidewalk, driveway, and street light) along Cortona Drive frontage. Owner/Applicant shall construct City Standard and ADA compliant Sidewalk including both driveways and install one City Standard streetlight on Cortona Drive at the northern end of the property frontage.
    b. Specify on the Public Improvement Plan that construction work in the public right of way shall comply with the City Design Standard, Green Book Standard, or Cal Trans Standard. The utilized Standard Design Details should be shown on the improvement plan.
    c. Prepare needed easement documents (exhibits, legal description, etc.) to dedicate above improvements to City of Goleta for their acceptance.
    d. Specify on the Public Improvement Plan, that all driveway accesses shall be ADA compliant, including access ramps with truncated domes, as necessary.
    e. Specify on the Public Improvement Plan that any damage to Cortona Drive will be repaired by the Applicant/Permittee. The plan must provide pavement preparation and slurry seal of street to repair any damage/trench cuts/restriping, for a minimum of ½ width of the street or as necessary.
    f. Secure approval of a traffic control plan necessary for the work zone and in compliance with the CA MUTCD from the Public Works Director or designee.
    g. Submit an Engineer's Estimate, signed, and stamped by a registered civil engineer. The scope of the Engineer's Estimate must include, but may not be limited to, material, labor, mobilization, traffic control, monument preservation, and a contingency for the cost of all improvements to be installed by this project.
    h. Submit securities for construction of improvements prior to execution of the agreement or Encroachment Permit to the Public Works Director or designee. Securities will need to be in the amount equal to 100% of the engineer's estimate for the performance of the work and 100% of the engineer's estimate for labor and materials.
    i. If survey monuments may be damaged or affected by the construction activities, the City will require a security for the resetting of the survey monuments disturbed by construction.

j. Secure approval of a Public Works Encroachment Permit from the Public Works Director or designee.
k. Specify on the encroachment permit and on the Public Improvement Plan that the Applicant/Permittee will comply with City Resolution-No. 15-46, Construction and Major Maintenance Limitations in the Public Right-of-Way for construction working hours and lane closure limitations
l. Provide one (1) electronic copies of a Public Improvement Plan prepared by a registered civil engineer. This plan may be incorporated into the Building Plan set, with additional Street Improvement Plan sheets provided unbound to Public Works.
m. Provide plan check deposit for review of the Public Improvement Plans as needed. The Public Improvement deposit amount shall be estimated by City staff at the time of submittal of encroachment permit. Once deposit received, review will begin.
n. Submit and secure approval of the Public Improvement plan as determined necessary by the Public Works Director or designee. The Public Improvement Plans shall include but not be limited to providing the following information:
    i. Street Name
    ii. All roadway easements/dedications as required per the project Conditions of Approval.
    iii. Preservation of and/or resetting of survey monuments.
    iv. Identification of existing overhead utilities to be undergrounded with the project
    v. Design of all drainage and structural improvements. These shall comply with all current regulations for Drainage System BMPs, Trash Capture devices, and stormwater treatment features.
    vi. Location, size and improvements, to existing Drainage inlets in Public Road ROWs. Such inlets along project frontage and matching inlets across the street shall be retrofitted with the most current BMPs / Trash Capture Devices.
    vii. Design of new underground storm system piping. New storm system piping shall connect directly to the back of existing street drainage inlets where feasible.
    viii. Plan for re-surfaced and re-striped of existing Public Streets with materials acceptable to the Public Works Director or designee. Repaving and restriping must occur after all construction operations are complete.
o. Secure approval of a Public Works Encroachment Permit for hauling (Haul Permit) from the Public Works Director. The Applicant/Permittee must:

i. Clearly identify proposed haul route.
ii. Clearly identify proposed location for placement of export material;
iii. Obtain, and provide to Public Works, a copy of all applicable permits for placement of export material at off-site location(s) within City limits.
iv. Ensure that all haul trucks hauling debris, sand, soil, and/or other loose materials shall be covered and/or maintain a minimum 2' freeboard.
v. Ensure that construction vehicles only use the City's designated Truck Routes, as clearly indicated on the Haul Route Exhibit. All other routes are prohibited.
vi. Ensure that construction parking is implemented in a manner that will minimize the potential for traffic interference. Include construction parking designated area(s) on Haul Route exhibit.
vii. Clearly identify the proposed area for construction vehicle staging and location(s) for construction vehicle ingress and egress. The ingress/egress pattern shall be identified on the Haul Route Exhibit.
viii. Comply with City Resolution-No. 15-46, Construction and Major Maintenance Limitations in the Public Right-of-Way for construction working hours and lane closure limitations.

38. During Construction, the Applicant/Permittee must:
    a. Ensure ongoing compliance with the SWPPP and shall perform inspections and maintenance on all installed BMPs and the SCMs as identified in the Drainage and Maintenance Agreement. Maintenance Reports shall be submitted to the Public Works Department.
    b. Ensure ongoing implementation of BMP Requirements—The Owner/Applicant shall identify appropriate BMPs to control the volume, rate, and potential pollutant load of stormwater runoff; and ensure that BMPs are installed, implemented, and maintained through the duration of the project (construction, new or redevelopment) to minimize the potential discharge of pollutants to the Storm Drain System. These requirements may include a combination of structural and non-structural BMPs that are consistent with the California Storm Water Quality Association (CASQA) Best Management Practice Handbook, most current edition (or equivalent), and shall include requirements to ensure the proper long-term operation and maintenance of these BMPs.
    c. Ensure ongoing implementation of Stormwater Control Measures as follows:
        i. All SCMs such as underground chambers or bioretention basins are protected from sedimentation during construction activities or until the site surface conditions are stabilized,
        ii. SCMs where feasible, should be kept off-line until the surrounding areas are stabilized;

iii. Minimize compaction of soils in the area surrounding the SCMs to ensure infiltration rates are not affected. If compaction is unavoidable, the Owner/Applicant shall conduct post-construction infiltration testing to confirm infiltration rates are in compliance with the SWCP.

iv. All drainage inlet features, including landscape atrium and/or area drains, that connect with the SCMs shall have pre-treatment measures in place to the maximum extent feasible utilizing the best available technology, and the pre-treatment measures shall be installed and maintained per manufacturer specifications and in compliance with all current local, state, and federal regulations.

d. Provide the following information to the Public Works Director or designee as follows:

i. Installation elevation by licensed Surveyor registered in the State of California for each SCM within 7 days of installation.

ii. Basin Dimension and depth, including outlet structure cross section with elevations, signed and stamped by Engineer of Record within 7 days of installation.

iii. Invoice for installed gravel and bioretention soil media and soil mix specification, along with photo-documentation of completed structural cross sections within 2 weeks of installation.

iv. Invoice for installed Liner and Geoptextile Materials and manufacture specifications, along with photo-documentation of completed structural cross sections within 2 weeks of installation.

39. Prior to Final Project Approval/Certificate of Occupancy Issuance, the Applicant/Permittee must:

a. Verify that the Post-Construction Requirements have been met.- For projects requiring a SWCP and an Stormwater Treatment Facilities O&M Plan, the Owner/Applicant shall provide as-built drawing and certification by the Engineer of Record that the plan meets the Water Quality Treatment, Runoff Retention and Peak Management performance Requirements and is being maintained in accordance with the Stormwater Technical Guide for Low Impact Development as set forth by the County of Santa Barbara for guidance in complying with the PCR's for Development Projects in the Central Coast Region.

b. Verify that the site and improvements are in Compliance with all local, state and federal regulations, including but not limited to, the SWRCB's Construction General Permit (CGP), the Phase II Small Municipal Separate Storm Sewer System (MS4) General Permit (MGP), and the project's SWCP.

c. Provide PCR Field Verification Inspection**.** The Owner/Applicant shall submit all images, dimensions, and elevations of constructed SCMs prior to the request for Occupancy Clearance to verify the installation of all SCMs that are subgrade or otherwise unable to be verified by Final PCR Field Verification Inspection. If

design changes were implemented, 'As-Built' Plans shall be submitted prior to the request for PCR Field Verification Inspection.

d. Sure approval of a Final Inspection from the Public Works Director or Designee. Following the completion of active construction and stabilization of disturbed areas, the Public Works Director or designee will conduct a final construction inspection to verify all temporary erosion and sediment control measures and BMPs have been removed and completed work is in compliance with the approved Plans, 'As-Built' Plans and the SWCP. The City shall note that any outstanding issues have been resolved in a manner acceptable to the City.

e. Revise the Drainage and Maintenance Agreement as needed to the satisfaction of the Public Works Director or designee. —When warranted, the Owner shall amend the Drainage and Maintenance Agreement including all attachments and references therein as needed to incorporate all approved changes. The Applicant/Permittee is responsible for all of the costs associated with the preparation and recordation of said agreement.

f. Provide As-Built drawings to the Public Works Director or designee. The Owner/Applicant shall submit 'As-Built' Plans that incorporate all changes/revisions a minimum of 30 days prior to request for final inspection and the issuance of Final Certificate of Occupancy.

g. Have the engineer of record submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).

h. Secure Public Works Director or designee approval, if the grading and drainage plans are revised during the construction process. If this occurs, then the applicant shall update the drainage report and submit to the City for review and approval.

CITY DEPARTMENT CONDITIONS – Planning and Environmental Review Department

40. The following standards/requirements are general/on-going and must be complied with by the Permittee and/or successors in interest:

    a. The Permittee is responsible for informing all sub-contractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with these conditions including, without limitation, Title 17 of the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.

41. Before the start of any work on-site, the Permittee must conduct a pre-construction meeting that includes the Permittee, project superintendent, architect, subcontractors, as well as City representatives from the Planning and Environmental Review and Public Works Departments and including all elements included in the Mitigation Monitoring and Reporting Program.

42. Any temporary building trailer, commercial coach etc. installed or used in connection with the construction of this project must comply with the requirements of Title 17 Section 17.21.460.

43. Before the City issues a Zoning Clearance, the Permittee must:
    a. Secure DRB approval of landscaping and irrigation plans for the parking lot changes.

    b. The landscaping plan must consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the project design and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc. Revised and Updated 2012 edition or a more current edition. The landscape plan must be compliant with Mitigation Measures MM Bio-5a and MM Bio-5b.

    c. The irrigation plan must:

        a. Demonstrate compliance with the City's Water Conservation regulations and Guidelines for Water Conservation in Landscaping. Use reclaimed water to irrigate landscaped areas if the recycled waterline is extended to serve the site. If that occurs, then dual water connections must be installed to allow for landscaping to be irrigated by reclaimed water, if feasible.
        b. Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors, etc.)

        c. Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.
    d. The project must minimize outdoor water use through the following;

        i. Use of native and/or drought tolerant species in the final landscaping;
        ii. Installation of drip irrigation or other water-conserving irrigation;
        iii. Grouping of plant material by water needs;
        iv. Limiting turf to less than 20% of the total landscaped area if proposed under the final landscape plan or use of artificial turf in place of living grass (this may exceed the 20% maximum);
        v. No turf is allowed on slopes of over 4%;
        vi. Use of extensive mulching (2" minimum) in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction;

vii. Installation of soil moisture sensing devices to prevent unnecessary irrigation;
viii. Use of only recycled water for landscape irrigation if the Project site is connected to a recycled water line;
ix. Use of plant materials that can withstand high salinity levels, if recycled water is used for irrigation; and
x. Use of plant materials that are compatible with the Goleta climate pursuant to Sunset Western Garden Book's Zone 24, published by Sunset Books, Inc., Revised and Updated 2001 edition.

e. The applicant must enter into a Landscape Maintenance Agreement, in a form approved by the City Attorney, with the applicant to maintain required landscaping and water-conserving irrigation systems on private property for an appropriate time period set by the City.
f. Secure the construction site with a minimum 6-foot high fence. The fence must be covered with a material approved by the Planning and Environmental Director and/or Public Works Director.

By signing this document, I, _____, acting on behalf of Cortona Investors, LLC certify that I have read, understand, and agree to the Project Conditions listed in this document.

_____

Applicant's Name Date
Cortona Investors, LLC

Attachments:
A. Santa Barbara County Fire Department memo dated December 31, 2019
B. Santa Barbara County Air Pollution Control District letter dated December 12, 2019

-End of Conditions-

Memorandum

DATE: December 30, 2019

TO: Kathy Allen
Planning and Environmental Review
City of Goleta

FROM: Glenn Fidler, Captain
Fire Department

SUBJECT: APN: 073-140-027; Permit: 19-0201-DPA
Site: 6864 and 3838 Cortona Dr, Goleta
Project: Development Plan Amendment – Research and Development Office Building on Lot 2

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

CONDITIONS FOR DEVELOMENT PLAN AMENDMENT

The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause a change of conditions to be imposed.

1. A hazard risk analysis, including wind plume modeling, shall be required..

As always, if you have any questions or require further information, please call me at 805-681-5528 or 805-681-5523.

GF:mkb

air pollution control district
SANTA BARBARA COUNTY

December 12, 2019

Kathy Allen
Planning and Environmental Review
City of Goleta
130 Cremona Dr. Suite B
Goleta, CA 93117

Re: APCD Suggested Conditions on 60 MW Battery Energy Storage Facility, 19-0201-DP

Dear Kathy Allen:

The Air Pollution Control District (District) has reviewed the referenced project, which consists of the subdivision of the existing 5.88-acre parcel into a 2.66-acre parcel (Lot 1) and 3.22-acre parcel (Lot 2) and the installation of a 60-megawatt/240-megawatt hour battery-based energy storage system and accessory substation with associated parking and site improvements on Lot 1. The system is a Tesla Megapack, which consists of 17 battery modules comprised of 12,636 lithium ion battery cells. Grading is estimated at 1,800 cubic yards of cut and 2,400 cubic yards of fill. The subject property, a 5.88-acre parcel zoned M-RP and identified in the Assessor Parcel Map Book as APN 073-140-027, is located at 6868 and 6864 Cortona Drive in the City of Goleta.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.

2. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible.

3. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from District permit, provided they will be on-site for less than 12 months.

4. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.

5. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8873 or via email at Hod@sbcapcd.org.

Sincerely,

Desmond Ho
Air Quality Specialist
Planning Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Planning Chron File

air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

PLAN REQUIREMENTS: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NOx), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NOx and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NOx idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize to the extent feasible impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

PLAN REQUIREMENTS AND TIMING: Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

ATTACHMENT 1 EXHIBIT 2.3

TENTATIVE PARCEL MAP (SUB)
CASE NO. 19-0001-SUB
CONDITIONS OF APPROVAL AND ATTACHMENTS

GOLETA ENERGY STORAGE PROJECT

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ATTACHMENT 1 Exhibit 2.3
CONDITIONS OF APPROVAL
Goleta Energy Storage Tentative Parcel Map
6868/6864 Cortona Drive
APN 073-140-027
Case No. 19-0001-SUB

In addition to all applicable provisions of the Goleta Municipal Code ("GMC"), Goleta Energy Storage, LLC ("Applicant/Permittee" or "Owner") agrees to the following conditions for the City's approval of Case No. 19-0001-SUB ("Project Conditions"). (Applicant/Permittee also means Owner)

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, unless otherwise specified the term "Director" refers to the Planning and Environmental Review Director, or designee.

AUTHORIZATION

1. This Tentative Parcel Map Case No. 19-0001-SUB authorizes implementation of the Project Plans stamped "APPROVED", dated January 22, 2021, and attached/subject to these Conditions of Approval set forth below, including specified mitigation measures, plan sheets and agreements included by reference, as well as all applicable City rules and regulations.

   The project description is as follows: Tentative Parcel Map (TPM) to divide the existing 5.88-acre project site parcel into two lots. Proposed Lot 1 would be addressed as 6864 Cortona Drive and be 2.66 gross acres (1.89 net acres). Lot 1 would be located on the northern portion of the project site and used for the construction and operation of the Goleta Energy Storage Project. Access to Lot 1 would be from Cortona Drive along two proposed reciprocal access easements over proposed Lot 2. Proposed Lot 2 would be 3.22 gross acres (3.12 net acres). Lot 2 would be located on the southern portion of the project site and addressed as 6868 Cortona Drive. An existing 60,068 square foot research and development building on proposed Lot 2 would be retained. Access to Lot 2 would continue to be from two existing driveways that connect to Cortona Drive.

2. All construction, improvements, implementation and/or other actions taken pursuant to this approval must be in substantial conformance with this approval. Any deviations from this approval must be reviewed and approved by the City of Goleta (City). The City must determine whether any deviation substantially conforms to this approval. Any deviation determined to not be substantial conformance with this approval requires the Applicant/Permittee to seek additional approval, permits, or other action by the City. Any deviation from this approval made without the above-described review and approval of the City is a violation of this approval.

3. This Tentative Parcel Map will expire five (5) years after approval, unless before the expiration, a final map has been recorded or a time extension has been granted in accordance to applicable law. The decision maker with jurisdiction over the project may, upon good cause shown, grant a time extension as permitted by law. If the Applicant/Permittee requests a time extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Any new fees imposed, and the rates of existing fees will be those in effect at the time of the extension request.

4. Any proposed deviations from the exhibits, project description or Project Conditions must be submitted to the Director of Planning and Environmental Review for review and approval by appropriate decision maker. Any unapproved deviations from the Project approval will constitute a violation of the permit approval.

5. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions must prevail. The exhibits associated with this permit include the plans dated January 22, 2021 stamped "APPROVED" which are all incorporated by reference as fully set forth.

6. Applicant/Permittee agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including without limitation, attorney's fees), injuries, or liability, arising from the City's approval of the Tentative Parcel Map, associated permit issued post-entitlement and City actions taken in the processing of these Conditions of Approval, except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of the Tentative Parcel Map, associated permit issued post-entitlement and City actions taken in the processing of these Conditions of Approval, Applicant/Permittee agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section, "the City" includes the City of Goleta's elected officials, appointed officials, officers, and employees.

7. The effectiveness of this Tentative Parcel Map will be suspended/tolled for the time period that any Project Condition is appealed, whether administratively or as part of a legal action filed in a court of competent jurisdiction. If any Project Condition is invalidated by a court of law, the Project must be reviewed by the City and substitute conditions may be imposed to validate the Tentative Parcel Map.

8. Prior to recordation of the Final Map and subject to the Directors of Public Works and Planning and Environmental Review or their designees' approval, the Applicant/Permittee shall include all of the conditions, agreements or specific plans associated with or required by the project approval on a separate informational sheet(s) to be recorded with the (Parcel Map). All applicable conditions and mitigation

measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.

9. Any lot created by the recordation of this Final Map is subject to the conditions of this Tentative Parcel Map during any future grading or construction activities and during any subsequent development on any lot created by the recordation of this Final Map, each set of plans accompanying any permit for development shall contain the conditions of this Tentative Parcel Map.

10. Prior to Recordation, any obstruction within a utility easement, which would interfere with the intended use of the easement, shall be removed by the Applicant/Permittee at the Applicant/Permittee expense.

11. If the Final Map is unrecorded and proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved Tentative Parcel Map.

AGENCY REQUIREMENTS

Prior to Final Map Approval

12. **Santa Barbara County Fire Department (SBCFD)**: Comply with all conditions and requirements identified by the SBCFD, including those outlined in letters dated December 31, 2019, to the satisfaction of the SBCFD to facilitate recordation of a Final Map.

CITY DEPARTMENT CONDITIONS

Public Works Department

13. Prior to Grading Permit or Building Permit Issuance, the Applicant/Permittee must:

    a. Show all existing survey monuments to be preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office
    b. Indicate all Rights-of-Way
    c. Provide official documentation approving use of an easement from all utilities that have easement rights.
    d. If survey monuments are damaged or affected by the construction activities, the City will require a security for the resetting of the survey monuments disturbed by construction. The Owner/Applicant must submit an estimate, signed and stamped by a Licensed Surveyor in the State of California for monument preservation. This estimate will be used to determine the amount of the security.

Prior to Final Map Recordation

General Conditions

14. Survey monuments shall be set in accordance with City's Municipal Code beginning at Section 16.05.010 and reference monuments (in compliance with Section 8772 of the California Business and Professions Code) shall be placed wherever applicable.

15. When monuments are to be set after map recordation, the applicant shall furnish to the City a cash deposit, in an amount approved by the City Surveyor, guaranteeing the payment of the cost of setting such monuments.

16. Prior to Final Map recordation, Corner Records shall be prepared and filed with the County Surveyor for locations meeting the criteria of Section 16.05.010 (C) of the City's Municipal Code.

17. Prior to Final Map recordation, all new monuments shall be inspected and approved by the City Surveyor.

18. The final Parcel Map must conform to the State Subdivision Map Act and the City's Municipal Code beginning at Section 16 "Subdivisions."

19. The Applicant/Permittee must include the following easements and dedications on the final Parcel Map:

    a. Right-of-Way Easement Dedication to the City of Goleta for Cortona Drive
    b. Utility Easement for Lot 1 over Lot 2
    c. Drainage Easement for Lot 1 over Lot 2
    d. Reciprocal Access Easement over Lot 2 and in favor of Lot 1
    e. Reciprocal Parking and Access Easement over Lot 1 in favor of Lot 2

20. All Conditions of Approval required prior to map recordation for Case No 19-0201-DP/CUP and Case No 19-0202-DPAM must be completed.

Planning and Environmental Review Department

Prior to Map Clearance approval
21. The Applicant/Permittee must:

a) Prepare and secure approval of reciprocal shared parking and access easements across the affected parcels from the Directors of Public Works and Planning and Environmental Review and the City Attorney. Once approved the easement documents must be recorded with the County Recorder's office prior to recordation of the Final Map. All costs associated with the preparation, review and recordation of the agreement/easement are the sole responsibility of the Applicant/Permittee.

b) Prepare and secure approval of a Landscape Improvement Agreement, in a form approved by the City Attorney, for each lot and post securities for installation and maintenance of the City-approved landscape and hardscape improvements for each lot. The securities shall be in the amounts as provided in the agreement and based on a Landscape Architect's Estimate, signed and stamped by a registered landscape architect. All costs associated with the preparation, review, and recordation of the agreements are the sole responsibility of the Applicant/Permittee.

General Conditions

22. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging or rebuilding of any building structure, or improvement, the Applicant/Permittee must record the Final Map and secure a grading and/or building permit approved by the Planning and Environmental Review Director.

23. All work within the public right-of-way, including without limitation, utilities and grading, must be explicitly noted on the building plans. The Applicant/Permittee must obtain all necessary encroachment permits from the Public Works Director or designee, before commencing work within or over the public right-of-way including without limitation, water meters, backflow devices, signs, and curb/gutter/sidewalk improvements.

24. The Applicant/Permittee is responsible for informing all contractors, subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with these conditions including, without limitation, the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.

By signing this document, I, _____, acting as agent on behalf of GOLETA ENERGY STORAGE, certify that I have read, understand, and agree to the Project Conditions listed in this document.

_____

Name, Title

Attachments:

A. Santa Barbara County Fire Department memo dated December 31, 2019

- End of Conditions -

Memorandum

DATE: December 31, 2019

TO: Kathy Allen
Planning and Environmental Review
City of Goleta

FROM: Glenn Fidler, Captain
Fire Department

SUBJECT: APN: 073-140-027; Permit: 19-0201-TPM
Site: 6864 and 3838 Cortona Dr, Goleta
Project: Tentative Parcel Map – Subdivide Parcel Into 2 Parcels

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The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

CONDITIONS FOR TENTATIVE PARCEL MAP

The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause a change of conditions to be imposed.

1. Map shall be compliant with City of Goleta map regulations.
   - A secondary access point shall be required.
   - Access point shall require a full width vehicle gate to be installed under the Development Plan.

As always, if you have any questions or require further information, please call me at 805-681-5528 or 805-681-5523.

GF:mkb

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ATTACHMENT 1 EXHIBIT 3
GENERAL PLAN/COASTAL LAND USE PLAN CONSISTENCY ANALYSIS

GOLETA ENERGY STORAGE PROJECT

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ATTACHMENT 1, EXHIBIT 3

GENERAL PLAN/COASTAL LAND USE PLAN CONSISTENCY ANALYSIS FOR GOLETA ENERGY STORAGE FACILITY AT 6868/6864 CORTONA DRIVE

The Project is consistent with the Goleta General Plan/Coastal Land Use Plan (GP/CLUP) as follows:

Land Use Element

The proposed Goleta Energy Storage (GES) facility is a type of "Utilities" use; Utilities are an allowable use within the Industrial- Business Park Land Use (I-BP) category which is the land use designation for the property. Energy storage is an important component of a resilient and reliable electric power grid for providing electricity during peak demand periods and during emergency or disaster events. Energy storage systems store power during peak generation, including power generated by renewable sources, and discharge this power when needed. The proposed energy storage facility will serve as a critical piece of infrastructure to achieve the City's commitment to reach 100% renewable power by 2030. There are limited sites appropriate for a battery energy storage facility since the facility needs to be located in close proximity to existing electrical sub-stations, such as SCE's Isla Vista Substation, located approximately 300-feet west of the project site. Land Use Element Figure 2-1 designates the project site as Business Park (I-BP). The proposed energy storage facility use and related site improvements are consistent with the development standards and uses outlined in Table 2-3 and in Land Use Element Policy 4.2.

Further, the energy storage facility is compatible in scale and design with the adjacent business park development. The proposed energy storage facility will provide a significant landscape buffer between the facility and the residential apartment complex to the north, as well as perimeter landscaping resulting in approximately 46 percent of the net lot area. The majority of the site development, consisting of 9-foot tall battery storage cabinets called Megapacks, will be far below the 35-foot height limit. The on-site electrical substation, including transformers, switchgear equipment, and riser poles reach a maximum of 30-feet above proposed grade. The facility will be unstaffed and therefore will not generate any traffic impacts; only 1 parking space is required for routine inspections and maintenance. The energy storage facility will be secured with an 8-foot tall ornamental metal no-climb fence, and a 6-foot tall masonry wall on the northern property boundary. Lighting will be minimal, shielded, and oriented downward. An on-site stormwater detention basin will be provided, a gravel access road will provide fire department and service access, and decomposed granite will be used around the megapack foundations. Four new fire hydrants will be located on-site. Therefore, the Project is consistent with the Land Use Element development standards

addressing aesthetics and lighting. The existing R&D building, associated parking lot and mature landscaping is also consistent with the uses and development standards identified in the Land Use Element, which includes light industrial and office uses as appropriate uses in the I-BP designated areas. The proposed Project is further consistent with Land Use Element policies as provided below.

LU 1.5 Compatibility of Existing and New Industrial Areas with Adjacent Residential Development. [GP/CP]: The Project site is bordered by the Cortona residential community to the north (presently under construction). The Project is consistent with this policy, which includes performance standards that mitigate the effects of industrial uses and development on nearby residential areas; specifically, air pollution, dust, noise, drainage and stormwater runoff, water pollution, light pollution, visual impacts, and truck traffic. The proposed energy storage facility will provide a significant landscape buffer between the Cortona residential community to the north and includes perimeter landscaping resulting in approximately 46 percent of the net lot area. The majority of the site development, consisting of 9-foot tall battery storage cabinets called Megapacks, will be far below the 35-foot height limit. The on-site electrical substation, including transformers, switchgear equipment, and riser poles reach a maximum of 30-feet above proposed grade. The facility will be unstaffed and therefore will not generate any traffic impacts; only 1 parking space is required for routine inspections and maintenance. The energy storage facility will be secured with an 8-foot tall ornamental metal, no-climb fence, and a 6-foot tall masonry wall on the northern property boundary. Lighting will be minimal, shielded, and oriented downward. An on-site stormwater detention basin will be provided, a gravel access road will provide fire department and service access, and decomposed granite will be used around the megapack foundations. Four new fire hydrants will be located on-site. The energy storage facility is an unstaffed facility designed to maintain noise levels below the City adopted thresholds for noise, will not result in dust during operations as the site will be landscaped, including gravel and decomposed granite for road and walkable surfaces, will not generate smoke or other air pollutants during operations, and will not result in significant vibration. Therefore, the Project is consistent with the Land Use Element development standards in that the Project is compatible with the adjacent uses in terms of hazards and noise based on the analysis provided in the MND. Further, the extensive proposed landscaping and masonry wall will provide a visual buffer between the Project and the Cortona apartments.

LU 1.13 Adequate Infrastructure and Services. [GP/CP]: The Project site will continue to take access via Cortona Drive. The project site is currently served by public services including the Santa Barbara County Fire Department, Goleta Water District, Goleta West Sanitary District, Southern California Edison, and Santa Barbara County Sheriff. Service to the existing R & D building will not change. The energy storage facility will not require potable water use or sewer service for operations as it is an unstaffed facility, requiring only routine inspections and maintenance. The energy storage facility includes a significant landscape buffer along the northern boundary and perimeter

landscaping, so water for landscape irrigation and Santa Barbara County Fire Protection, including new fire hydrants, is required. The Goleta Water District and the other public service agencies have reviewed the project Development Plan and confirmed public services are adequate to serve the new energy storage facility. The SB County Fire Department also has reviewed the Development Plan and requires a secondary emergency access point as a condition of approval of the Development Plan, which has been incorporated into the Development Plan. With existing utility services and the inclusion of a secondary emergency access, the proposed development has adequate infrastructure and public services available.

Conservation Element

The proposed project is consistent with the Conservation Element. Analysis of the primary policies in the Conservation Element related to this project is included below. In addition, the City prepared a Strategic Energy Plan based on Implementation measures discussed in the General Plan and a discussion of the project's consistency with the Strategic Energy Plan is also included.

CE 8 Protection of Special-Status Species: To preserve and protect habitats for threatened, endangered, or other special-status species of plants and animals in order to maintain biodiversity. A Biological Assessment prepared by Rincon Consultants, Inc was provided by the applicant and concluded that there are no sensitive natural communities or Special-Status species present on the project site, therefore, the project is consistent with this policy.

CE 10.3 Incorporation of Best Management Practices for Stormwater Management:

The Project is consistent with this policy as it includes a new bioretention basin located along the southerly boundary of the battery energy storage facility site. The basin is designed to treat and detain peak stormwater flows and maximize stormwater infiltration consistent with the intent of this policy to minimize impacts to water quality from increase runoff volumes.

CE 13 Energy Conservation: To promote energy efficiency in future land use and development within Goleta, encourage use of renewable energy sources and reduce reliance upon fossil fuels.

Strategic Energy Plan

The City of Goleta adopted a goal of 100 percent renewable electricity supply for the City by 2030 with an interim goal of 50 percent renewable electricity for municipal facilities by 2025. The City of Goleta has also partnered with the County of Santa Barbara and the City of Carpinteria to develop a Strategic Energy Plan to meet these goals and improve the resiliency of the local electricity system by promoting local renewable energy development and energy efficiency deployment. The SEP was

completed in June 2019 and the SEP developed an approach to promote renewable energy development in the following ways:

1. Identifying the gap in forecasted electricity demand and baseline growth in renewable energy and energy efficiency to determine the necessary scope of the City's actions.
2. Identifying a set of policy measures and strategies in diverse program areas ranging from drafting regulatory frameworks to creating new financing mechanisms.
3. Evaluating the ability of these policy measures and strategies towards closing this gap and meeting the City's 100% renewable electricity goals.
4. Identifying total resource potential for distributed solar development in Goleta on rooftops and parking lots.
5. Creating a list of priority sites for renewable energy development throughout Goleta.

The proposed battery energy storage facility is consistent with the goals of CE 13 and of the Strategic Energy Plan as the project would expand SCE's access to energy storage systems, which would increase the stability and reliability of the existing electrical grid, thereby reducing the need for additional electricity to be generated by fossil fuel power plants during peak energy demand hours. The implementation of the proposed project would also be consistent with the SEP as the project would facilitate the use of renewable solar powered by storing energy generated during daytime hours for use during peak energy use periods and when solar power cannot be produced.

Safety Element

The project is consistent with the Safety Element with implementation of the required Conditions of Approval. The topography of the site and surrounding developed parcels is gently sloped and the site is not mapped in an area of moderate or high landslide potential. The project is consistent with a number of General Plan policies as follows:

SE 1.3 Site Specific Hazard Studies: A site-specific hazards study (Dudek, 2019) was prepared and titled *Phase 1 Environmental Site Assessment, 6868 Cortona Drive, Goleta, Santa Barbara County, California*. The Assessment describes the history of the project site, efforts to remediate groundwater and soil contamination at the project site that resulted from previous operations conducted by the Joslyn Corporation, other reported contamination sites in the project area, and potential environmental hazards located on and near the project site. The Assessment did not reveal evidence of recognized environmental concerns associated with the proposed energy storage project site. The southern portion of the project site which is developed with the existing R & D building (6868 Cortona Drive) has been impacted by a release of chlorinated volatile organic compounds (trichloroethylene). Remediation efforts that have been ongoing since 2000 have substantially reduced contamination levels at the site. The proposed project would not result in new development on the southern portion of the site that may be affected by previous contamination issues, and the

proposed energy storage project would not interfere with the operation of any existing or future remediation activities that may be required before the case is closed by the RWQCB. Therefore, the proposed project is consistent with this policy.

SE 7.2 Review of New Development: The Santa Barbara County Fire Department (SBCFD) has reviewed the proposed application and found the use acceptable subject to imposition of SBCFD conditions of approval on the project.

SE 9: Airport-Related Hazards: The site is located in a General Traffic Pattern Area but is not located in a Clear Zone or Airport Approach Zone. Project related equipment would have a maximum height of approximately 30 feet and would not interfere with aircraft operations. The project is consistent with this policy.

SE 10: Hazardous Materials and Facilities: The potential for the proposed project to result in impacts to public health and safety are analyzed in the *Hazards Analysis and Risk Assessment Final Report, Goleta Cortona Drive Energy Storage Project* prepared by MRS Environmental. The report evaluates the potential for a "reasonable worst case" incident to occur at the project site and evaluates potential health- and safety related consequences of such an (improbable) event. Several versions of this report were prepared, and peer reviewed by PTrutner Fire Protection Engineering. A detailed description of the report and its findings along with the actual report are included in the Final MND.

The risk assessment report and peer review evaluated potential safety impacts of the project related to: compliance with applicable regulatory requirements; potential impacts from a lithium-ion battery fire and resulting toxic emissions; potential impacts from an explosion of gases released during a battery fire; and potential impacts resulting from exposures to heat caused by battery fire. The assessment of the project's potential impacts included the following four major tasks: identification of potential accident scenarios; determine the consequences of each accident scenario; development of probabilities of occurrence for each accident scenario that could impact the public, and development of accident risk estimates.

The energy storage facility includes a battery management system to monitor operating parameters of the battery cells, including voltage and temperature, and automatic shutdown of equipment if unsafe conditions are detected. All safety systems will be monitored full time at an off-site location via a Supervisory Control and Data Acquisition (SCADA) system. Alerts will trigger implementation of response protocols, including notification to the Santa Barbara County Fire Department. The risk assessment report includes a detailed discussion of the energy storage system's safety features. The report's conclusions indicate that potential fatality and injury risk levels would be in the acceptable range given the risk of a battery failure would occur approximately once every 10,000 years. Therefore, the project is consistent with this policy.

Visual and Historic Resources Element

The project is consistent with the following Visual and Historic Resources policies:

VH 1.4 Protection of Mountain and Foothill Views, and VH 1.2 Scenic Resources Map. The project would not interfere with existing public or private views of the Santa Ynez Mountains or be readily visible from scenic viewpoints. The project's battery storage units are approximately nine feet in height and would not impact any views of the mountains. Elements of the proposed project would have a maximum of 30 feet in height, however theses are structural elements of the project on-site substation such as support poles and electrical wires and would not significantly interfere with views from off-site locations. The project is consistent with these policies since views from public locations would be protected.

The project site is not identified on the City's Historic Resources Map and the draft Historic Resources Inventory prepared for the Historic Preservation Ordinance does not identify any historic resources eligible for historic designation on the project site. Therefore, the project is consistent with these policies.

Public Facilities Element

The project is consistent with the Public Facilities Element. Public Facilities Policies PF 3.1, PF 4.1, PF 4.2, PF 6.1, PF 9.1, PF 9.2, and PF 9.7 address new development and provision of essential public services.

The use of the site for the Goleta Energy Storage project will not result in any significant new demands on public facilities or services. Coordination with agencies providing public services has been performed throughout the review of this project. The project will comply with fire safety design standards identified in the California Fire Code, as adopted by the Goleta Municipal Code, and Fire Department development standards. The Project would not result in any significant new demands on police or fire protection services than already anticipated with the presence of the existing buildings. The site already obtains water from the GWD and sewer service from Goleta West Sanitary District. The Goleta Water District and the Goleta West Sanitary District are capable of providing water supplies and sanitation services, respectively. Given the non-residential nature of the project, there would be no impacts on schools, parks or other public facilities. The GES project would also expand SCE's access to energy storage systems, which would increase the stability and reliability of the existing electrical grid which is an essential public service.

Noise Element

The proposed project is consistent with the following Noise Element policies:

NE 1.1 Land Use Compatibility Standards, NE 1.4 Acoustical Studies, NE 1.5 Acceptable Noise levels.

A Noise Memorandum was prepared by Rincon Associates Inc and peer reviewed by Bruce Walker, Acoustical Engineer, on behalf of the City of Goleta. The Noise Memorandum evaluated the potential noise impacts on the Cortona Apartments that are located north of and adjacent to the project site. Noise modeling was conducted to evaluate impacts to the future occupants of these residences. The modeling was conducted to estimate project-related noise conditions at the project site property lines and at the locations of the first, second and third floor balconies of the apartment units closest to the project site (apartment buildings 6 and 7). The noise modeling compared the noise estimates to City noise standards. The primary source of noise generated at the project site is from the operation of the fans that are used to cool the MegaPack batteries.

The existing ambient noise levels at the Cortona Apartments are in excess of the City's "Normally Acceptable" and "Conditionally Acceptable" noise level range of 50-60 and 60-65 CNEL, respectively, as specified in Table 9-2 of the Noise Element, due to the proximity of the apartments to the US 101, UPRR tracks and Storke Road. The noise levels of the project-plus-ambient noise would not exceed the adjusted maximum "Normally Unacceptable" or "Clearly Unacceptable" noise level of 70 CNEL at the Cortona Apartments. Therefore, the project is consistent with these policies.

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ATTACHMENT 1 EXHIBIT 4
ZONING CONSISTENCY

GOLETA ENERGY STORAGE PROJECT

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ATTACHMENT 1, EXHIBIT 4

Zoning Consistency

Zoning Standards	***Proposed Lot 1 (BP) GES Project***	***Consistent? Yes/No***	***Proposed Lot 2 - Existing R&D Building (BP)***	***Consistent? Yes/No***
Parking Required: 1space/employee 1 space for GES *For R&D Building* Required: 1 space/500 sq.ft.	Proposed: 22 spaces – 1 space for GES 21 spaces for Lot 2	Yes	121 spaces for 60,068 s.f. building Proposed: 21 spaces on Lot 1 101 spaces on Lot 2	Yes
Setbacks Required for Irregular Lot Type - Lot 1: Front, Side & Rear Setbacks– Determined by Planning Director Required for Normal Lot Type (Lot 2): Front 50 ft. Interior Side 10 ft. Rear 10 ft.	Proposed: Front (W): Approx 20 ft. Interior Side (S) 40 ft. & 42 ft (N) Rear (E) 17 ft.	Yes	Proposed: Front 60 ft. Interior Side 23 ft. & 124 ft. Rear 55 ft.	Yes
Building Height Required : 35 ft.	Proposed: Battery Cabinets: 9ft Substation: 31 ft	Yes	Proposed (Existing): Less than 35 ft.	Yes
Minimum Lot Area Required: 1 acre	Proposed: 1.89 acre (net)	Yes	Proposed: 3.12 acre (net)	Yes
Maximum Lot Coverage Required: 35%	Proposed:21%	Yes	Proposed: 34%	Yes
Minimum Landscape Coverage Required: 30%	Proposed: 46%	Yes	Proposed: 20%	Yes with the approval of the adjustment

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ATTACHMENT 2

DESIGN REVIEW BOARD MINUTES
TUESDAY, JUNE 09, 2020

GOLETA ENERGY STORAGE PROJECT

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MINUTES – APPROVED

DESIGN REVIEW BOARD MEETING
Tuesday, June 09, 2020

3:00 P.M.
City Hall – Council Chambers
130 Cremona Drive, Suite B,
Goleta, California

Members of the Design Review Board

Scott Branch (Architect), Chair
Craig Shallanberger (Architect), Vice Chair
Karis Clinton (Landscape Professional)
Jennifer Fullerton (At-Large Member)
Albert Smith (At-Large Member)
Dennis Whelan (Alternate)

Mary Chang, Secretary
Linda Gregory, Recording Clerk

The DRB conducted this Virtual Meeting Pursuant to Executive Order N-29-20 Issued by Governor Gavin Newsom on 3-17-20

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order by Chair Branch at 3:00 p.m., followed by the Pledge of Allegiance.

ROLL CALL OF DESIGN REVIEW BOARD

Board Members present:	Chair Branch, Vice Chair Shallanberger, Member Clinton, Member Fullerton, Member Smith, Member Whelan
Board Members absent:	None

Staff Present: Mary Chang, Supervising Senior Planner; Kathy Allen, Supervising Senior Planner; and Deborah Lopez, City Clerk.

PUBLIC FORUM

None.

A. ADMINISTRATIVE AGENDA

A.1 Review and Approve the Design Review Board Minutes for May 26, 2020.

Review and Approve the Design Review Board Minutes for May 26, 2020.

MOTION: Member Whelan moved, seconded by Member Smith to approve the Design Review Board meeting minutes for May 26, 2020, as submitted.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallanberger, Member Fullerton, Member Smith. Member Whelan. Noes: None. Abstain: Member Clinton.

A.2 REVIEW OF AGENDA

Mary Chang, Supervising Senior Planner, reported no changes on today's agenda.

B. CONCEPTUAL REVIEW

B.1 6864/6868 Cortona Drive (APN 073-140-027) Goleta Battery Energy Storage Facility Case No. 19-0201-DP; 19-0202-DPAM; 19-0202-CUP; 19-0001-SUB

Goleta Battery Energy Storage Facility Staff Report

Goleta Battery Energy Storage Facility Staff Report 11-12-19

Goleta Battery Energy Storage Facility 11-12-19 DRB Minutes (Excerpt)

Goleta Battery Energy Storage Facility Megapack Equipment Description

Goleta Battery Energy Storage Facility Public Comment

Goleta Battery Energy Storage Facility Project Plans

Site visits and ex-parte conversations: No new site visits were reported by Members Branch, Clinton, Fullerton, Shallanberger, Smith and Whelan. No ex-parte conversations were reported by Members Branch, Fullerton, Shallanberger, Smith and Whelan. Member Clinton reported she may have spoken with a bartender at M.Special Brewing Company several months ago.

Staff Speaker:
Kathy Allen, Supervising Senior Planner

The plans were presented by agent Laurel F. Perez, SEPPS, on behalf of Cortona Investors, LLC, property owner; and the project team including Ryan C. Hulett with Upstream Energy Services, representing the applicant; Tom Reay with Omni Design Group, project architect; Sam Maphis with Earthform Design, project landscape architect; Robert Schmidt with Flowers & Associates, project civil engineer; Salvador Melendez with JMPE Electrical Engineering, project lighting consultant; and Aaron Kinnee with Electrical Consultants, Inc., project electrical engineer.

ACTION: The Design Review Board conducted Conceptual Review of Item C.2, Goleta Battery Energy Storage Facility, with the following comments:

1. The project was reviewed with positive comments.
2. The applicant's team considered the Design Review Board's comments from the previous review and worked well to resolve them.
3. Consider whether EV charging will be proposed.
4. On the preliminary plans, show the location of all the apartment buildings on the adjacent site to see the orientation.
5. It would be useful to see photos of the story poles from the northbound lanes of Storke Road where the site will be very visible.
6. The landscape plan is appreciated as it seems very lush and amplifies the desired quality of landscaping in Goleta; and helps to screen the facility.
7. An illustration would be useful of the view of the facility looking from the parking lot, the upper floor of the apartment building, and possibly from the restaurant looking back at the mountains.
8. The addition of native plants in the ESHA area is well done.
9. It is understood that the previous suggestion to add a mural would not be feasible.

C. ANNOUNCEMENTS BY MEMBERS AND STAFF

None.

D. ADJOURNMENT: 4:15 P.M.

Note: The video of the meeting is available on the City's website at
http://www.cityofgoleta.org/i-want-to/news-and-updates/government-meeting-agendas-and-videos

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ATTACHMENT 2.1

DESIGN REVIEW BOARD MINUTES
TUESDAY, AUGUST 11, 2020

GOLETA ENERGY STORAGE PROJECT

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MINUTES – APPROVED

DESIGN REVIEW BOARD MEETING
Tuesday, August 11, 2020

3:00 P.M.
City Hall – Council Chambers
130 Cremona Drive, Suite B,
Goleta, California

Members of the Design Review Board

Scott Branch (Architect), Chair
Craig Shallanberger (Architect), Vice Chair
Karis Clinton (Landscape Professional)
Vacant (At-Large Member)
Albert Smith (At-Large Member)
Dennis Whelan (Alternate)
Vacant (Landscape Professional)

Mary Chang, Secretary
Linda Gregory, Recording Clerk

The DRB conducted this Virtual Meeting Pursuant to Executive Order N-29-20 Issued by Governor Gavin Newsom on 3-17-20

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The meeting was called to order by Chair Branch at 3:00 p.m., followed by the Pledge of Allegiance.

ROLL CALL OF DESIGN REVIEW BOARD

Board Members present:	Chair Branch, Vice Chair Shallanberger, Member Clinton, Member Smith
Board Members absent:	Member Whelan

Staff Present: Mary Chang, Supervising Senior Planner; Kathy Allen, Supervising Senior Planner; and Liana Campos, Deputy City Clerk.

PUBLIC FORUM

None.

A. ADMINISTRATIVE AGENDA

A.1 Review and Approve the Design Review Board Minutes for June 23, 2020.

Review and Approve the Design Review Board Minutes for June 23, 2020.

MOTION: Vice Chair Shallanberger moved, seconded by Member Clinton, to approve the Design Review Board Minutes for June 23, 2020, as submitted.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallanberger, Member Clinton. Noes: None. Abstain: Member Smith. Absent: Member Whelan

A.2 REVIEW OF AGENDA

No changes on today's agenda.

B. PRELIMINARY REVIEW

B.1 6864/6868 Cortona Drive (APN 073-140-027) Goleta Battery Energy Storage Facility Case No. 19-0201-DP; 19-0202-DPAM; 19-0202-CUP; 19-0001-SUB

Goleta Battery Energy Storage Facility Staff Report

Goleta Battery Energy Storage Facility Project Plans

Goleta Battery Energy Storage Facility Findings

Goleta Battery Energy Storage Facility June 9, 2020 Approved Minutes

Goleta Battery Energy Storage Facility June 9, 2020 Staff Report

Goleta Battery Energy Storage Facility November 5, 2019 Staff Report

Site visits and ex-parte conversations: Chair Branch, Vice Chair Shallanberger, Member Clinton, and Member Smith all reported no additional site visits and no ex-parte conversations.

Staff Speaker:
Kathy Allen, Supervising Senior Planner

The applicant presentation was made by agent Laurel R. Perez, SEPPS, on behalf of Cortona Investors, LLC, property owner; and the project team including Tom Reay with Omni Design Group, project architect; Sam Maphis with Earthform Design, project landscape architect; Salvador Melendez with JMPE Electrical Engineering, project lighting consultant; and Holly Garcin, Planner, with SEPPS. The presentation included photos and a video of the story poles from northbound Storke Road.

MOTION: Vice Chair Shallanberger moved, seconded by Member Smith, to recommend the Planning Commission grant Preliminary Design Approval of the Goleta Battery Energy Storage Facility, based on the Draft Preliminary Review Findings for the Goleta Battery Energy Storage Facility, 6864/ 6868 Cortona Drive (APN 073-140-027), Case No. 19-0201-DP; 19-0202-DPAM; 19-0202-CUP; and 19-0001-SUB; attached to the Design Review Board Staff Report for Item B.1, dated August 11, 2020.

VOTE: Motion carried by the following roll call vote: Ayes: Chair Branch, Vice Chair Shallanberger, Member Clinton, and Member Smith. Noes: None. Absent: Member Whelan.

C. ANNOUNCEMENTS BY MEMBERS AND STAFF

Mary Chang, Supervising Senior Planner, reported that applications have been received to fill the vacant positions on the Design Review Board.

Ms. Chang also reported that an appeal has been filed to the decision of the Design Review Board approving Case No. 19-143-DRB, 7028 Scripps Crescent Street; (APN 073-184-013), Second-story Interior Expansion and As-Built Second-story Deck.

D. ADJOURNMENT: 3:29 P.M.

Note: The video of the meeting is available on the City's website at
http://www.cityofgoleta.org/i-want-to/news-and-updates/government-meeting-agendas-and-videos

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ATTACHMENT 3
APPLICANT'S PROJECT DESCRIPTION

GOLETA ENERGY STORAGE PROJECT

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SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

PROJECT DESCRIPTION

Goleta Energy Storage LLC
■ New Development Plan
■ Development Plan Amendment
■ Major Conditional Use Permit
■ Adjustment to Landscape
■ Tentative Parcel Map

6868 & 6864 Cortona Drive
Goleta, CA 93117

August 2021

Prepared for:

City of Goleta, Planning Department
130 Cremona Drive, Suite B
Goleta, CA 93117
(805) 961-7543

Prepared By:
SEPPS, Inc.
1625 State Street, Suite 1
Santa Barbara, CA 93101
(805) 966-2758 X110

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Table 1-4 Adjacent Zoning & Land Uses Page 9

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ATTACHMENTS

1. Project Drawings

   - DP-A1.0 Cover Sheet
   - DP-A2.0 Proposed Site Plan
   - DP-A2.1 Substation Plan
   - DP-A3.0 Site Sections
   - DP-A4.0 Proposed Perspective Views
   - DP-A4.1 Proposed Perspective Views – 20 Years

   - G-1 Title Sheet
   - TM-1 Tentative Parcel Map
   - C-1 Preliminary Grading Plan
   - C-2 Preliminary Grading Plan
   - C-3 Preliminary Sections
   - C-4 Preliminary Offsite Improvement Plan
   - C-5 Lot 2 Existing Conditions Plan
   - C-6 Storke Road Utility Plan

   - L-1.0 Tree Preservation Plan
   - L-2.0 Conceptual Landscape Plan

   - E-1 Site Photometric Plan
   - E-2 Lighting Data Sheets

2. Zoning and Permit Email Correspondence from City of Goleta, Kathy Allen, 04.12.2019

3. Extended Phase I Archaeological Investigation, Dudek, 01.2020

4. Utility Easement Request Letters from Southern California Edison, Southern California Gas Company, Cox Communications, Frontier Communications, Goleta Water District, and Goleta West Sanitary District

5. Preliminary Water Service Availability Determination, Goleta Water District, 11/05/2019

6. Sewer Availability Response, Goleta West Sanitary District, 07/29/2019

7. Trash Service Feedback Letter, MarBorg Industries, 06/04/2019

8. Geotechnical Engineering Updated Memorandum and Report, Earth Systems, 11/19/2019 & 09/29/2017

ATTACHMENTS CONT…

9. Drainage Analysis Including Stormwater Control Plan, Flowers & Associates, 03.2020

10. Traffic and Parking Analysis, ATE, 11/2019

11. Parking Exhibit, Flowers & Associates, 03.2020

12. Revised Public Health Risk Assessment, MRS, 01/27/2020

13. Revised Noise Study, Rincon Consultants, Inc, 01/14/2020

1.0 BACKGROUND INFORMATION

1.1 Proposed Site Use and Applicant Information

Request:

Goleta Energy Storage LLC (Applicant), a wholly-owned subsidiary of AltaGas Power Holdings (U.S.) Inc. ("AltaGas") is requesting approval for: New Development Plan for 6864 Cortona Drive (the Energy Storage project site), Development Plan Amendment, including an Adjustment to the Landscape Coverage requirement for 6868 Cortona Drive, Major Conditional Use Permit, and Tentative Parcel Map to operate an up to 60-megawatt (MW) battery storage facility to support grid resiliency in the Goleta area and facilitate the retirement of the Ellwood Natural Gas Peaking Facility located at 30 Las Armas Road ("Ellwood"). In addition to the battery storage facility, the Applicant proposes to install: (i) an accessory step-up transformer and ancillary protection equipment, (ii) an underground generation tie-line that would interconnect to the existing SCE Isla Vista Substation located west of the Project site, and (iii) buffer landscaping and associated parking which includes 21 parking spaces that will be dedicated exclusively to 6868 Cortona Drive. The Goleta Energy Storage project is herein referred to as the "Project" or "Goleta Energy Storage (Goleta ES)".

Property Owners:

Cortona Investors LLC
c/o: Daketta Pacific, Kip Bradley and Sep Wolf
3832 W. Biddison Street
Fort Worth, TX 76109
(805) 681-0788
kip@dakettapacific.com

Applicant:

Goleta Energy Storage LLC
8614 Westwood Center Drive, STE. 1800
Vienna, VA 22182
c/o: Peter Ledig
Peter.Ledig@altagas.ca

Applicant's Representative:	Ryan Hulett, PE Upstream Energy Services 7650 Girard Avenue, Suite 300 La Jolla, CA 92037 (858) 260-0149 Ryan@upstreamcleanenergy.com
Consultant Contact:	Laurel F. Perez, AICP, Principal Suzanne Elledge Planning and Permitting Services Inc. (SEPPS) 1625 State Street, Suite 1 Santa Barbara, CA 93101 (805) 966-2758 X113 Laurel@sepps.com
Decision-Making Authority:	The City of Goleta's Planning Commission, Design Review Board, Planning, Building, and Public Works Departments.
Project Site Location and Access:	The Project is located on the northwest side of Cortona Drive within the industrial business park area in the City of Goleta. Access to the site is provided from Cortona Drive via shared access agreements/easements. Please refer to Attachment 1, *Project Drawings* for details.
Project Address:	6868 & 6864 Cortona Drive Goleta, CA 93117

Table 1-1 Existing Parcel

Parcel Number	Approximate Acreage	Zoning Designation	Property Owner
073-140-027	5.88 Gross Acres (256,114 SF) 5.01 Net Acres (218,113 SF)	BP (Business Park) per NZO[1]	Cortona Investors LLC

Table 1-2 Proposed Tentative Parcel Map (TPM), Acreages

A Tentative Parcel Map (TPM) is proposed to split the lot located at 6868 Cortona Drive into two lots. Lot 1 as 6864 Cortona Drive and Lot 2 as 6868 Cortona Drive.

Proposed Lots	Acreages
Lot 1 (6864 Cortona Drive) Goleta Energy Storage	2.66 Gross Acres (115,771 SF) 1.89 Net Acres (82,176 SF)
Lot 2 (6868 Cortona Drive) Existing R&D Building	3.22 Gross Acres (140,343 SF) 3.12 Net Acres (135,937 SF)
Total Area	5.88 Gross Acres (256,114 SF) 5.01 Net Acres (218,113 SF)

Table 1-3 Project Site Zoning Designations

General Plan:	I-BP (Business Park)
Zoning:	BP (Business Park) per NZO

The General Plan land use designation is Business Park (I-BP) and states, "*Uses in the Business Park designation may include a wide variety of research and development, light industrial…*".[2]

The property zoning is Office District – Business Park (BP). The project is proposed as a "Major Utilities" use under the BP zone. "Major Utilities" is an allowed use category in the BP zone, permitted by a Major Conditional Use Permit. "Major Utilities" is defined to include battery storage facilities. [3]

[1] City of Goleta Zoning Ordinance Title 17 of the Municipal Code, Public Hearing Draft August 2019, referred herein as "NZO".
[2] Goleta General Plan §LU 4.2 Business Park (I-BP) [GP/CP].
[3] NZO Sections: 17.09.020 & 17.72.050.

Table 1-4 Adjacent Zoning & Land Uses

Surrounding Properties	Zoning	Land Uses
North	RM (Medium Density Residential) per NZO	Undeveloped – Future Residential Apartment Complex (Cortona Apartments)
East	BP (Business Park) per NZO	M-Special Brewing Company
South	BP (Business Park) per NZO	Research and Development (R&D), and Technology
West	N/A	Storke Road

1.2 Existing Site Uses

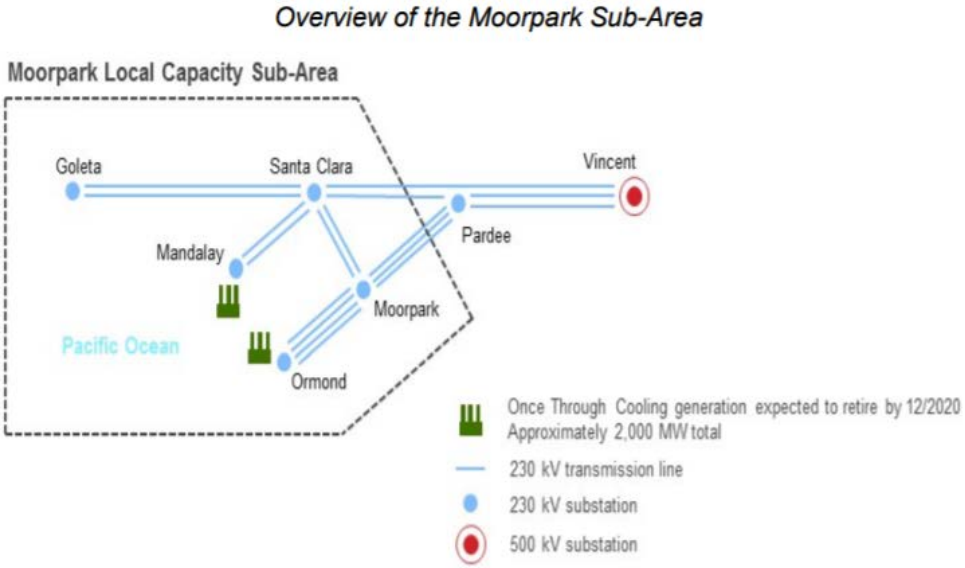
The 5.88 gross acre Project site identified as 6868 Cortona Drive is presently developed with a 60,068 SF R&D building on the southern portion of the property, a plant nursery with shed to the north, a surface parking lot, and landscaping. The plant nursery and shed is proposed to be removed to accommodate construction of the Goleta ES project. The Project site is relatively flat in topography with the exception of the steep slope on the west boundary extending toward Storke Road, and does not contain distinctive drainage features or wildlife habitat. Please also see Attachment 3, *Extended Phase I Archaeological Investigation*, for information related to cultural resources.

2.0 PROJECT JUSTIFICATION AND BENEFITS

2.1 Project History

In 2013, the California Public Utilities Commission (CPUC) ordered Southern California Edison (SCE) to solicit new power generation resources to meet local reliability needs in western Ventura and Santa Barbara counties. Electrically, this region is known as the Moorpark Local Capacity Reliability Area. The need for new power resources is driven by the planned retirement of older, natural gas power plants located in Santa Barbara County and Ventura County. In addition, Southern California Edison has identified a resiliency concern related to two 220kV transmission lines that traverse the Santa Ynez Mountains and terminate at the SCE Goleta 220/66kV substation located off Glen Annie Road. In the event of a landslide or other natural disaster that damages one or more transmission towers, Southern California Edison anticipates that it may have difficulty restoring service in a timely manner. See figure below for high-voltage transmission map illustrating the Santa Clara Substation in Ventura County, the two 220kV transmission circuits from the Santa Clara Substation to Goleta Substation, and the Goleta Substation which is located north of the 101 freeway off Glen Annie Road.

Figure 1 Overview of the Moorpark Sub-Area



In an August 2013 filing at the California Public Utility Commission on the matter, SCE stated, *"Due to the rugged terrain, loss of the Santa Clara-Goleta lines due to environmental hazards could result in rolling blackouts in this area for an extended period. There is significant value to the local communities in seeking generation sited in this area."* In late 2013, SCE launched a competitive solicitation for new dispatchable energy resources in the region which culminated with the selection of the Puente Natural Gas Power Plant in Ventura County ("Puente") and the refurbishment of the Ellwood Natural Gas Peaking Plan in Goleta. While the Puente facility would largely meet SCE's needs in the Moorpark Local Capacity Reliability Area, the project was subject to intense local and environmental opposition. The project was ultimately abandoned and SCE returned to the competitive market for alternative resources in the Moorpark Local Capacity Reliability Area in early 2018.

On February 28, 2018, SCE launched its 2018 Moorpark Local Capacity Requirements (LCR) Request for Proposals (RFP) for new resources as to replace the lost capacity from Puente and Ellwood and Goleta ES was contracted through this solicitation to provide capacity and enhance SCE's ability to meet peak load in the Goleta area.

2.2 Reliability and Resiliency Benefits

Goleta ES, along with the other selected battery storage projects under development in Santa Barbara County and Ventura County are part of a robust strategic plan by the CPUC and SCE to reinforce the regional power network while integrating increasing amounts of renewable generation and as California transitions away from the use of fossil fuel generation.

As approximately 2,000 MW of fossil fuel power generation that uses ocean water for cooling is slated for retirement, SCE, Clean Power Alliance (CPA), and Monterrey Bay Clean Energy customers have demanded that new dispatchable energy resources utilize greenhouse gas free technologies. Goleta ES will serve as a critical piece of infrastructure to achieve this goal and advance the needs of Goleta residents. Goleta ES is a local dispatchable energy resource and will provide reliable on-demand power every day of the year for peak needs and renewable integration.

2.3 Other Benefits

California currently has a number of initiatives, policies, and programs that set clean energy goals. For example, with Senate Bill No. 100 (SB 100), also referred to as the 100% Clean Energy Act of 2018, the State Legislature declared that various agencies should plan for "100 percent of total retail sales of electricity in California to come from eligible renewable energy resources and zero-carbon resources by December 31, 2045." Goleta ES is a critical component to achieving California's greenhouse gas reduction goals.

3.0 PROJECT DESCRIPTION SUMMARY

3.1 Goleta Energy Storage LLC

Goleta Energy Storage LLC was selected by SCE in April 2019 to build, own, and operate an up to 60 megawatt, battery energy storage system. The facility will be used to enhance the reliability and resiliency of the City of Goleta's power system. Utilizing commercial proven storage technology manufactured by Tesla, Goleta ES will complement SCE's power supply by storing and providing electricity when it is needed most, including power generated from solar and wind powered sources. Please refer to Section 2.1 for a more detailed Project history.

3.2 Battery Storage Facility

3.2.1 Tesla Megapacks

Tesla, Inc. ("Tesla") is the market leading manufacturer of battery energy storage systems and will be utilized for the Goleta ES Project. The battery energy storage systems consist of pre-manufactured "cabinets" called a Megapack. Please refer to Figure 2 for a picture of Tesla's Megapack.

Figure 2 Tesla Megapack (External)
Source: Tesla, Inc. (www.Tesla.com/megapack)

A single Megapack (is pictured above) sits on a concrete foundation, surrounded by decomposed granite, and is flanked by transformer(s) (not pictured above) adjacent to the battery cabinets. Each Megapack measures approximately 24 FT in length, 6 FT in depth, and 9 FT in height. The efficiency and energy density of the technology is rapidly improving and the number of Megapacks installed at the site may change. If the number of Megapacks is revised, the 60-megawatt capacity of the project will not increase and the Megapack installation area footprint will remain the same. If the design of the Megapacks installed at the project site incorporate technological advances, the installed units will continue to comply with the California Fire Code, California Building Code, UL9540 certification, other applicable codes and regulations, and the requirements of the Santa Barbara County Fire Department.

The Megapack equipment, transformers, and substation equipment, will utilize a total of 16,613 SF (net). Access to the Facility will be provided by an all-weather gravel access road with modified hammerhead turnaround; County Fire Department has reviewed the Site Plan and has provided preliminary approval of the site layout and access.

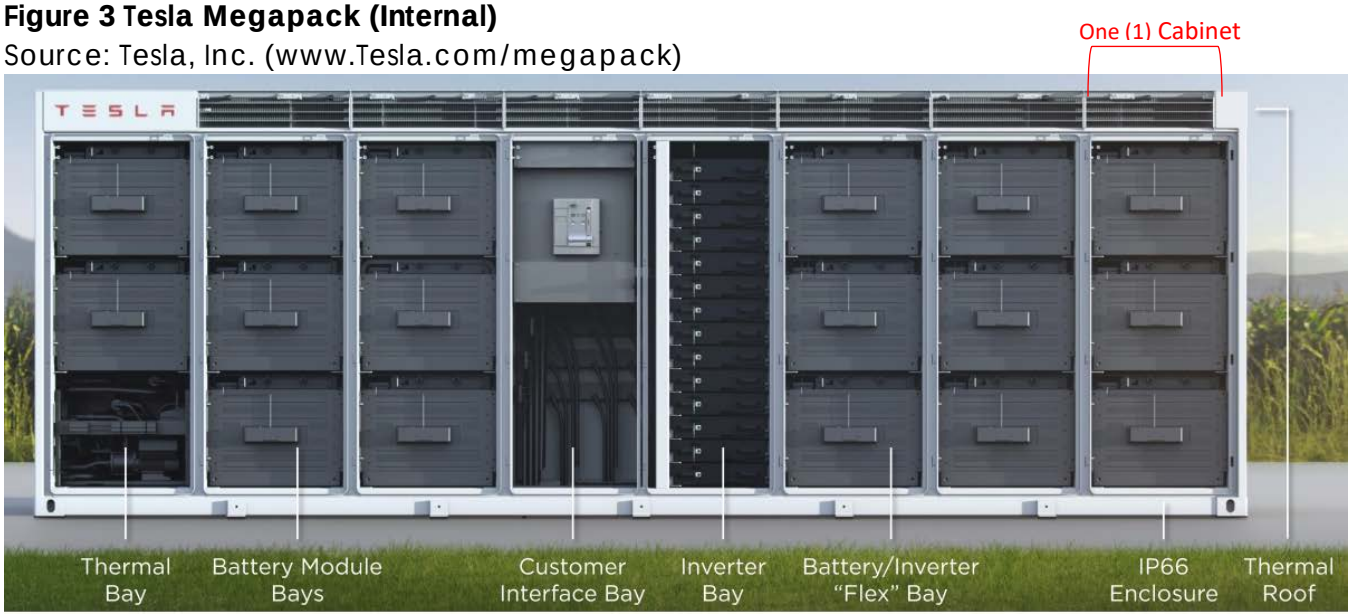
A 6 FT high concrete masonry wall will be installed by the neighboring property owner along the Project's northern property line. If the masonry wall is not constructed prior to the construction of the battery storage facility, a temporary 6' high chain link fence shall be installed prior to commencement of project construction; if the Cortona Apartment Project is abandoned, an 8' high ornamental metal no-climb fence shall be installed upon completion of project construction.

Goleta ES proposes to install an 8' high no-climb fence around the perimeter of the Project's footprint, outside of the property's setback area to provide security from surrounding uses. Landscape screening will be planted to visually screen the Project from surrounding views.

3.2.2 Battery Technology

Tesla has designed the Megapack with safety as the top priority. The Megapacks have been designed to ensure safety throughout transit, installation, commissioning, operation, maintenance, and decommissioning. With a total deployed fleet capacity of over 1,500 megawatt-hours and over 200 billion cell-hours of active operation, the Tesla stationary storage product has never experienced a propagating battery thermal event. See Attachment 12, for further details of a "thermal event".

Figure 3 Tesla Megapack (Internal)
Source: Tesla, Inc. (www.Tesla.com/megapack)



A typical Megapack is "fully pre-assembled and tested and requires no field assembly or external interface" and houses the following technology:

- Megapack – Each Megapack contains 17 battery modules.
- Battery Modules – Lithium ion battery cells would be used to store electrical energy. Each battery cell is individually fused, sealed, and liquid cooled.
- Lithium ion batteries – Measure approximately 1" diameter by 4" length. Each cell is individually fused, fully sealed, and liquid cooled. Tesla has demonstrated that the batteries are non-explosive.
- Customer Interface Bay – A user-accessible bay, inside the Megapack, designed for operation and servicing. This bay is fully integrated and includes the AC Main Breaker, "Lock Out Tag Out" switch to electrically detach the DC connection to the Megapack, a status panel, and the customer I/O terminals.

- Inverters – SCE's electrical transmission grid operates in alternating current (AC). However, energy stored in the battery modules utilizes direct current (DC). Therefore, the Megapack includes inverter modules that convert the AC power received from the grid to DC power for storage into the batteries.
- Thermal Management System – The Megapack is designed to operate at temperatures between negative 22 to 122 degrees Fahrenheit. An active liquid thermal management system is incorporated into each Megapack for heating and cooling of the battery cells. The thermal system includes pumps, compressors, condenser, fans, and radiators.

The Megapacks will be anchored to concrete foundations which will be approximately 5' W x 23' L. The battery storage facility will be connected to an on-site accessory substation that will subsequently be connected by underground medium voltage lines to SCE's nearby Isla Vista Substation. Please refer to Attachment 1 for the Site Plan showing connection between the battery storage area and substation parcels.

The Megapacks will receive energy through the existing SCE grid and store it on-site until needed. Goleta ES will be a grid resource for peak demand, renewable integration, and local reliability. Additionally, the Facility would be utilized by SCE during transmission contingencies to serve load in the Goleta area.

The Megapack cabinets will arrive to the Project site on a flatbed trailer for a single crane pick up. The Megapacks will be removed from the trailer via crane without any assembly or disassembly. The foundations for the Megapacks and ancillary electrical equipment are also expected to be manufactured off-site. The Megapacks will then be set on top of the pre-manufactured concrete foundation/pad and anchored down. Minor electrical work will follow for the Megapack installation to be complete.

When Goleta ES is commissioned and operating, an ornamental non-climbable fence will restrict public access. In addition, all of the Megapacks and electrical equipment is fully-locked and protected to prevent unauthorized access.

3.2.3 Battery Maintenance

Tesla has designed the Megapacks to be easily serviceable and we anticipate maintenance will be required at most only once per month. If a battery within a cabinet requires replacement, the authorized maintenance worker will access via the individual cabinet ports. Within the cabinet, the individual battery cells are located within a stacked, drawer-like compartment, which can be pulled outward for access. The worker can then individually access and remove battery modules. Any removed battery modules will be disposed of in accordance with local, State, and Federal regulations.

Depending on the nature of the service, Goleta ES anticipates technicians to be on-site no more than a single, standard working day (one day) per month. Any augmented equipment will be transferred to an off-site facility and not stored on-site. Please note that any larger, and/or more complex maintenance events may require more than one day on-site.

3.3 Step-Up Transformers and Protection Equipment

The proposed step-up transformer and protection equipment will be owned by Goleta Energy Storage LLC and will be used to increase the voltage from the facility to the level necessary to serve the SCE grid (34kV increasing to 66kV). The step-up transformer and protection equipment will be located within proposed Lot 1 (6864 Cortona Dr.) and will connect to SCE's Isla Vista substation via an underground generation tie-line. The proposed construction for the underground gen-tie is via directional drill under the Storke Road right-of-way in order to avoid impacts to visual resources resulting from an overhead gen-tie line and to avoid structures within the City's right-of-way. No road surface work will be required for the project. We understand that the project will obtain a Road Encroachment Permit from the City of Goleta Public Works Department at the applicable time. Additionally, refer to Attachment 1 for the location of the medium-voltage equipment, existing Isla Vista Substation, and Storke Road Utility Plan

The transformers will transform energy from battery level 600V to 34.5kV. One transformer can adequately serve four (4) Megapacks. Each transformer is approximately 10' W x 11' L x 7' high and will occupy a portion of the Megapack concrete pad (approximately 130 SF). The transformers will be located at the end of the Megapack row, as shown in the Site Plan on Attachment 1.

The following protection equipment will work in conjunction with the Megapacks to facilitate, regulate and oversee operations. Similar to the Megapacks, the protection equipment is pre-manufactured and assembled prior to delivery to the Project site. Equipment will be anchored in accordance with the current Building Code standards in conjunction with Building and Safety review. Please refer to Attachment 1 for the location of Goleta ES equipment.

3.3.1 Relay Control Cubicle

The Relay Control Cubicle (RCC) is a non-habitable set of cabinets that are 2.5' W x 22' L x 7'-5" H in size that provide a weather-protected enclosure to house relaying equipment that allows Goleta ES to communicate with SCE and the grid operator. The RCC will be adjacent to the on-site substation and will be connected to the battery storage area via underground cables. Please refer to Attachment 1 for more details.

3.3.2 Tesla Supervisory Control and Data Acquisition (SCADA) Cabinet

The SCADA Cabinet manages and monitors communication to and from the RCC, and a wireless connection would provide communication between SCE, the Project Applicant, and the SCADA system. The switchgear would be used to connect all of the Megapacks to an on-site electrical substation to be located on the western portion of the project site.

3.3.3 Switchgear

Goleta ES will incorporate a single metal clad switchgear enclosure that will be set next to the Megapacks. The switchgear interconnects all of the Megapacks to the substation and main power transformer vis underground cables

4.0 PROJECT DESCRIPTION SPECIFICS / DETAILS

The following sections provide specific Project details.

4.1 Project Timeline

Goleta ES is contractually required by SCE to bring the facility online by April 1, 2021. Therefore, Goleta ES is striving to complete the project entitlement process by the end of Summer 2020. Construction would begin immediately following completion of permit plan review and take approximately four months. The Applicant intends to have Goleta ES fully operational by April 1, 2021 to support the retirement of Ellwood and increase grid resiliency.

4.2 Dedications, Easements, and Utilities

On-site electricity will be provided by SCE, and water for landscape irrigation and new fire hydrants will be provided by Goleta Water District. Goleta ES's Relay Control Cubicle will utilize Telecom internet service provided by Cox Communications for system processes and communication. Other utilities such as gas, sewer, and telephone are not required for the operation and maintenance (O&M) of this Project.

There are several access and utility easements that exist within the Project area. Please see Attachment 1 for full details. The Project requires the following utility extensions: separate water line and separate fire water line. See Attachment 1, Preliminary Utility Plan, (U-1). Additionally, see Attachment 4, *Utility Easement Request Letters* from Southern California Edison, Southern California Gas Company, Cox Communications, Frontier Communications, Goleta Water District, and Goleta West Sanitary District. No Interference response letters were received from utility entities.

4.3 Storke Road Right-of-Way and Southern California Edison's (SCE) Isla Vista Substation

The GES Project has been designed to maintain the existing Storke Road right-of-way and will not locate any structures, landscaping, or access improvements within the right-of-way.

The GES project proposes to interconnect to the power grid via an underground tie-in line (requiring a City Road Encroachment Permit) and associated infrastructure, connecting GES to the existing Southern California Edison (SCE) Isla Vista electrical substation (APN 073-140-012), located west of and adjacent to Storke Road.

In order to provide the GES stored electricity to the power grid, SCE's existing substation requires minor improvements to facilitate the operation of the GES project. The SCE Isla Vista Substation proposed tie line infrastructure consists of an associated vault and graded (approximately 140 CY of fill) access area (Hammerhead) located outside of Isla Vista Substation, and would remain for the life of the project. Access to the vault and hammerhead will be through the east side of Isla Vista Substation and will require extension of the existing driveway inside the substation, installation of a new gate, and dirt ramp with culvert. New equipment within the Isla Vista substation to support the project includes two underground telecommunications lines, including two separate pullboxes, and one underground electrical conduit path that will connect to a new TSP riser pole within the substation. The proposed new TSP riser pole located within the substation would measure approximately 72 feet above existing grade matching the height of the existing transmission pole in the substation

4.4 Water Supply

The Project is served by the Goleta Water District (GWD). Please see Attachment 5 for Service Availability. The Project is guaranteed water service based on the Coromar Mutual Water Company Agreement.

Goleta ES will utilize Tesla Megapacks which will not require water for operation or fire suppression. Water will only be used for landscaping and occasional, or as needed, rinsing of the Megapacks. To meet County Fire requirements, the Applicant proposes to install two additional standard fire hydrants on-site.

4.5 Sewage Disposal

The Project is served by the Goleta West Sanitary District (GWESTSD). Please see Attachment 6 for Service Availability.

Although a sewer connection from the City of Goleta is available for use, this Project will not require any sewage disposal. This Project will not impact or alter existing sewer lines, or require any new sewer lines.

4.6 Trash

On-site trash service is not required per Attachment 7.

4.7 GES Site Grading, Drainage, and Stormwater Management

The GES Project site is generally flat in topography and slopes to the southeast. The Project proposed the demolition and removal of a 3,218 square foot shed and existing parking lot paving. Site grading would require approximately 800 cubic yards of cut and 4,000 cubic yards of fill, with a net import of approximately 3,200 cubic yards of soil. The majority of the Project development area will be permeable surface and landscaping. Stormwater run-off has been designed to flow to a detention basin that will be constructed along the southeastern portion of the construction site designed to treat and retain stormwater within the Project area. The strategically placed detention basin will catch on-site runoff and prevent flow onto the adjacent properties. Please see Attachment 1 for full plan details and refer to Attachment 8, *Geotechnical Report* and Attachment 9, *Drainage Analysis*.

4.8 Hours and Days of Operation and Employment

Goleta ES will be available for operation 24 hours a day, seven days a week and will be maintained as an unmanned facility via remote monitoring and interface. System operations monitoring will occur 24 hours a day, seven days a week. One or two employees will routinely check on the battery storage area and accessory substructures. Goleta ES anticipates that maintenance personnel will make approximately one (1) visit to the site per month.

4.9 Traffic and Parking

The Applicant anticipates generating little to no vehicle traffic. There will be no daily traffic trips and one trip per month at various days and times during the first year of operation. After the initial operating year, O&M trips will be reduced to one trip on alternating months. Small pickup trucks or passenger vehicles will be utilized and will occur during standard operating hours. Prior to operation, the construction period will temporarily require a higher and frequent number of trips. Construction vehicles and trucks will utilize Cortona Drive to access the Project site.
An analysis of operational and construction trips generated by the Project by Associated Transportation Engineers (ATE) shows that the Project does not have the potential to impact City roadways and intersections located in the Project study area. Please see Attachment 10 for the *Traffic and Parking Assessment*.

4.10 Shared Parking Agreement

The Project site is designed to retain (1) parking space dedicated to 6864 Cortona Dr., Lot 1, Goleta ES use, and (21) parking spaces dedicated to 6868 Cortona Dr., Lot 2, adjacent R&D building via a parking agreement. A Development Plan Amendment for Lot 2 is proposed to effectuate this newly proposed parking agreement. See Attachment 1.

4.11 Hazardous Materials / Waste / Health Risk Assessment

This Project does not include any underground or hazardous materials storage tanks and hazardous waste will not be produced. A Tesla technician will remove and replace individual batteries as needed. The removed battery will be disposed of off-site in accordance with local, state, and federal regulations. An extensive Health Risk Assessment was prepared for the Project by MRS Environmental, please see Attachment 12. This report concludes, "that the reasonable worst-case battery cell malfunction scenarios would result in risk impacts below the significant thresholds…risk impacts for the battery facility are considered less than significant." The report also includes recommendations to help ensure the battery facility does not suffer malfunctions from external events.

4.12 Fire Protection

Goleta ES will utilize the Tesla Megapack, which is designed to prevent and effectively manage all risks of fire. Tesla has deployed over two gigawatt hours of stationary energy storage systems globally without a recorded fire event and has over 200 billion cell-hours in active operation. Should a thermal event occur, the Megapack is designed and certified so that fire does not propagate from one section of the Megapack to another. Any exhaust created by a thermal event would be similar to a Class A Fire, which is a fire that consists of ordinary combustibles such as wood, paper, fabric, and plastic. In addition, electrolyte added to the cells during manufacturing is fully absorbed into the cell material and enclosed within the cell casing which prevents any spill of materials.

Fire protection will also include multiple fire detection systems on-site and within the individual Megapacks. The site will utilize infrared cameras for security and thermal deviation detection. In addition, each Megapack contains an onboard battery management system that monitors the appropriate state of individual battery cells and relays information 24-7. In the event of an anomaly, the system is designed to remove power from the affected cells.

The project proposes an on-site bio-retention basin and can accommodate stormwater runoff and water use in a fire event even though the system does not require water use for fire suppression. If there is excessive water runoff, there is an overflow drainage system in place that would ultimately drain to Cortona Drive and enter into the public wastewater system. However, the batteries are designed specifically with technology so that the use of water for extinguishing fire is not necessary; each cabinet sustains a fire event within itself to smolder out.

Per out meeting with SB County Fire, the Fire Department typically uses sand bags to prevent fire water from leaving the site and would implement this as well, if needed

Battery Storage Area

Pursuant to Tesla specifications, the Megapacks are fully certified to the most rigorous international safety standards. This includes the following select certifications:

- UL 1642 – Standard for Lithium Batteries (cell level certification).
- UL 1973 – Standard for Batteries for Use in Stationary Applications (module level certification).
- UL 9540 – Standard for Energy Storage Systems and Equipment (system level certification).
- UL 9540A – Standard for Inverters, Controllers, Converters, and Interconnection Equipment for DER.
- IEC 62619 – Standard for Battery Safety in Stationary Applications.

The Megapacks are also designed to meet latest standards, including NFPA 855 and ICF 2018/2021. UL 1642 physical tests demonstrate that the battery cells do not explode when subjected to a nail puncture and projectile. Module level tests consisting of internal fire exposure (UL 1973) and propagation testing (IEC 62619) found that fire is isolated to one cabinet. Tests demonstrated this by heating one centrally located cell until a thermal runaway (fire) occurs. No explosion or propagation/spread of fire occurred. The neighboring cells and rest of the system did not catch fire or explode. Please note that Rincon Consultants, in coordination with Tesla Engineers, are compiling a detailed Fire and Safety Response Program to be submitted to the City for review and to help inform the Project's environmental analysis.

Goleta ES consulted with the Santa Barbara County Fire Department to determine the fire suppression requirements for the Project. As previously mentioned, Goleta ES will construct two additional fire hydrants on-site per the County Fire Department recommendation.

Step-Up Transformer and Protection Equipment

These areas will be maintained in accordance with local, state, and federal requirements for public utilities. Protective measures include tree trimming, vegetation/brush clearance, and setbacks to minimize fire hazard. If needed, water will be accessed via on-site fire hydrants. Please refer to Attachment 1 for the location of the improvements and fire hydrants.

4.13 Existing Noise Environment and Project Related Noise Generating Activities

Existing sources of noise surrounding the Project site include:

- Highway 101, Union Pacific Railroad, Storke Road, and Cortona Drive.

The primary sources of noise generation for Goleta ES are as follows:

- Fan noise from the battery storage area.

A Noise Memorandum was completed by Rincon Consultants, Inc. and found that "existing ambient noise level at the planned multi-family residential project to the north [of Goleta ES] are in excess of the City's "normally acceptable" noise level of 60 CNEL, the Project would not measurably contribute to this exceedance…the Project would be consistent with the City's noise and land use compatibility criteria." Noise mitigation will not be required as this Project will not result in potentially significant noise impacts. Please see Attachment 13 for full details.

4.14 Air Quality

There are no operational air emissions generated by the Project. A Public Health Risk Assessment (PHRA) prepared by MRS Environmental (Attachment 12) examined potential impacts that could occur from malfunction scenarios at the facility. Impacts to health, flammable gas production, and potential impacts on public receptors were the focus of the study. The report found that during normal operation there would be no impact to health or present a flammability risk.

As previously mentioned, during routine normal operation there will be no emissions from Goleta ES. The PHRA analyzed the reasonable worst-case public health impact with the assumption that the supporting systems are not in effect. Due to the advanced technology within the battery cabinets, the reasonable worst-case scenario would cause pollutant emissions into the atmosphere for only one (1) hour and only 10% of cells in a single module would be affected.

The PHRA found the following for a reasonable worst-case scenario:

- Toxic Impacts: All of the modeled release scenarios receive a low priority classification, which means that public health impacts from toxic pollutants associated with the reasonable worst-case battery cell malfunction would be less than significant.
- Flammable Impacts: Flammable gas would not extend outside of the Project site boundaries and would not impact any offsite receptors. Therefore, the flammable vapor impacts would be less than significant.
- The maximum potential public health impacts for the battery facility are considered less than significant.

Please refer to the PHRA for a more detailed description of the findings.

4.15 Cultural Resources

An Extended Phase I Archeological Investigation and Updated Memorandum was completed by Dudek & Associates to review the existing presence or absence of previously pre-historic findings on-site (Wilcoxon 1998). The Investigations and Memo identifies an on-site Sensitive Area Boundary. The Project proposes limited ground disturbance within the Sensitive Area Boundary to avoid impacts to the significant resources.

4.16 Landscape Screening Plan and Landscape Adjustment Request

6864 – Goleta ES Landscaping

A Landscape Screening Plan was prepared by Earthform Design and has been provided in Attachment 1. The Landscaping Plan was designed in accordance with the current Building and Fire Code, the City of Goleta, Zoning Ordinance and the specifications by Telsa for the Megapacks.

The proposed landscape net lot coverage is 31% and exceeds the minimum net lot coverage standard of 30%. The landscape plan focuses on a heavy screen buffer between the Project and the adjacent forthcoming residential development, providing approximately 40 FT of dense landscape buffer. The Project proposed landscaping is designed to be compatible with the adjacent apartment development's landscaping. It is anticipated the view from the residences looking south toward the Project, beyond the 6-foot tall masonry wall, would be similar to a park-like setting. Green screen planting is proposed throughout the Project site, focusing on perimeter screening. The 8 FT tall no-climb fence surrounding the Project site will be screened on both sides by landscape planting.

6868 – Landscaping

The applicant is requesting an Adjustment to allow the site landscape coverage for Proposed Lot 2 (6868) to be less than the 30% required by the BP zoning development regulations of the City's Zoning Ordinance.[4]

4.17 Visual Resources and Project Renderings

Per the City of Goleta's General Plan, Chapter 6, Figure 6-1, Storke Road is a scenic view corridor. To preserve views, the Project has implemented the following design features:

- Green screen along perimeters of substation and battery storage facilities;
- Underground gen-tie connections from on-site substation to nearby SCE Isla Vista substation;

[4] NZO, Table 17.09.030: Development Regulations – Office Districts.

- Reduce maximum height of structures to 30 FT, zoning standard is a 35 FT maximum. Please note,the majority of the Project does not exceed 8.25 FT in height.

4.18 Site Security and Access

An 8 FT high ornamental no-climb fence will surround the remaining perimeter of the battery storage area. The substation will be secured by an 8 FT high ornamental metal no-climb fence on the west side and an 8 FT high chain link fence on the north and east sides. The adjacent forthcoming residential development proposes to construct a 6 FT tall masonry wall at the norther property line. Lot 1 will be secured by locked gates and Knox Box for First Responder access. Rolling and swing gates will be constructed to provide entry and exit to Lot 1 for visiting authorized personnel. In addition, a click-to-enter and Knox key for First Responder access will further secure the battery storage area while supporting any emergency services. The Applicant also proposes use of an infrared camera system to maintain 24-hour surveillance of the facility. Please see Attachment 1 for the location of the walls, gates, Knox devices, and access call outs.

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ATTACHMENT 4
APPLICANT JUSTIFICATION FOR ADJUSTMENT TO LANDSCAPE AREA REQUIREMENTS
CASE NOS. 19-0201-DP; 1-0202-DPAM; 19-0202-CUP; 19-0001-SUB

GOLETA ENERGY STORAGE PROJECT

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SUZANNE ELLEDGE
PLANNING & PERMITTING
SERVICES, INC.

March 11, 2020

City of Goleta
Planning and Environmental Services
C/O: Kathy Allen
130 Cremona Dr., Suite B
Goleta, CA 93117

Subject: **Goleta Energy Storage; Modification Request for Site Landscaping Coverage for 6868 Cortona Drive; APN 073-140-027; Case Nos. 19-0201-DP; 19-0202-DPAM; 19-0202-CUP; 19-0001-SUB; TM 32,061**

Dear Ms. Allen:

On behalf of the project applicant, Goleta Energy Storage LLC, we are pleased to submit this letter as a formal request for a Modification to the City's site landscape coverage requirement for the proposed parcel and existing development at 6868 Cortona Drive.

Modification for Site Landscape Coverage at 6868 Cortona Drive (Lot 2)

The Goleta Energy Storage (GES) Project involves splitting an existing developed industrial property into two (2) lots. Proposed Lot 1 (2.66 gross acres) would serve as the project site for the proposed energy storage facility, including: accessory step-up transformer and ancillary projection equipment, underground gen-tie line, new landscape, and a new shared parking lot. Please note that the landscape coverage for the new development on Proposed Lot 1 would exceed the City's landscape coverage requirement; the City's requirement is 30% of the net lot area, and the project would provide 31% landscape coverage.

Proposed Lot 2 (3.22 gross acres) is an existing developed site, complete with parking lot and mature landscaping. The proposed lot line has no impacts to existing structures and minimal impacts to existing parking, hardscape, and landscaping, including:

- Installation of an all-weather, Fire Department approved gravel access drive apron. This improvement impacts a small portion of the existing site in the northwest corner by removing 3 trees and planting new landscape, as well as removing 3 parking spaces and replacing elsewhere on-site within the paved parking lot.

PRINCIPAL PLANNERS: SUZANNE ELLEDGE • LAUREL F. PEREZ
MAIL: PO BOX 21522, SANTA BARBARA, CA 93121 • OFFICE: 1625 STATE ST., SUITE 1, SANTA BARBARA, CA 93101 • TEL: 805 966-2758 • FAX: 805 966-2759

- Per the requirement by City of Goleta Planning Department and the Santa Barbara County Fire Department, a new secondary emergency access easement will be creating across Lot 2 to benefit Lot 1 by relocating 6 parking spaces and removing 2 trees on proposed Lot 2.

The existing landscaping for Proposed Lot 2 consists of a combination of tall, mature trees, shrubs, and groundcover plantings and will result in a site landscape coverage of 27,210 square-feet of the net lot area (20%). Please refer to attached aerial photo showing the existing mature landscaping.

The applicant is requesting a Modification to allow the site landscape coverage for Proposed Lot 2 to be less than the 30% required by the BP zoning development regulations of the City's Zoning Ordinance (Table 17.09.030: Development Regulations – Office Districts).

Given the parking requirement for the existing Industrial R&D building located on Proposed Lot 2, it is not possible to remove parking lot area and add landscaping in order to achieve a higher landscape coverage. It should be noted that the site is located in an existing developed industrial business park, and the property is not easily viewed from outside the business park or from important view corridors. The site is well screened with tall, mature trees and vegetation. The vast majority of the existing remaining trees and vegetation on Proposed Lot 2 will be protected and maintained.

The situation for Proposed Lot 2 is not equivalent to a new development proposal that would provide less than the required landscaping; the situation for Proposed Lot 2 is caused merely due to adding a new lot line on a map. The site has a history of not meeting the required landscape net lot coverage as it was previously granted a modification for reduced landscape coverage pursuant to an earlier discretionary permit action. Lot 2 was originally configured exactly as presently proposed until the property owners completed a lot line adjustment with 6860 Cortona Drive, resulting in Lot 2's current size and configuration. Further, the aesthetic quality and views of the already developed Lot 2 will not change with the project.

For the reasons cited above, we believe that the Modification request is appropriate and the City can make the findings required for approval of a Modification found in the City's Zoning Ordinance Section 17.62.040 (Modifications, Required Findings). The proposal is minor and will result in a project that has better site design, circulation, health and safety, and neighborhood compatibility and the request is minor and does not have adverse impacts to existing access, light, parking, noise or aesthetics, etc.

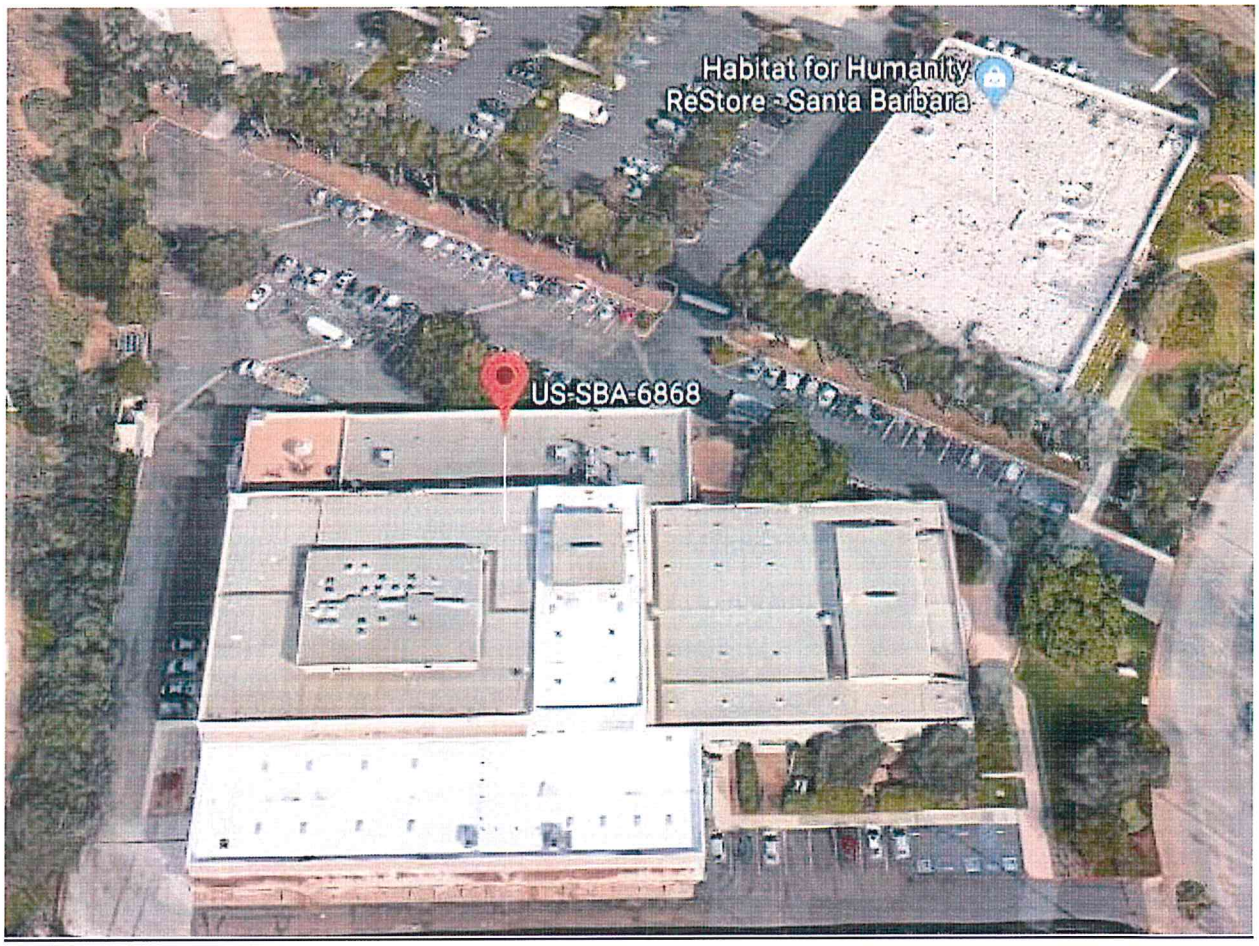
■■■

We have enclosed project plans for your review. We look forward to coordinating with you on this request. On behalf of the applicant, we thank you for your consideration of the proposed project and the requested Modification. Should you have any questions or require additional information, please contact our office at 966-2758 x110.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

Holly L. Garcin
Assistant Planner

Aerial Photo of 6868 Cortona Drive Lot 2 Mature Landscaping



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ATTACHMENT 5
PROJECT PLANS

GOLETA ENERGY STORAGE PROJECT

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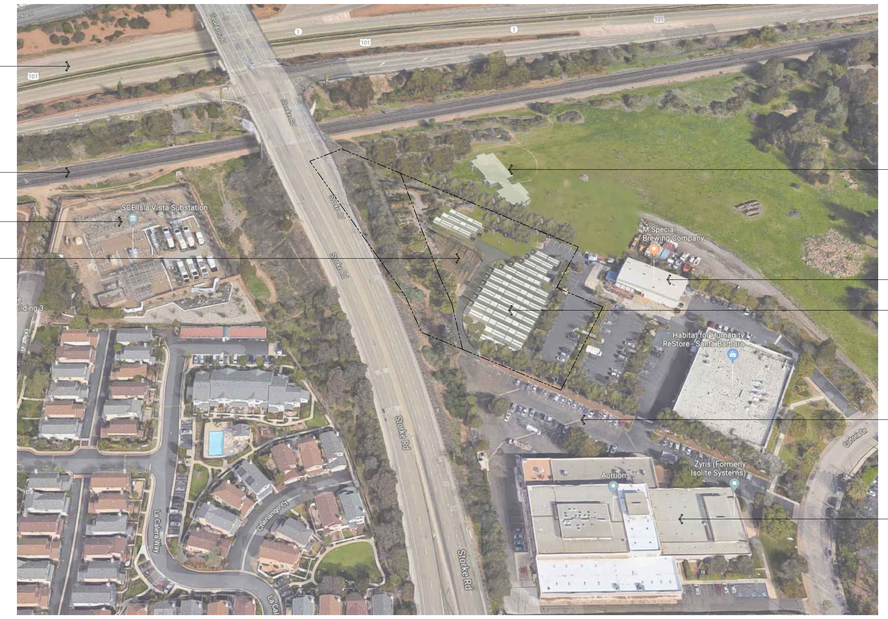
Goleta Energy Storage Facility and Tentative Parcel Map
6864 & 6868 Cortona Drive Goleta, California

Existing Site / Vicinity Map

Scale: 1" = 60.0'

0 30 60 120 240 480

NORTH



Aerial View

Scale: NOT TO SCALE

NORTH

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:	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 6864:	MAJOR UTILITIES: AS DETERINED BY THE REVIEW AUTHORITY EMPLOYEES: UNMANNED FACILITY (1 VEHICLE OCCASIONAL MAINTENANCE INSPECTIONS) = 1 SPACE	
TOTAL PARKING REQUIRED:	(1) FULL SIZE SPACE	
TOTAL PARKING PROVIDED ON SITE:	(22) SPACES PROVIDED (1) SPACE ALLOCATED TO 6864 (21) SPACES DEDICATED TO 6868	
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"
	SUBSATION HEIGHT PROPOSED:	(VARIES) 20'-8" - 30'-0"

SITE COVERAGE	GROSS	NET
SITE AREA	115,771 SF	82,176 SF
EXISTING STRUCTURES	3,385 SF	3,385 SF
EXISTING IMPERVIOUS SURFACES (INCLUDES BUILDING)	37,160 SF (32%)	32,485 SF (40%)
EXISTING LANDSCAPE/OPEN SPACE	78,661 SF (68%)	49,691 (60%)
PROPOSED EQUIPMENT	15,568 SF	15,568 SF
PROPOSED SUBSTATION (IMPERVIOUS)	1,690 SF	1,690 SF
PROPOSED IMPERVIOUS SURFACES (INCLUDES EQUIPMENT AND SWITCHGEAR)	29,879 SF (26%)	25,204 SF (31%)
PROPOSED LANDSCAPE	66,375 SF (57%)	37,455 SF (46%)
OTHER PERVIOUS AREAS	19,517 SF (17%)	19,517 SF (23%)

CORTONA DRIVE TENTATIVE PARCEL MAP PROJECT DATA

SITE INFORMATION

PROJECT DESCRIPTION:	CREATE TWO LOTS - LOT 1 TO BE 6864 CORTONA DRIVE (SITE OF PROPOSED ENERGY STORAGE) LOT 2 TO BE 6868 CORTONA DRIVE (EXISTING INDUSTRIAL RESEARCH PARK BUILDING AND IMPROVEMNETS)	
LOCATION:	6868 CORTONA DRIVE GOLETA, CALIFORNIA	
A.P.N.:	CURRENT APN: 073-140-027	
GENERAL PLAN DESIGNATION:	I-BP (BUSINESS PARK)	
ZONING:	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 6868:	RESEARCH, DEVELOPMENT, AND TECHNOLOGY 60,068 SF @ 1/500 = 121 SPACES (121) FULL SIZE SPACES REQUIRED	
TOTAL PARKING PROVIDED:	(122) SPACES (101) SPACES ON 6868 (21) SPACES ON 6864 VIA PARKING AGREEMENT (122) TOTAL SPACES PROVIDED	

SITE COVERAGE	GROSS	NET
SITE AREA	140,343 SF	135,937 SF
EXISTING STRUCTURES	46,107 SF	46,107 SF
EXISTING IMPERIOUS SURFACES (INCLUDES BUILDING)	108,347 (77%)	108,250 (80%)
EXISTING LANDSCAPE/OPEN SPACE	31,996 (23%)	27,687 (20%)
PROPOSED STRUCTURES	46,107 SF	46,107 SF
PROPOSED IMPERVIOUS	108,364 SF (77%)	108,267 (80%)
PROPOSED LANDSCAPE/OPEN SPACE	31,979 (23%)	27,670 (20%)

Project Data / Sheet Index

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805.928.2991
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Project Team

DP-A1.0	Cover Sheet	C-3	Preliminary Sections
DP-A2.0	Proposed Site Plan	C-4	Preliminary Offsite Improvement Plan
DP-A2.1	Substation Plan		
DP-A3.0	Site Sections	C-5	Lot 2 Existing Conditions Plan
DP-A4.0	Perspectives	C-6	Storke Road Utility Plan
DP-A4.1	Perspectives - 20 Years	U-1	Preliminary Utility Plan
DP-A4.2	Supplemental Perspectives		
		L-1	Tree Preservation Plan
G-1	Civil Title Sheet	L-2	Conceptual Landscape Plan
TM-1	Tentative Subdivision Map	L-3	Hydrozone Plan
C-1	Preliminary Grading Plan	L-4	Schematic Irrigation Plan
C-2	Preliminary Grading Plan		
		E-1	Site Photometric Plan
		E-2	Lighting Data Sheets

Sheet Index

Consultant:

ARCHITECTURE
CIVIL ENGINEERING
SURVEYING

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CALIFORNIA, 93401
PHONE: (805)544-9700
email: omni@odgslo.com

omni DESIGN GROUP

Developer:

GOLETA ENERGY STORAGE

AltaGas / Goleta Energy Storage LLC
8614 Westwood Center Drive, Suite 1800
Vienna, Virginia 22182

Development Plan / Tentative Parcel Map Drawings for:

Goleta Energy Storage
6864 Cortona Drive
Goleta, California 93117

Sheet Title:

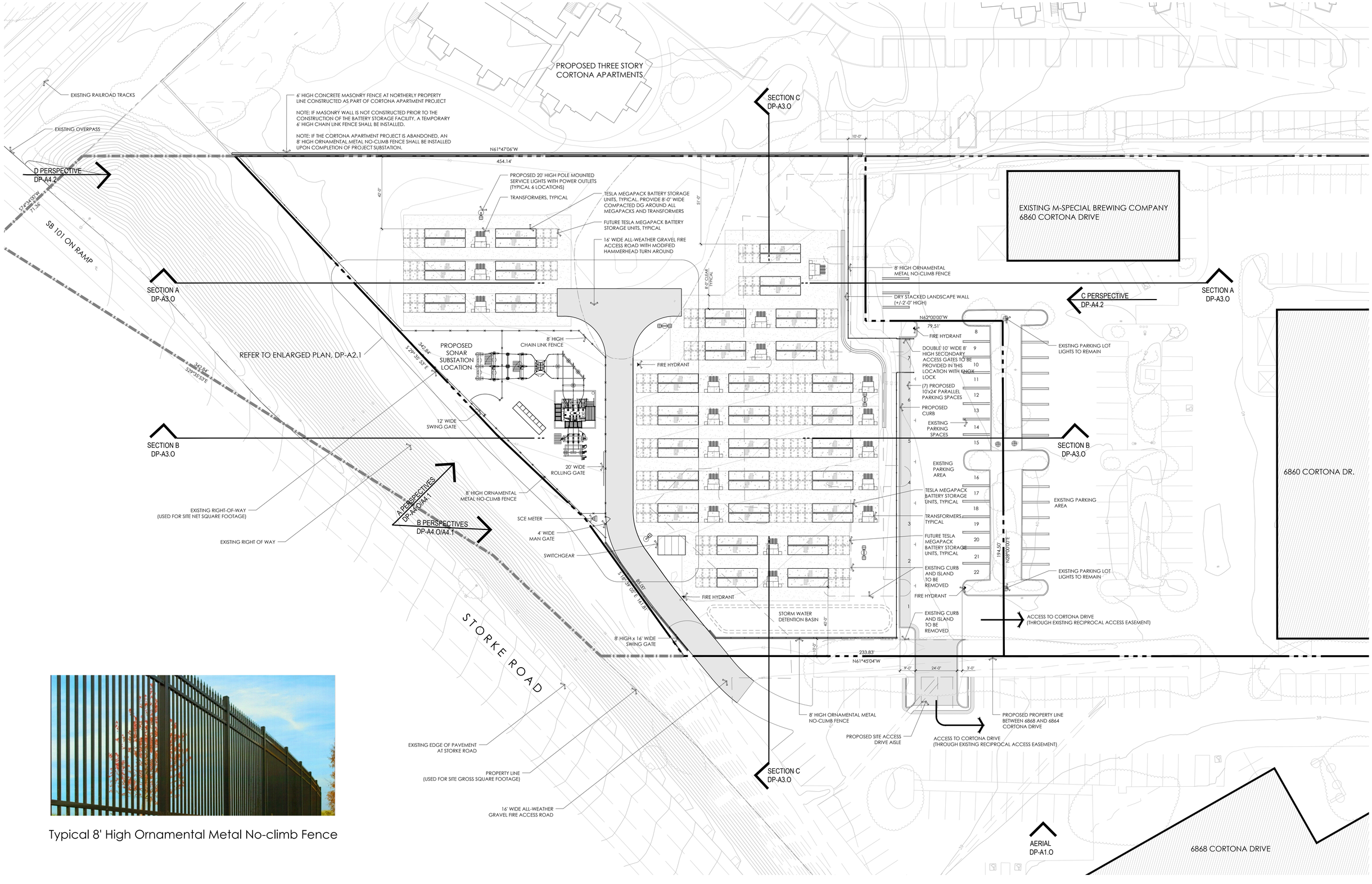
Cover Sheet

Date: January 22, 2021

Project Number: 1199-01-Tesla

Sheet Number:

DP- A1.0



Typical 8' High Ornamental Metal No-climb Fence

ARCHITECTURE
CIVIL ENGINEERING
SURVEYING
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SAN LUIS OBISPO
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email: omni@odgio.com
omni DESIGN GROUP

Consultant:

GOLETA ENERGY STORAGE

Developer:

AltaGas / Goleta Energy Storage LLC
8614 Westwood Center Drive, Suite 1800
Vienna, Virginia 22182

Development Plan / Tentative Parcel Map Drawings for:

Goleta Energy Storage
6864 Cortona Drive
Goleta, California 93117

Sheet Title:

Proposed Site Plan

Scale: 1" = 20'-0"

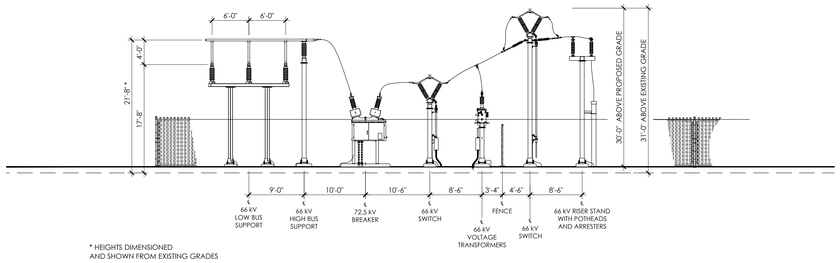
NORTH

Date: January 22, 2021

Project Number: 1199-01-Tesla

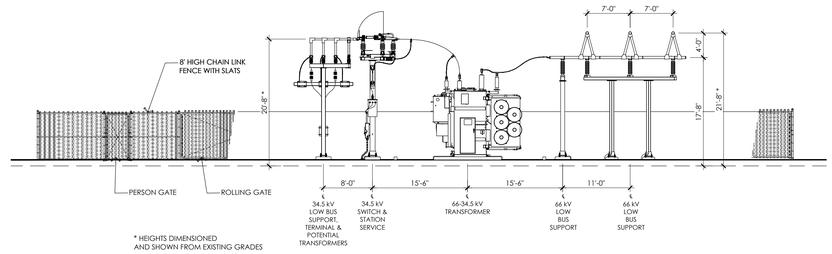
Sheet Number:

DP- A2.0



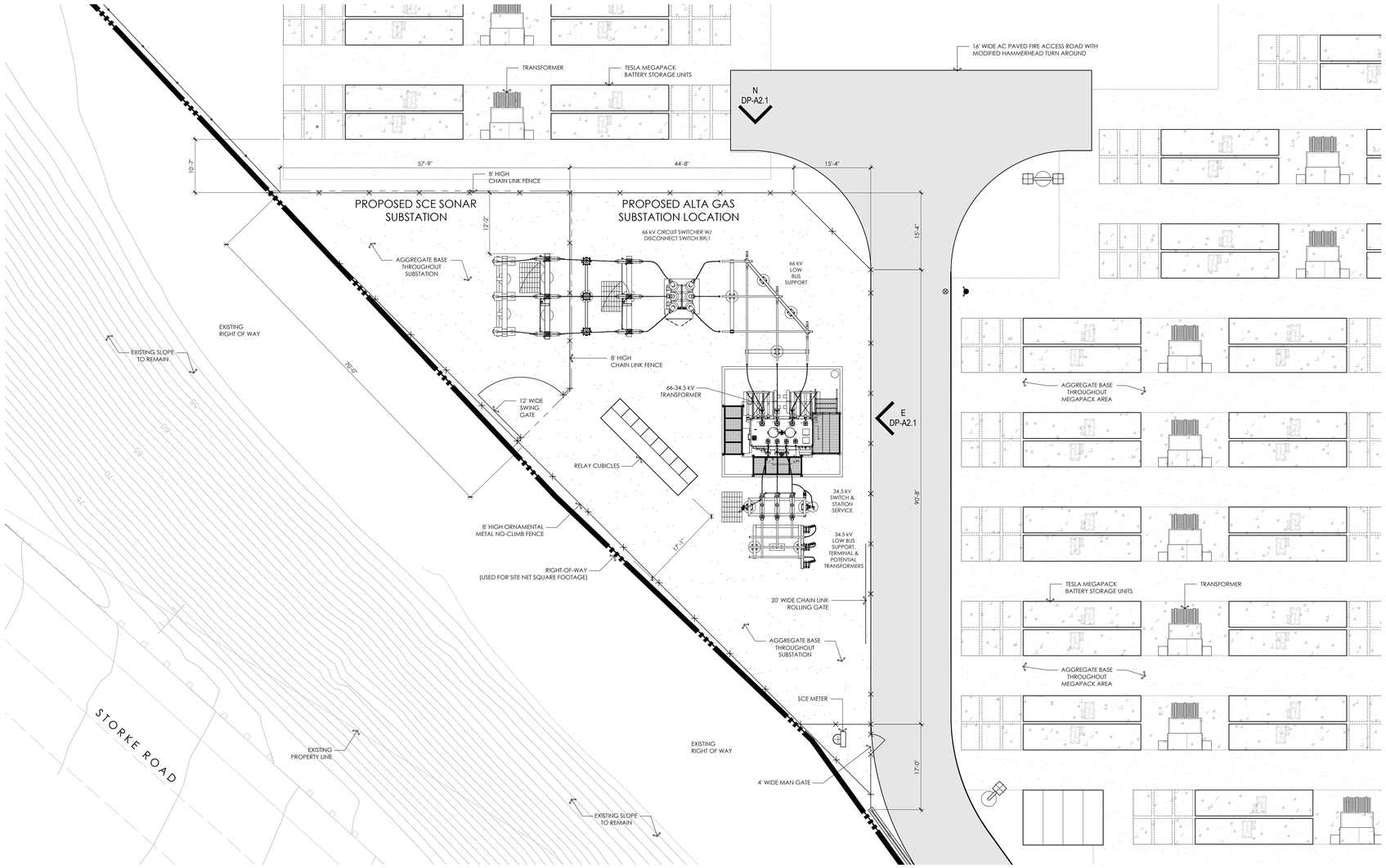
View from North

N



View from East

E



Substation Plan

ARCHITECTURE
CIVIL ENGINEERING
SURVEYING

711 TANK FARM ROAD, SUITE 100
SAN LUIS OBISPO
CALIFORNIA, 93401
PHONE: (805)544-9700
email: omni@odgs.com

omni DESIGN GROUP

Consultant:

"Engineering with Distinction"
ECI ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

Developer:

GOLETA ENERGY STORAGE

AltaGas / Goleta Energy Storage LLC
8614 Westwood Center Drive, Suite 1800
Vienna, Virginia 22182

Development Plan / Tentative Parcel Map Drawings for:

Goleta Energy Storage
6864 Cortona Drive
Goleta, California 93117

Sheet Title:

Substation Plan

Scale: 1" = 10'-0"

0 10 20 40 80

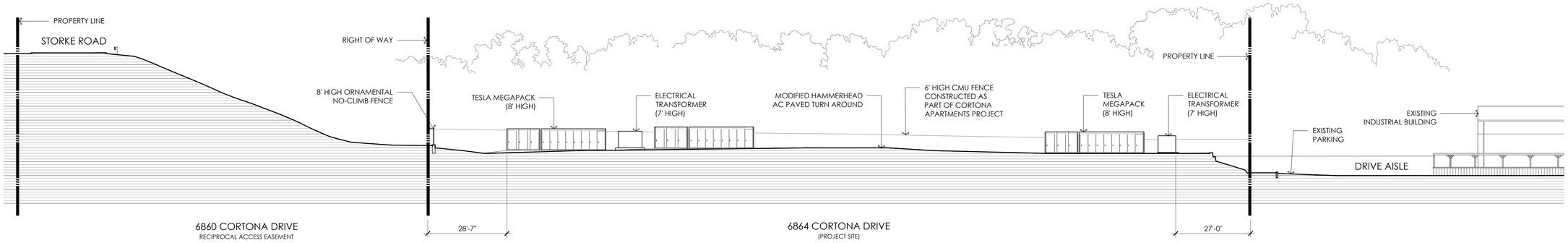
NORTH

Date: January 22, 2021

Project Number: 1199-01-Tesla

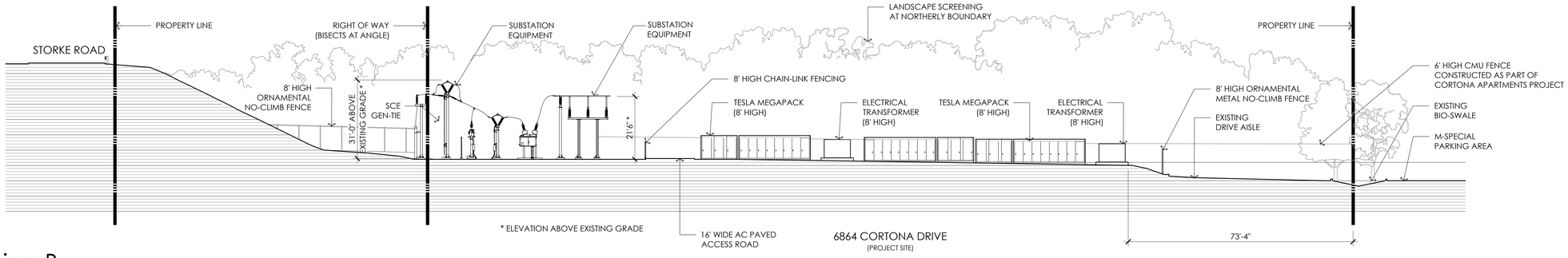
Sheet Number:

DP- A2.1



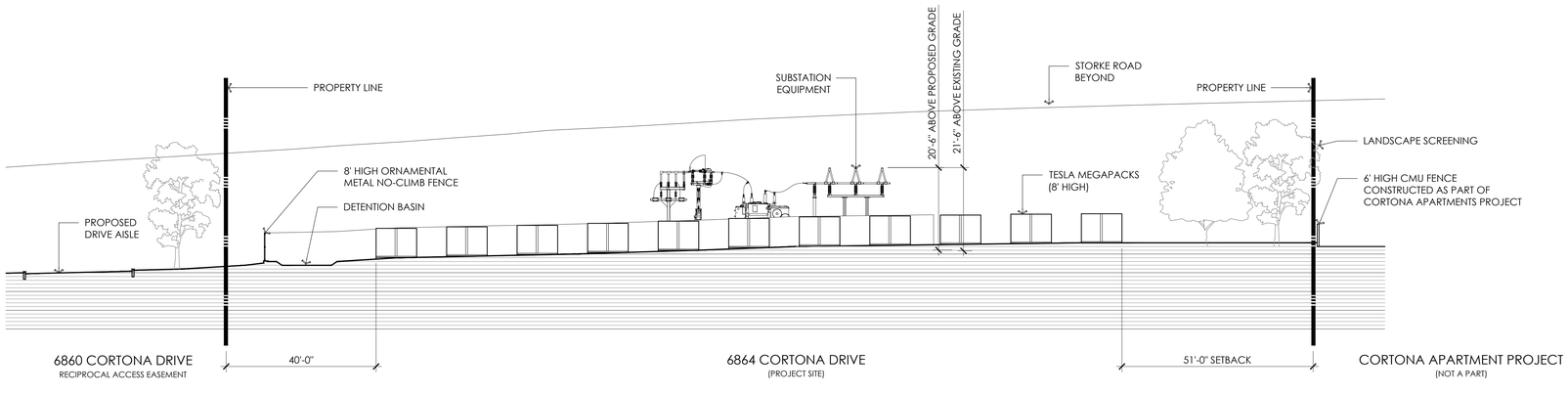
Site Section A

A



Site Section B

B



Site Section C

C

ARCHITECTURE
CIVIL ENGINEERING
SURVEYING

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Consultant:

Developer:

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Development Plan / Tentative Parcel Map Drawings for:

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Goleta, California 93117

Sheet Title:

Proposed Site Sections

Scale: 1" = 16'-0"

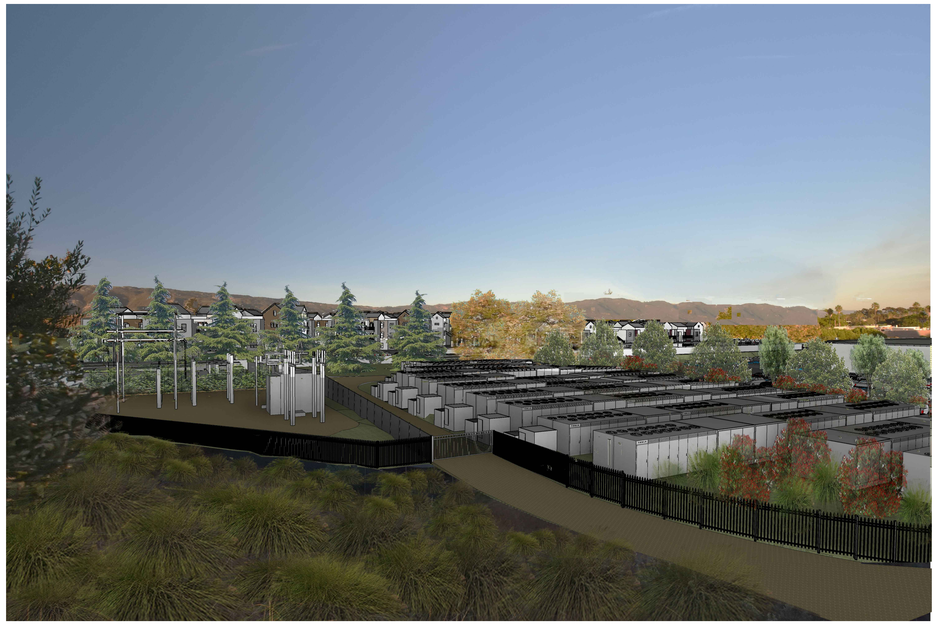
0 8 16 32 64 128

Date: January 22, 2021

Project Number: 1199-01-Tesla

Sheet Number:

DP- A3.0



Future View Towards Apartments from Storke (A)

Future View Towards Cortona Drive from Storke (B)

View Towards Apartments from Storke (A)

View Towards Cortona Drive from Storke (B)

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Development Plan / Tentative Parcel Map Drawings for:

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Goleta, California 93117

Sheet Title:

Perspectives

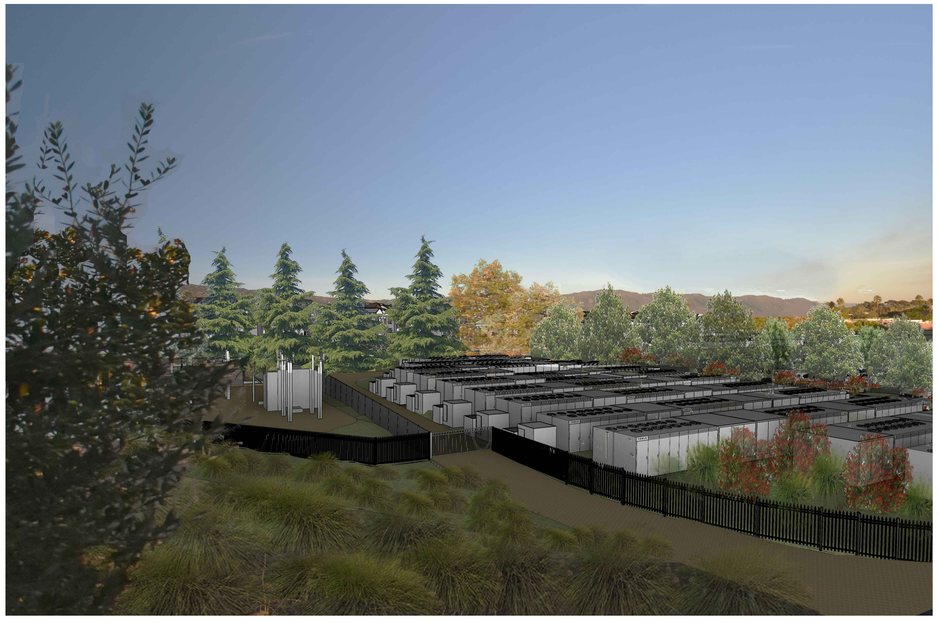
Not to Scale

Date: January 22, 2021

Project Number: 1199-01-Tesla

Sheet Number:

DP- A4.0



Future View Towards Apartments from Storke - 20 Years (A)

Future View Towards Cortona Drive from Storke - 20 Years (B)

View Towards Apartments from Storke (A)

View Towards Cortona Drive from Storke (B)

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Development Plan / Tentative Parcel Map Drawings for:

Goleta Energy Storage
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Goleta, California 93117

Sheet Title:

Perspectives - 20 Years

Not to Scale

Date: January 22, 2021

Project Number: 1199-01-Tesla

Sheet Number:

DP- A4.1

View from M Special Brewing Company Towards Battery Site

C

View from Top of Storke Road Towards Apartments and Battery Site

D

ARCHITECTURE
CIVIL ENGINEERING
SURVEYING

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Sheet Title:

Supplemental Perspectives

Not to Scale

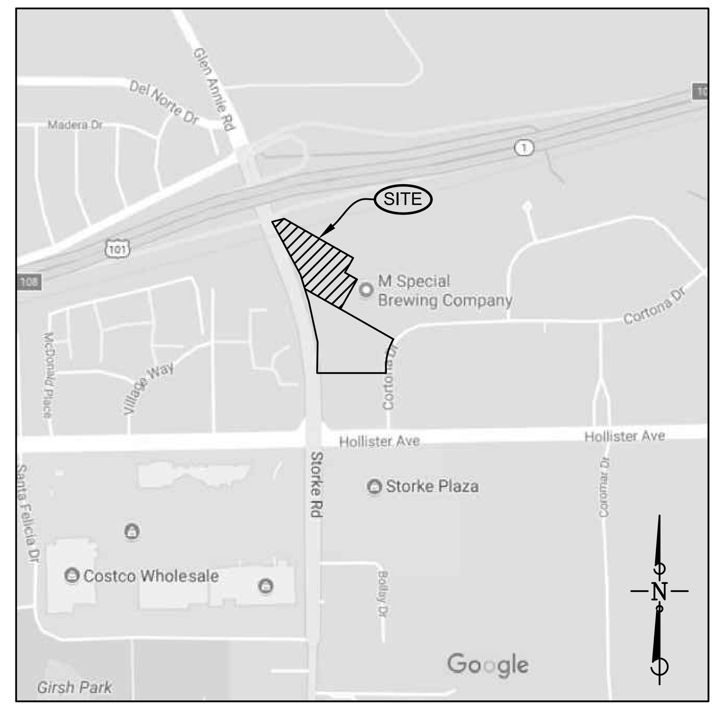
Date: January 22, 2021

Project Number: 1199-01-Tesla

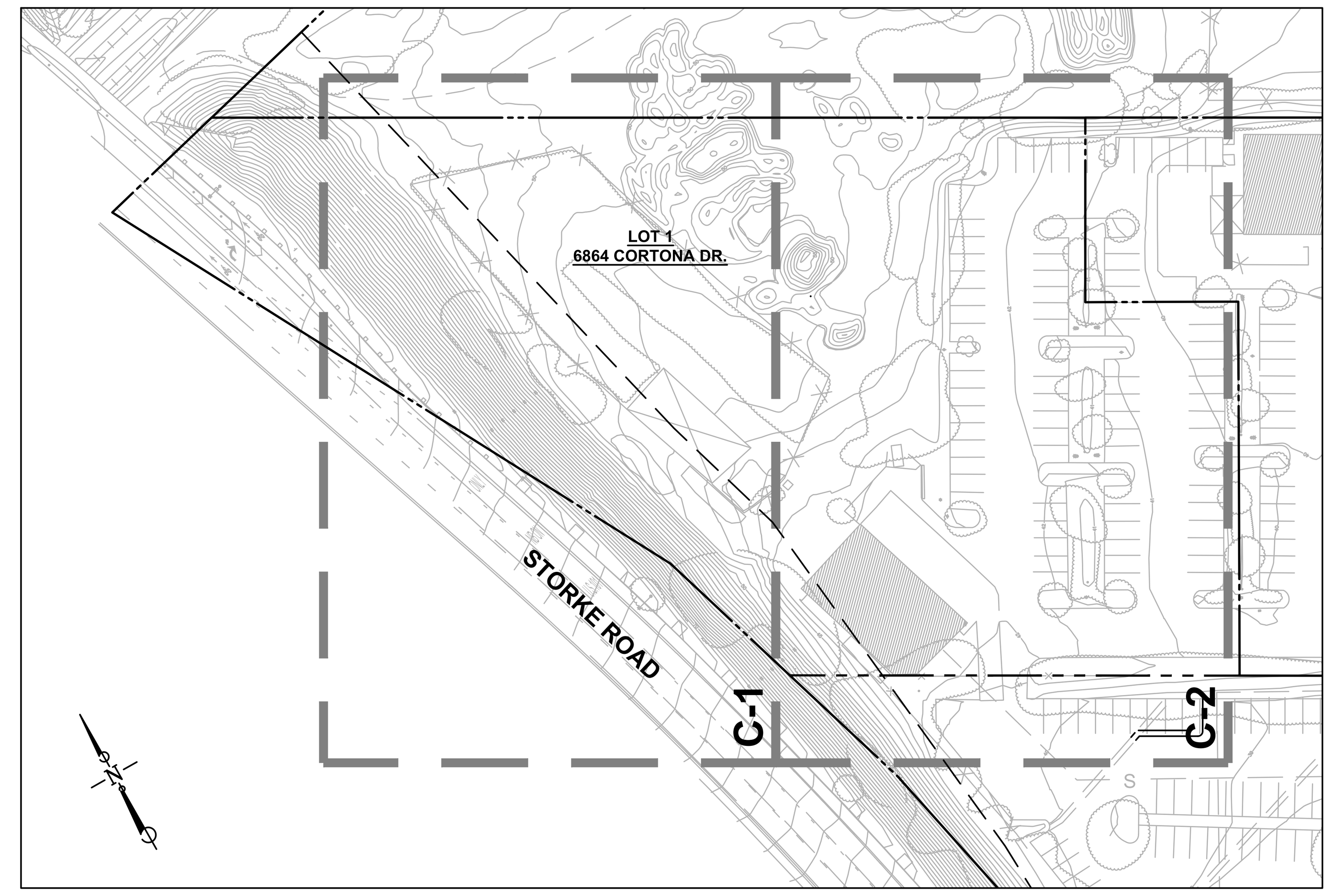
Sheet Number:

DP- A4.2

6864 & 6868 CORTONA DRIVE
CITY OF GOLETA, CALIFORNIA



VICINITY MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

LIST OF SYMBOLS:

AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
AB	AGGREGATE BASE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BD	BASEMENT DRAIN
BFV	BUTTERFLY VALVE
BM	BENCHMARK
BV	BALL VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CIP	CAST IRON PIPE
CJ	CRACK CONTROL JOINT
CL	CLASS
℄ OR C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CTV	CABLE TELEVISION
DIP	DUCTILE IRON PIPE
D	DRAIN
E	ELECTRICAL
DI	DROP INLET
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL OR FL	FLOWLINE
FLG	FLANGE
FS	FINISH SURFACE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GSP	GALVANIZED STEEL PIPE
GSV	GAS VALVE
GV	GATE VALVE
HB	HOSE BIB
HP	HIGH POINT
INV	INVERT
L	CURVE LENGTH
LF	LINEAL FEET
MH	MANHOLE
MJ	MECHANICAL JOINT
NIC	NOT INCLUDED IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION (OF CURVE TANGENTS)
PL OR P/L	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVC	POLY-VINYL CHLORIDE
PV	PLUG VALVE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RG	RETAINING GLAND
RSJ	ROUGH SURFACE JOINT
R/W	RIGHT-OF-WAY
S	SEWER
SD	STORM DRAIN
SL	STREET LIGHT
ST STL	STAINLESS STEEL
STA	STATION
STD DTL	STANDARD DETAIL
T	TELEPHONE
T BLK	THRUST BLOCK
TB	TOP OF BERM
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TD	TOP OF DIKE
TF	TOP OF FOOTING
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TL	TRAFFIC LIGHT
TP	TOP OF PAVEMENT
TYP	TYPICAL
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
VPI	VERTICAL POINT OF INTERSECTION (OF VERTICAL CURVE TANGENTS)
W	WATER
W/	WITH
WD	WALL DRAIN
WM	WATER METER
WV	WATER VALVE
△	DELTA (CURVE CENTRAL ANGLE)
±	APPROXIMATELY
%	PERCENT
<	LESS THAN
>	GREATER THAN

ESTIMATED EARTHWORK QUANTITIES:

CUT: 800 CUBIC YARDS

FILL: 4,000 CUBIC YARDS

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
CENTERLINE		
EDGE OF A.C. PAVEMENT		
ELEVATION	100.00 OR (100.00)	100.00
CONCRETE PAVEMENT		
A.C. PAVEMENT		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
CONTOURS (MAJOR)	10	10
CONTOURS (MINOR)	12	12
BENCH MARK		
TREE CANOPY		
APPROX. SAW CUT LINE		
LIMIT OF GRADING LINE		
GRADE BREAK LINE		GB
FLOW LINE		
SLOPE LINE		
FENCE		
RETAINING WALL		
WATER	W	W
SEWER	S	S
STORM DRAIN	SD	SD
POWER	E	E
GAS	G	G
TELEPHONE	T	T
CABLE TV	CTV	CTV
MANHOLE	MH	MH
CLEANOUT	CO	CO
WATER METER & LATERAL	W WM	W WM
FIRE HYDRANT		
THRUST BLOCK		
FITTING		
STREET LIGHT		

NOTES:

1. PROPERTY ADDRESS:

   6868 CORTONA DRIVE
   GOLETA, CA 93117

2. ASSESSOR'S PARCEL NO:

   073-140-027

3. EXISTING PARCEL AREA:

   256,114 SF (5.88 AC.) GROSS
   218,113 SF (5.01 AC.) NET

4. PROPOSED PARCEL AREA:

   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

5. GENERAL PLAN DESIGNATION:

   I-BP
   BUSINESS PARK

6. ZONING DESIGNATION:

   BP (BUSINESS PARK)

7. UTILITY SERVICES:

WATER SUPPLY:	GOLETA WATER DISTRICT
SEWAGE DISPOSAL:	GOLETA WEST SANITARY DISTRICT
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	FRONTIER
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
CABLE TV:	COX CABLE OF SANTA BARBARA

8. ACCESS:

   LOT WILL BE ACCESSIBLE FROM CORTONA DRIVE.

9. BOUNDARY:

   BOUNDARY IS PER RECORD OF SURVEY BOOK 118, PAGE 88 PER PROVIDED WATERS LAND SURVEYING MAP ROTATED TO NAD 83 (01°22'47").

10. TOPOGRAPHY:

    AERIAL DATA PROVIDED BY CENTRAL COAST AERIAL MAPPING DATED 08-24-2016 SUPPLEMENTED WITH FIELD SURVEY PROVIDED BY CARDENAS & ASSOCIATES, INC. DATED 12-22-2016.

11. BASIS OF BEARINGS:

    HORIZONTAL COORDINATE BASIS IS NAD 83 (1991.35) PER RECORD OF SURVEY BOOK 170, PAGES 47-49 PER STA 2002.
    VERTICAL DATUM IS NAVD 88 PER RECORD OF SURVEY BOOK 170, PAGES 47-49 PER STA 2002. ELEVATION = 12.93'.

12. BENCHMARK:

    LOCATED AT SOUTH SIDE OF FIRE STATION NO. 8 AT THE END OF HARLEY PLACE ON TOP OF CURB. ELEVATION = 12.93 FEET

LEGAL DESCRIPTION:

PARCEL ONE:

LOT 6 OF TRACT 10,212, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, IN MAP BOOK 58, PAGE 26, AND A PORTION OF PARCEL 1 THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, IN BOOK 118 PAGE 88 OF RECORD OF SURVEYS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF LOT 6 AS SHOWN ON SAID MAP, THENCE, ALONG THE NORTHWESTERLY LINE OF SAID LOT 6,

1ST NORTH 61°45'04" WEST 349.29 FEET; THENCE, LEAVING SAID NORTHWESTERLY LINE,

2ND NORTH 28°00'00" EAST 194.50 FEET; THENCE,

3RD NORTH 62°00'00" WEST 79.51 FEET; THENCE,

4TH NORTH 28°12'54" EAST 95.94 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID NORTHEASTERLY LINE,

5TH NORTH 61°47'06" WEST 454.14 FEET; THENCE,

6TH SOUTH 74°34'00" WEST 71.36 FEET TO THE MOST WESTERLY CORNER OF PARCEL 1; THENCE,

7TH SOUTH 29°35'53" EAST 342.84 FEET; THENCE,

8TH SOUTH 18°39'05" EAST 161.81 FEET; THENCE,

9TH SOUTH 13°38'31" EAST 237.74 FEET; THENCE,

10TH SOUTH 00°21'59" EAST 175.95 FEET; THENCE,

11TH NORTH 88°36'30" EAST 393.55 FEET, SAID POINT ALSO BEING ON THE WESTERLY LINE OF CORTONA DRIVE AS SHOWN ON SAID MAP; THENCE,

12TH NORTH 01°23'30" WEST 30.00 FEET, SAID POINT ALSO BEING ON THE WESTERLY LINE OF CORTONA DRIVE AS SHOWN ON SAID MAP AND BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE ALONG SAID CURVE

13TH NORTHERLY AN ARC LENGTH OF 170.72 FEET, THROUGH A CENTRAL ANGLE OF 29°38'26" TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN AS PARCEL 2 IN THAT CERTAIN LOT LINE ADJUSTMENT NUMBER 05-171-LLA, RECORDED MARCH 13, 2009 AS INSTRUMENT NO. 2009-13689 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS AND MINERAL RIGHTS IN AND BENEATH SAID LAND, PROVIDED, HOWEVER, THAT GRANTOR ON ITS OWN BEHALF AND ON BEHALF OF THE GRANTEES NAMED IN THAT CERTAIN DEED DATED MARCH 11, 1957, EXECUTED BY THOMAS B. BISHOP COMPANY, A CORPORATION TO ANNA H. BISHOP, ET AL., RECORDED MARCH 14, 1957 AS INSTRUMENT NO. 5115 IN BOOK 1435, PAGE 85 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, THEIR SUCCESSORS AND ASSIGNS, DOES HEREBY WAIVE AND RELINQUISH ALL RIGHTS TO ENTER UPON THE SURFACE OF SAID LAND AND ANY PORTION OF THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET BELOW SAID SURFACE

PARCEL TWO:

THOSE EASEMENTS CREATED BY THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF ESTABLISHMENT OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENT AGREEMENT CONTAINING RECIPROCAL GRANTS OF EASEMENTS FOR DRIVEWAY USE AND ACCESS" RECORDED OCTOBER 29, 2004 AS INSTRUMENT NO. 2004-114680 OF OFFICIAL RECORDS, DEFINED AND DESCRIBED AS EXHIBITS E, E-1, H, H-1 OF SAID DOCUMENT.

OWNER:
CORTONA INVESTORS LLC, C/O DAKETTA PACIFIC
3832 W. BIDDISON STREET
FORT WORTH, TX 76109
(805) 681-0788

CIVIL ENGINEER:
ROBERT SCHMIDT
FLOWERS & ASSOCIATES, INC.
201 N. CALLE CESAR CHAVEZ. SUITE 100
SANTA BARBARA, CA 93103
(805) 966-2224

SURVEYOR:
WATERS CARDENAS LAND SURVEYING, INC.
5553 HOLLISTER AVE. #7
GOLETA, CA 93117
(805) 967-4416

OWNER AND SUBDIVIDER'S CERTIFICATE:

WE HEREBY APPLY FOR THE APPROVAL OF THE DIVISION OF REAL PROPERTY AS SHOWN ON THIS MAP AND CERTIFY THAT WE ARE THE OWNERS OF RECORD OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

SIGNED: ______________________________ DATE:____________

PRINTED NAME: __________________________

STREET: ______________________________

CITY: _______________________ STATE: ________ ZIP: ________

SHEET INDEX:

SHEET NO.	GENERAL DESCRIPTION	
1	G-1	TITLE SHEET
2	TM-1	TENTATIVE SUBDIVISION MAP
3	C-1	PRELIMINARY GRADING PLAN
4	C-2	PRELIMINARY GRADING PLAN
5	C-3	PRELIMINARY SECTIONS
6	C-4	OFFSITE IMPROVEMENT PLANS
7	C-5	LOT 2 EXISTING CONDITIONS PLAN
8	C-6	STORKE ROAD UTILITY PLAN
9	U-1	PRELIMINARY UTILITY PLAN

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email: omni@odgslo.com

Consultant:

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. SCHMIDT
No. 37335
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STATE OF CALIFORNIA
PRELIMINARY
NOT FOR CONSTRUCTION

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GOLETA ENERGY STORAGE

Developer:
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Development Plan / Tentative Parcel Map Drawings for:
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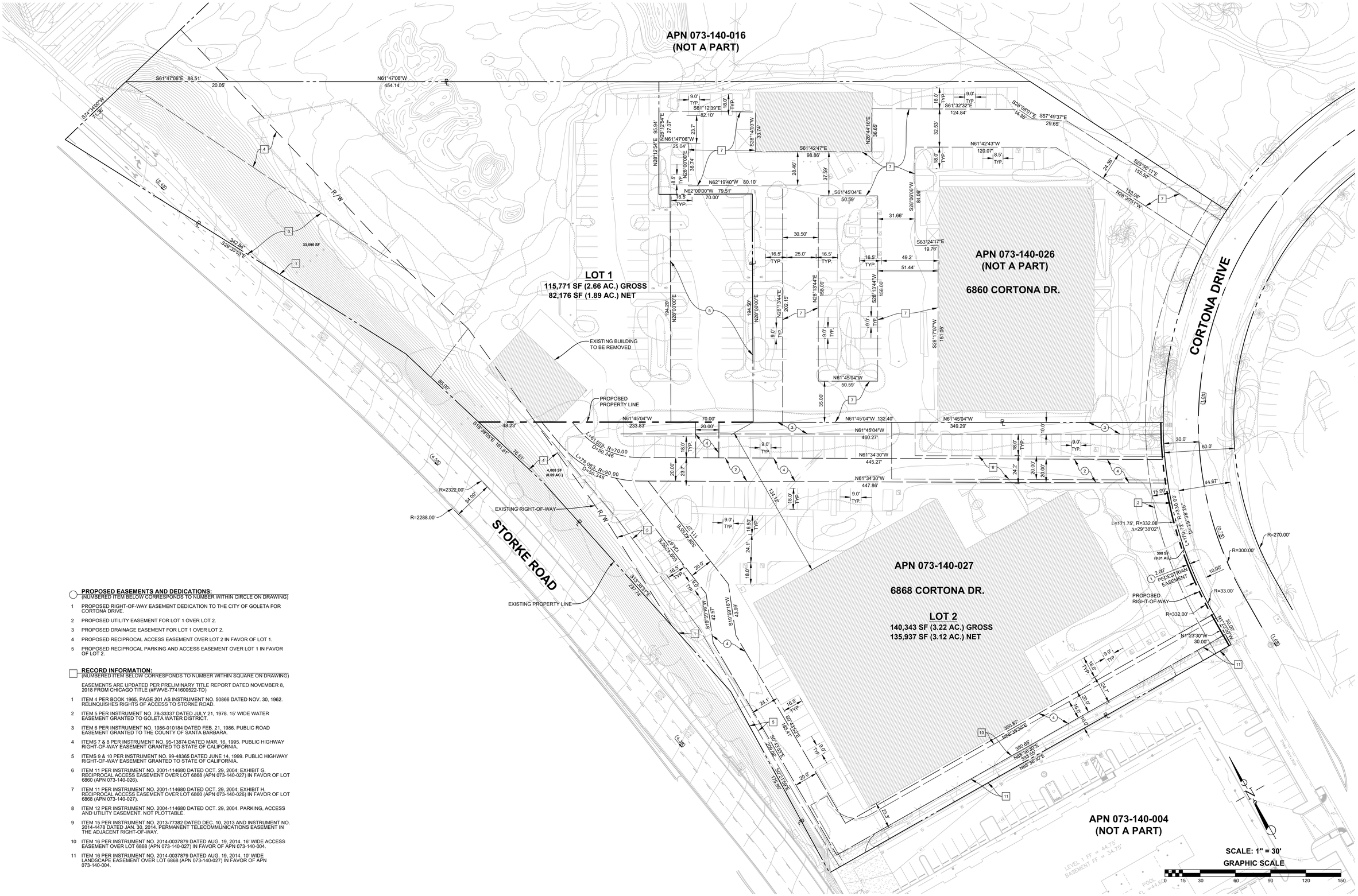
Sheet Title:
TITLE SHEET

Date: January 22, 2021
Project Number: 1199-01-Tesla
Sheet Number:
G-1



PROPOSED EASEMENTS AND DEDICATIONS:
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN CIRCLE ON DRAWING)

1 PROPOSED RIGHT-OF-WAY EASEMENT DEDICATION TO THE CITY OF GOLETA FOR CORTONA DRIVE.

2 PROPOSED UTILITY EASEMENT FOR LOT 1 OVER LOT 2.

3 PROPOSED DRAINAGE EASEMENT FOR LOT 1 OVER LOT 2.

4 PROPOSED RECIPROCAL ACCESS EASEMENT OVER LOT 2 IN FAVOR OF LOT 1.

5 PROPOSED RECIPROCAL PARKING AND ACCESS EASEMENT OVER LOT 1 IN FAVOR OF LOT 2.

RECORD INFORMATION:
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN SQUARE ON DRAWING)

EASEMENTS ARE UPDATED PER PRELIMINARY TITLE REPORT DATED NOVEMBER 8, 2018 FROM CHICAGO TITLE (#FWVE-7741600522-TD)

1 ITEM 4 PER BOOK 1965, PAGE 201 AS INSTRUMENT NO. 50866 DATED NOV. 30, 1962. RELINQUISHES RIGHTS OF ACCESS TO STORKE ROAD.

2 ITEM 5 PER INSTRUMENT NO. 78-33337 DATED JULY 21, 1978. 15' WIDE WATER EASEMENT GRANTED TO GOLETA WATER DISTRICT.

3 ITEM 6 PER INSTRUMENT NO. 1986-010184 DATED FEB. 21, 1986. PUBLIC ROAD EASEMENT GRANTED TO THE COUNTY OF SANTA BARBARA.

4 ITEMS 7 & 8 PER INSTRUMENT NO. 95-13874 DATED MAR. 16, 1995. PUBLIC HIGHWAY RIGHT-OF-WAY EASEMENT GRANTED TO STATE OF CALIFORNIA.

5 ITEMS 9 & 10 PER INSTRUMENT NO. 99-48365 DATED JUNE 14, 1999. PUBLIC HIGHWAY RIGHT-OF-WAY EASEMENT GRANTED TO STATE OF CALIFORNIA.

6 ITEM 11 PER INSTRUMENT NO. 2001-114680 DATED OCT. 29, 2004; EXHIBIT G. RECIPROCAL ACCESS EASEMENT OVER LOT 6868 (APN 073-140-027) IN FAVOR OF LOT 6860 (APN 073-140-026).

7 ITEM 11 PER INSTRUMENT NO. 2001-114680 DATED OCT. 29, 2004; EXHIBIT H. RECIPROCAL ACCESS EASEMENT OVER LOT 6860 (APN 073-140-026) IN FAVOR OF LOT 6868 (APN 073-140-027).

8 ITEM 12 PER INSTRUMENT NO. 2004-114680 DATED OCT. 29, 2004. PARKING, ACCESS AND UTILITY EASEMENT. NOT PLOTTABLE.

9 ITEM 15 PER INSTRUMENT NO. 2013-77382 DATED DEC. 10, 2013 AND INSTRUMENT NO. 2014-4478 DATED JAN. 30, 2014. PERMANENT TELECOMMUNICATIONS EASEMENT IN THE ADJACENT RIGHT-OF-WAY.

10 ITEM 16 PER INSTRUMENT NO. 2014-0037879 DATED AUG. 19, 2014. 16' WIDE ACCESS EASEMENT OVER LOT 6868 (APN 073-140-027) IN FAVOR OF APN 073-140-004.

11 ITEM 16 PER INSTRUMENT NO. 2014-0037879 DATED AUG. 19, 2014. 10' WIDE LANDSCAPE EASEMENT OVER LOT 6868 (APN 073-140-027) IN FAVOR OF APN 073-140-004.

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8614 Westwood Center Drive, Suite 1800
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Development Plan / Tentative Parcel Map Drawings for:
Goleta Energy Storage
6864 Cortona Drive
Goleta, California 93117

Sheet Title:
TENTATIVE SUBDIVISION MAP
PARCEL MAP No. 32,061

Date: January 22, 2021
Project Number: 1199-01-Tesla
Sheet Number:
TM-1

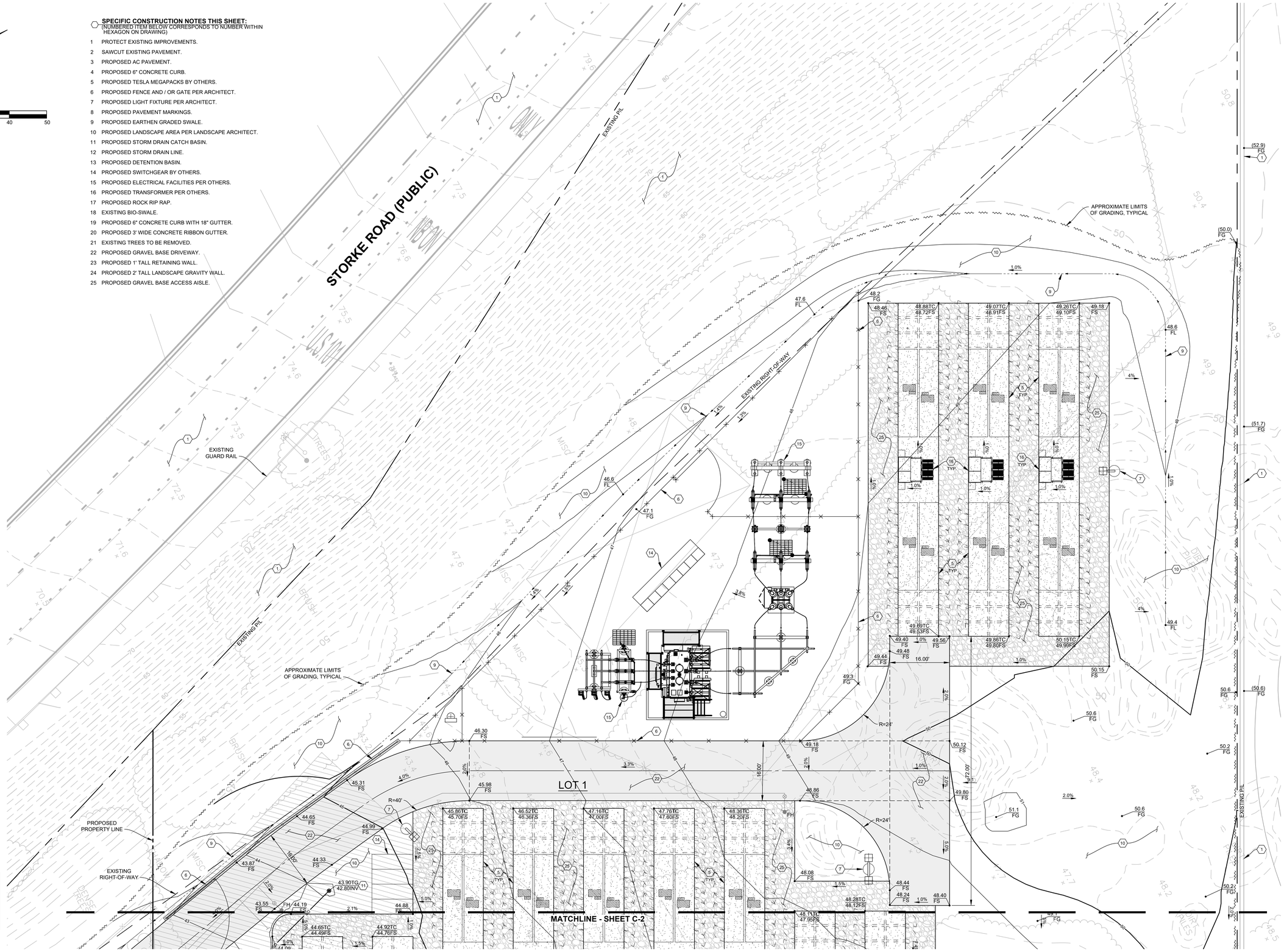
SCALE: 1" = 10'

GRAPHIC SCALE

0 5 10 20 30 40 50

SPECIFIC CONSTRUCTION NOTES THIS SHEET:
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

1 PROTECT EXISTING IMPROVEMENTS.
2 SAWCUT EXISTING PAVEMENT.
3 PROPOSED AC PAVEMENT.
4 PROPOSED 6" CONCRETE CURB.
5 PROPOSED TESLA MEGAPACKS BY OTHERS.
6 PROPOSED FENCE AND / OR GATE PER ARCHITECT.
7 PROPOSED LIGHT FIXTURE PER ARCHITECT.
8 PROPOSED PAVEMENT MARKINGS.
9 PROPOSED EARTHEN GRADED SWALE.
10 PROPOSED LANDSCAPE AREA PER LANDSCAPE ARCHITECT.
11 PROPOSED STORM DRAIN CATCH BASIN.
12 PROPOSED STORM DRAIN LINE.
13 PROPOSED DETENTION BASIN.
14 PROPOSED SWITCHGEAR BY OTHERS.
15 PROPOSED ELECTRICAL FACILITIES PER OTHERS.
16 PROPOSED TRANSFORMER PER OTHERS.
17 PROPOSED ROCK RIP RAP.
18 EXISTING BIO-SWALE.
19 PROPOSED 6" CONCRETE CURB WITH 18" GUTTER.
20 PROPOSED 3' WIDE CONCRETE RIBBON GUTTER.
21 EXISTING TREES TO BE REMOVED.
22 PROPOSED GRAVEL BASE DRIVEWAY.
23 PROPOSED 1' TALL RETAINING WALL.
24 PROPOSED 2' TALL LANDSCAPE GRAVITY WALL.
25 PROPOSED GRAVEL BASE ACCESS AISLE.



IMPORTANT NOTICE

ALL UTILITY LOCATIONS ARE APPROXIMATE CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

CALL TOLL FREE 1-800-422-4133

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Consultant:
REGISTERED PROFESSIONAL ENGINEER ROBERT A. SCHOLL CIVIL STATE OF CALIFORNIA
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GOLETA ENERGY STORAGE

Developer:
AltaGas / Goleta Energy Storage LLC
8614 Westwood Center Drive, Suite 1800
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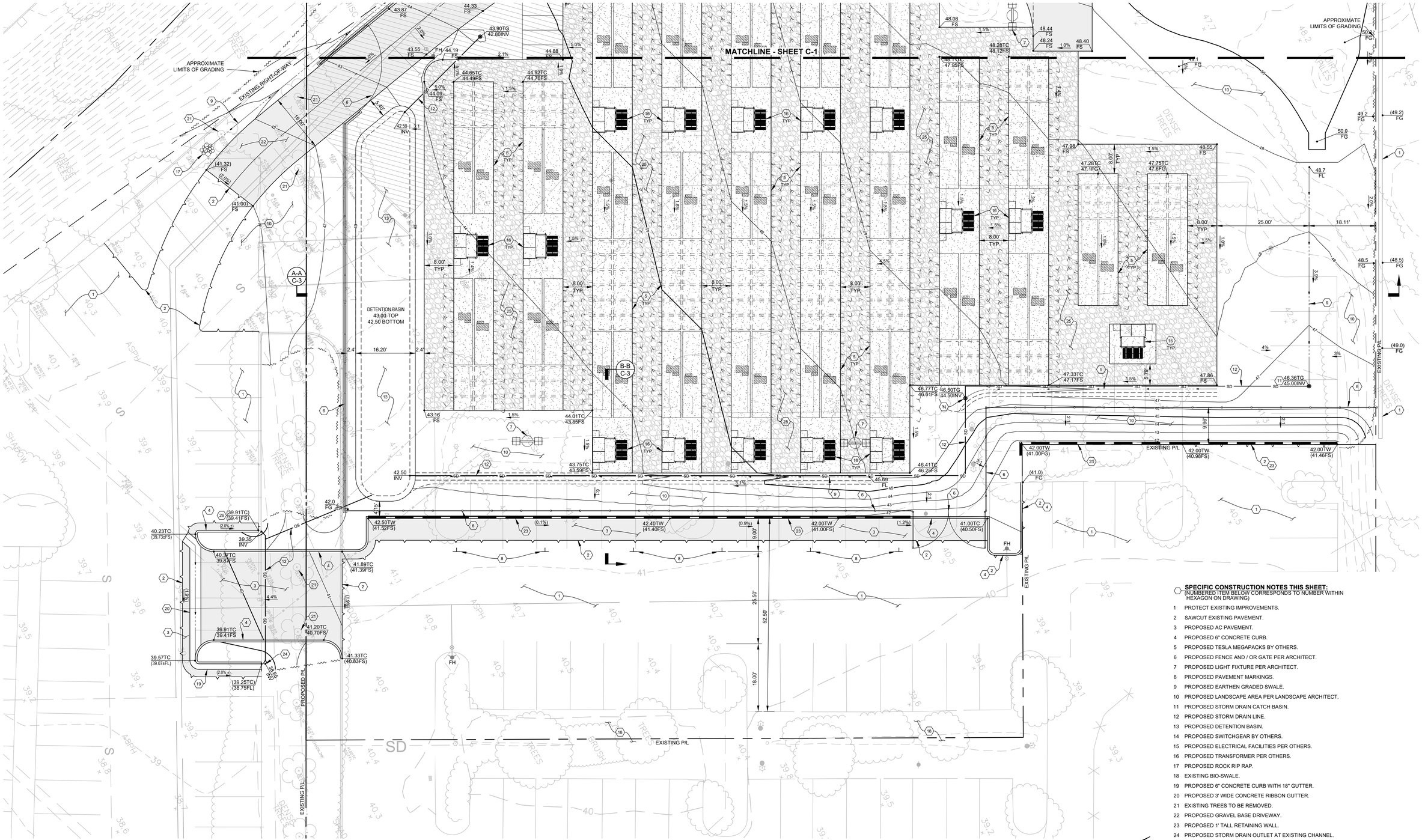
Development Plan / Tentative Parcel Map Drawings for:
Goleta Energy Storage
6864 Cortona Drive
Goleta, California 93117

Sheet Title:
PRELIMINARY GRADING PLAN

Date: January 22, 2021
Project Number: 1199-01-Tesla
Sheet Number:
C-1



SPECIFIC CONSTRUCTION NOTES THIS SHEET:
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

1. PROTECT EXISTING IMPROVEMENTS.
2. SAWCUT EXISTING PAVEMENT.
3. PROPOSED AC PAVEMENT.
4. PROPOSED 6" CONCRETE CURB.
5. PROPOSED TESLA MEGAPACKS BY OTHERS.
6. PROPOSED FENCE AND / OR GATE PER ARCHITECT.
7. PROPOSED LIGHT FIXTURE PER ARCHITECT.
8. PROPOSED PAVEMENT MARKINGS.
9. PROPOSED EARTHEN GRADED SWALE.
10. PROPOSED LANDSCAPE AREA PER LANDSCAPE ARCHITECT.
11. PROPOSED STORM DRAIN CATCH BASIN.
12. PROPOSED STORM DRAIN LINE.
13. PROPOSED DETENTION BASIN.
14. PROPOSED SWITCHGEAR BY OTHERS.
15. PROPOSED ELECTRICAL FACILITIES PER OTHERS.
16. PROPOSED TRANSFORMER PER OTHERS.
17. PROPOSED ROCK RIP RAP.
18. EXISTING BIO-SWALE.
19. PROPOSED 6" CONCRETE CURB WITH 18" GUTTER.
20. PROPOSED 3' WIDE CONCRETE RIBBON GUTTER.
21. EXISTING TREES TO BE REMOVED.
22. PROPOSED GRAVEL BASE DRIVEWAY.
23. PROPOSED 1' TALL RETAINING WALL.
24. PROPOSED STORM DRAIN OUTLET AT EXISTING CHANNEL.
25. PROPOSED GRAVEL BASE ACCESS AISLE.
26. PROPOSED CURB OPENING INLET.

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SCALE: 1" = 10'

GRAPHIC SCALE

0 5 10 20 30 40 50

omni DESIGN GROUP
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Consultant:

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FLOWERS & ASSOCIATES, INC.
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CONSTRUCTION ENGINEERING
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Santa Barbara, CA 93103
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Developer:
GOLETA ENERGY STORAGE
AltaGas / Goleta Energy Storage LLC
8614 Westwood Center Drive, Suite 1800
Vienna, Virginia 22182

Development Plan / Tentative Parcel Map Drawings for:

Goleta Energy Storage
6864 Cortona Drive
Goleta, California 93117

Sheet Title:

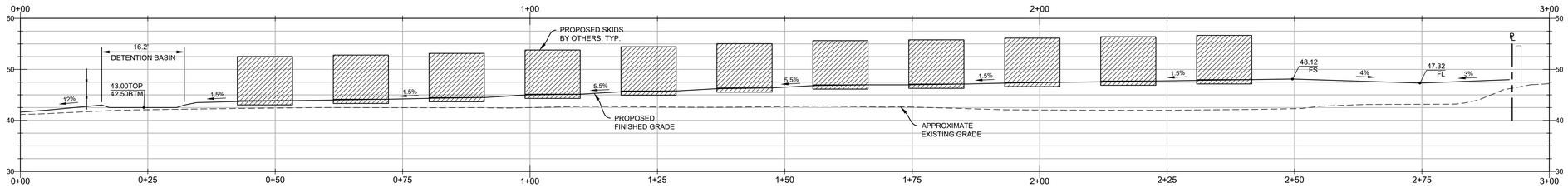
PRELIMINARY GRADING PLAN

Date: January 22, 2021

Project Number: 1199-01-Tesla

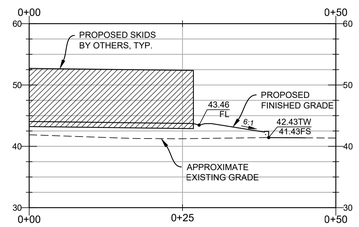
Sheet Number:

C-2



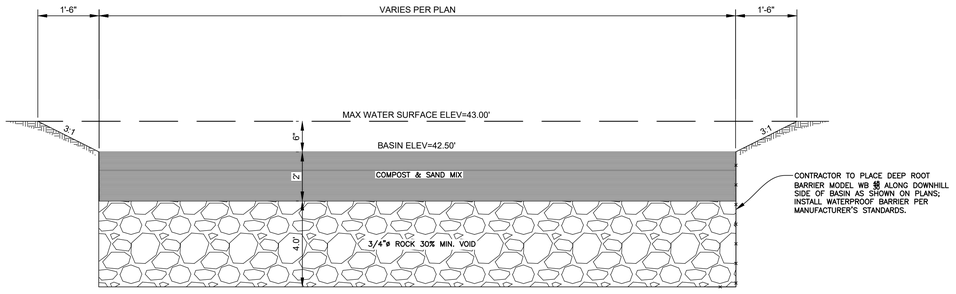
SECTION A-A

SCALE: 1" = 10' HORIZ. & VERT.



SECTION B-B

SCALE: 1" = 10' HORIZ. & VERT.



NOTES:

1. CONTRACTOR SHALL INSTALL 36" MINIMUM OF ¾" WASHED FLOAT ROCK PERMEABLE MATERIAL IN BOTTOM OF PREPARED EXCAVATION FOR THE BIO-RETENTION FACILITY AS SHOWN.
2. AFTER INSTALLATION OF PERFORATED PIPE SUBDRAIN MANIFOLD, CONTRACTOR SHALL PLACE 18" MINIMUM OF TOPSOIL AND COMPOST MIX ON TOP OF THE GRAVEL LAYER AS SHOWN. MIX TO BE PER PROJECT CLEAN WATER SPECIFICATIONS FOR TOPSOIL COMPOST MIX.

TYPICAL BIO-RETENTION BASIN SECTION

NOT TO SCALE

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GOLETA ENERGY STORAGE

Developer:
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8614 Westwood Center Drive, Suite 1800
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Development Plan / Tentative Parcel Map Drawings for:
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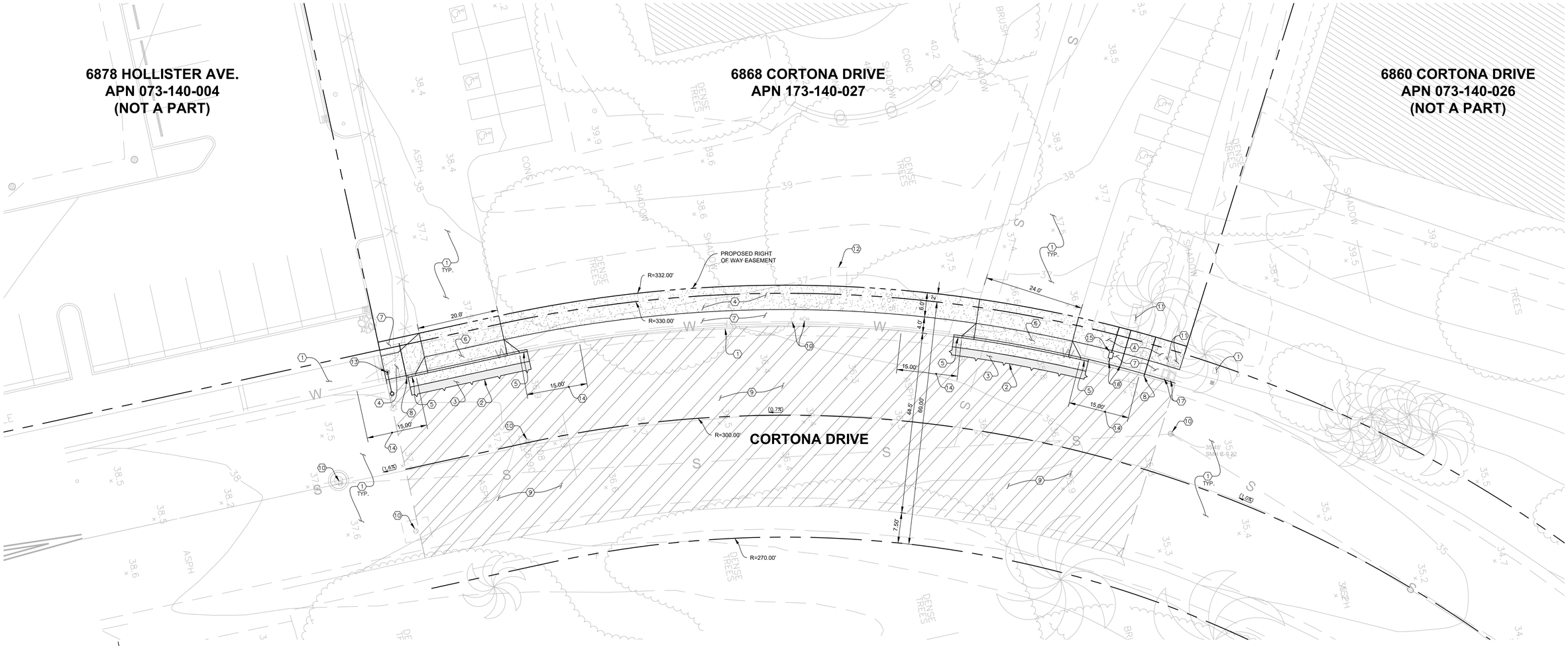
Goleta, California 93117

Sheet Title:
PRELIMINARY SECTIONS

Date: January 22, 2021
Project Number: 1199-01-Tesla
Sheet Number:
C-3



SCALE: 1" = 10'

GRAPHIC SCALE

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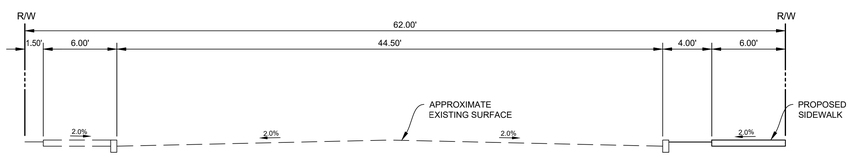

PROPOSED TYPICAL CORTONA DRIVE ROAD SECTION

NOT TO SCALE

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SPECIFIC CONSTRUCTION NOTES THIS SHEET:
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

1 PROTECT EXISTING SURFACE IMPROVEMENTS.

2 SAWCUT EXISTING PAVEMENT.

3 PROPOSED AC PAVEMENT.

4 PROPOSED CONCRETE SIDEWALK.

5 PROPOSED 6" CURB.

6 PROPOSED DRIVEWAY PER COUNTY OF SANTA BARBARA COUNTY STANDARD DETAILS 4-010 AND 4-040.

7 PROPOSED LANDSCAPE AREA PER LANDSCAPE ARCHITECT.

8 PROPOSED PARKWAY DRAIN PER GREENBOOK STANDARD DETAIL 151-2.

9 PROPOSED SLURRY SEAL.

10 PROTECT EXISTING UTILITIES.

11 EXISTING BACKFLOW PREVENTERS WITHIN RIGHT OF WAY TO BE RELOCATED BEHIND RIGHT OF WAY. SEE UTILITY PLAN SHEET U-1 FOR MORE INFORMATION.

12 EXISTING SIGN TO BE REMOVED AND RELOCATED BEHIND RIGHT OF WAY PER ARCHITECT'S PLANS AND SPECIFICATIONS.

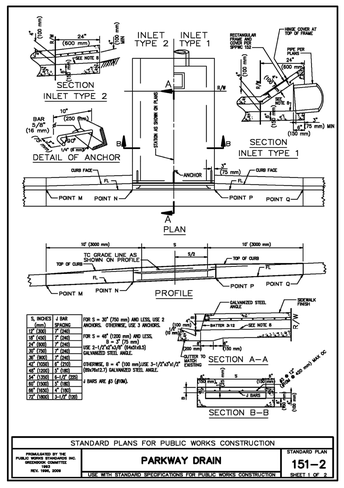
13 REMOVE EXISTING STREET LIGHT AND REPLACE WITH CITY OF GOLETA STANDARD STREET LIGHT AT 2'-0" BEHIND CURB FACE.

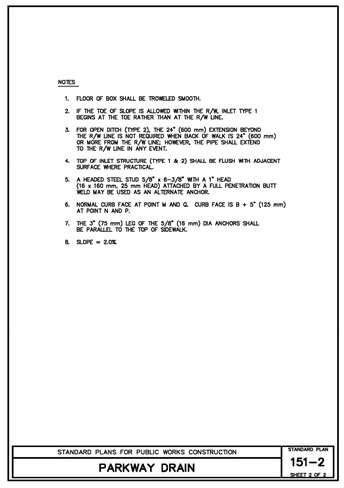
14 PROPOSED CURB TO BE PAINTED RED TO LIMITS SHOWN ON PLAN.

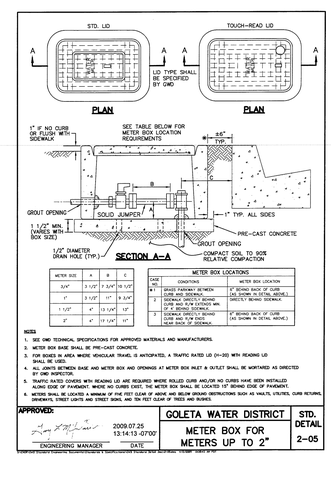
15 PROPOSED WATER METER PER GOLETA WATER DISTRICT STANDARD DETAIL 2-05.

16 PROPOSED WATER AND FIRE WATER CONNECTION.

17 EXISTING WATER METERS TO REMAIN.







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Consultant:

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Developer:

GOLETA ENERGY STORAGE
AltaGas / Goleta Energy Storage LLC
8614 Westwood Center Drive, Suite 1800
Vienna, Virginia 22182

Development Plan / Tentative Parcel Map Drawings for:

Goleta Energy Storage
6864 Cortona Drive
Goleta, California 93117

Sheet Title:

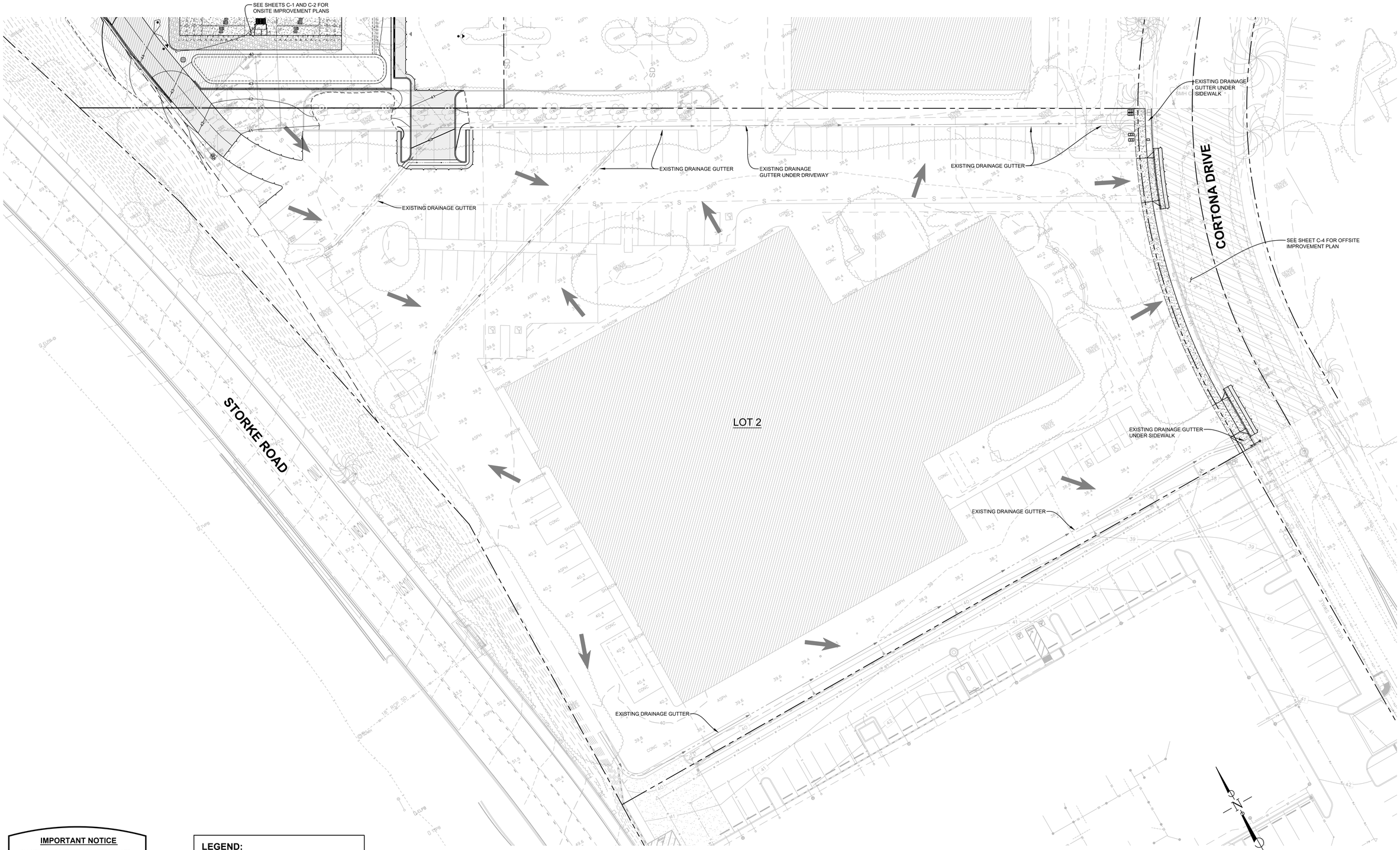
PRELIMINARY OFFSITE IMPROVEMENT PLAN

Date: January 22, 2021

Project Number: 1199-01-Tesla

Sheet Number:

C-4



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LEGEND:

DRAINAGE FLOW DIRECTION

EXISTING GUTTER FLOWLINE

ARCHITECTURE
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email: omni@odgsb.com
omni DESIGN GROUP

Consultant:

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. SCHOLL
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STATE OF CALIFORNIA

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GOLETA ENERGY STORAGE

Developer:

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8614 Westwood Center Drive, Suite 1800
Vienna, Virginia 22182

Development Plan / Tentative Parcel Map Drawings for:

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6864 Cortona Drive
Goleta, California 93117

Sheet Title:

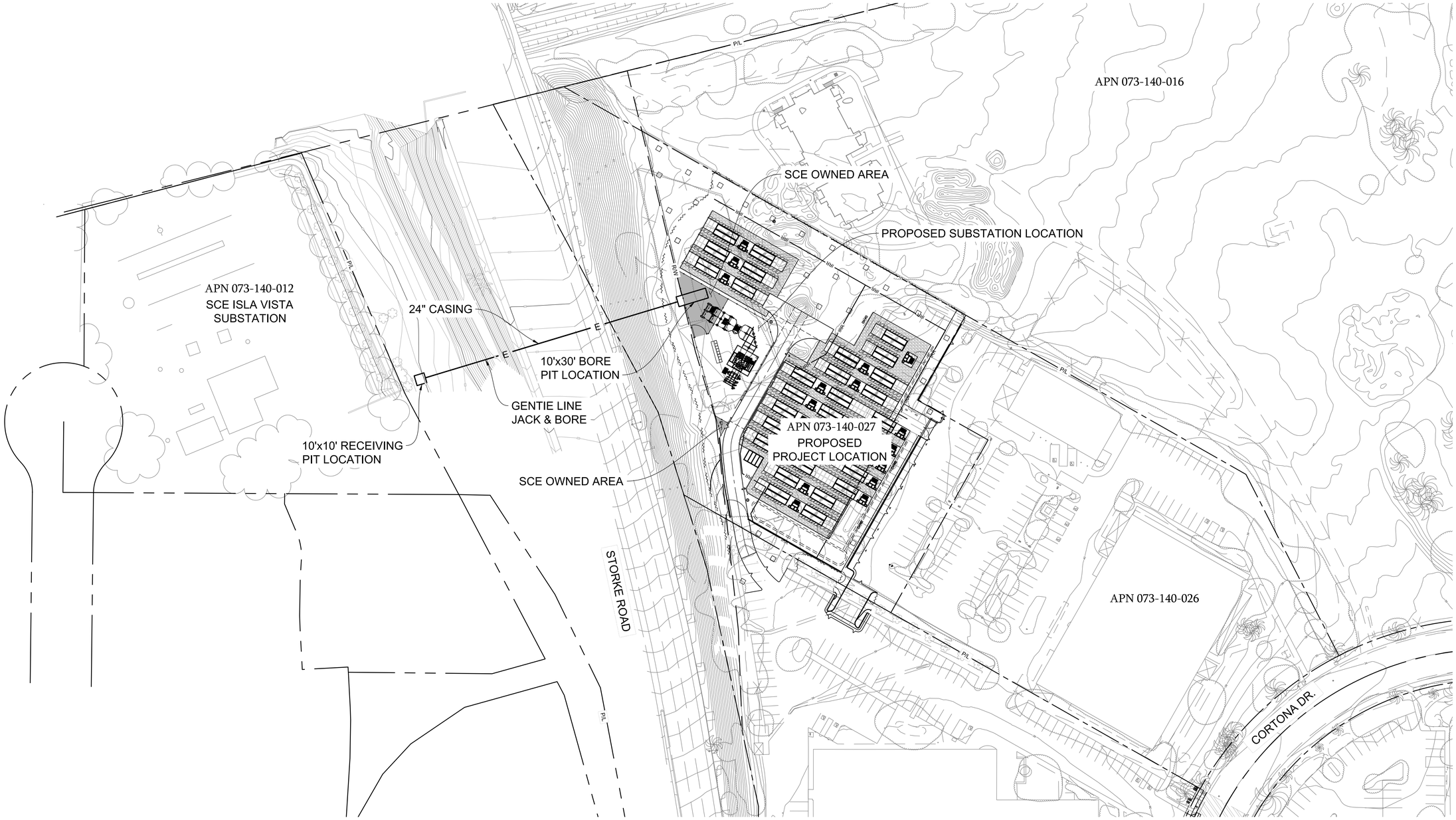
LOT 2 EXISTING CONDITIONS PLAN

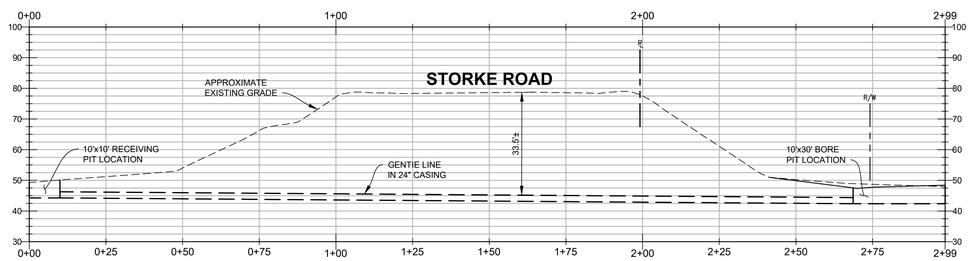
Date: January 22, 2021

Project Number: 1199-01-Tesla

Sheet Number:

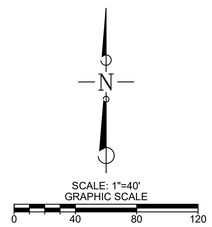
C-5





GENTIE LINE SECTION

SCALE: 1" = 20' HORIZ. & VERT.



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PRELIMINARY
NOT FOR CONSTRUCTION

Developer:

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8614 Westwood Center Drive, Suite 1800
Vienna, Virginia 22182

Development Plan / Tentative Parcel Map Drawings for:

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Goleta, California 93117

Sheet Title:

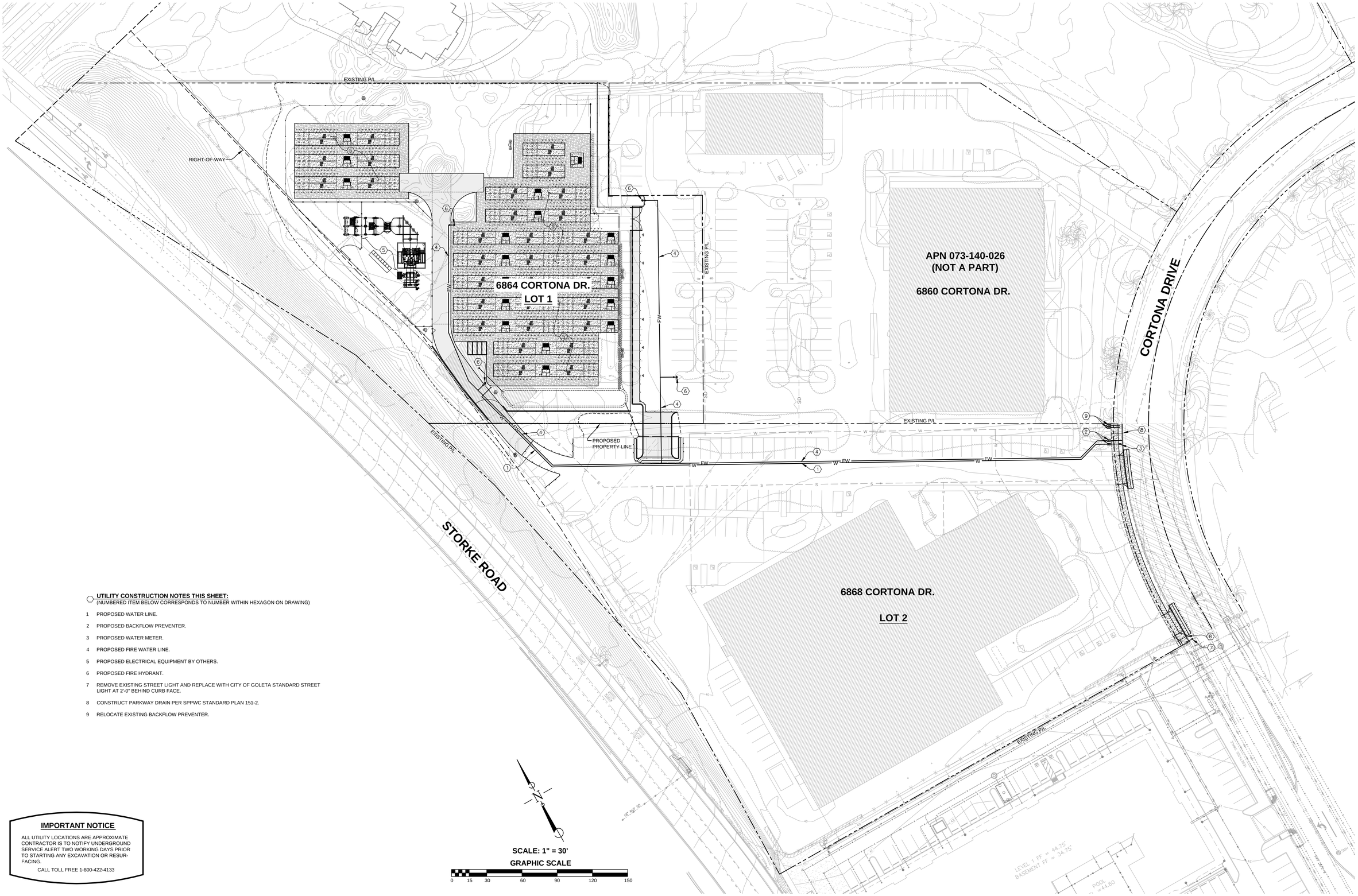
STORKE ROAD UTILITY PLAN

Date: January 22, 2021

Project Number: 1199-01-Tesla

Sheet Number:

C-6



UTILITY CONSTRUCTION NOTES THIS SHEET:
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

1 PROPOSED WATER LINE.
2 PROPOSED BACKFLOW PREVENTER.
3 PROPOSED WATER METER.
4 PROPOSED FIRE WATER LINE.
5 PROPOSED ELECTRICAL EQUIPMENT BY OTHERS.
6 PROPOSED FIRE HYDRANT.
7 REMOVE EXISTING STREET LIGHT AND REPLACE WITH CITY OF GOLETA STANDARD STREET LIGHT AT 2'-0" BEHIND CURB FACE.
8 CONSTRUCT PARKWAY DRAIN PER SPPWC STANDARD PLAN 151-2.
9 RELOCATE EXISTING BACKFLOW PREVENTER.

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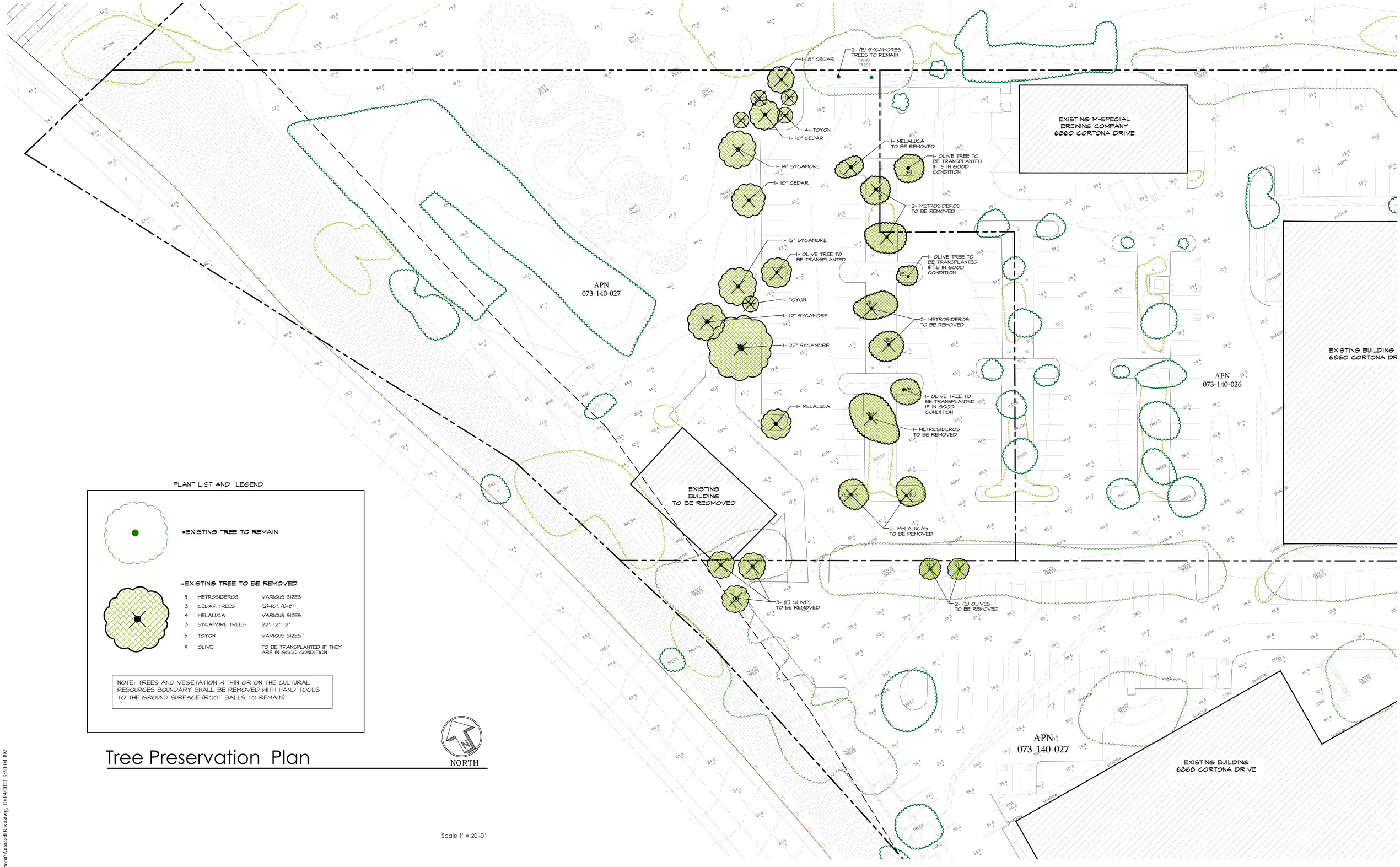
Sheet Title:
PRELIMINARY UTILITY PLAN

Date: January 22, 2021
Project Number: 1199-01-Tesla
Sheet Number:
U-1

PLOTTED: Wednesday, January 20, 2021 10:00:25 AM 1912_PRELIM U-1.DWG



PLANT LIST AND LEGEND

=EXISTING TREE TO REMAIN

=EXISTING TREE TO BE REMOVED

5	METROSIDEROS	VARIOUS SIZES
3	CEDAR TREES	(2)-10", (1)-8"
4	MELALUCA	VARIOUS SIZES
3	SYCAMORE TREES	22", 12", 12"
5	TOYON	VARIOUS SIZES
9	OLIVE	TO BE TRANSPLANTED IF THEY ARE IN GOOD CONDITION

NOTE: TREES AND VEGETATION WITHIN OR ON THE CULTURAL RESOURCES BOUNDARY SHALL BE REMOVED WITH HAND TOOLS TO THE GROUND SURFACE (ROOT BALLS TO REMAIN).

Tree Preservation Plan

Scale 1" = 20'-0"

N:\EFD1\Projects\Goleta Energy Storage-Cortona\Autocad\Base.dwg, 10/19/2021 3:50:04 PM

ARCHITECTURE
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Consultant:
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LANDSCAPE ARCHITECTURE · LAND PLANNING · URBAN DESIGN
1227 DE LA VINA ST. SANTA BARBARA, CALIFORNIA. 93101
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Developer:
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Development Plan / Tentative Parcel Map Drawings for:

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6864 Cortona Drive
Goleta, California 93117

Sheet Title: Tree Preservation Plan

REGISTERED LANDSCAPE ARCHITECT SAM E. MAPES No. 2703 Signature Date STATE OF CALIFORNIA

Date: July 16, 2021

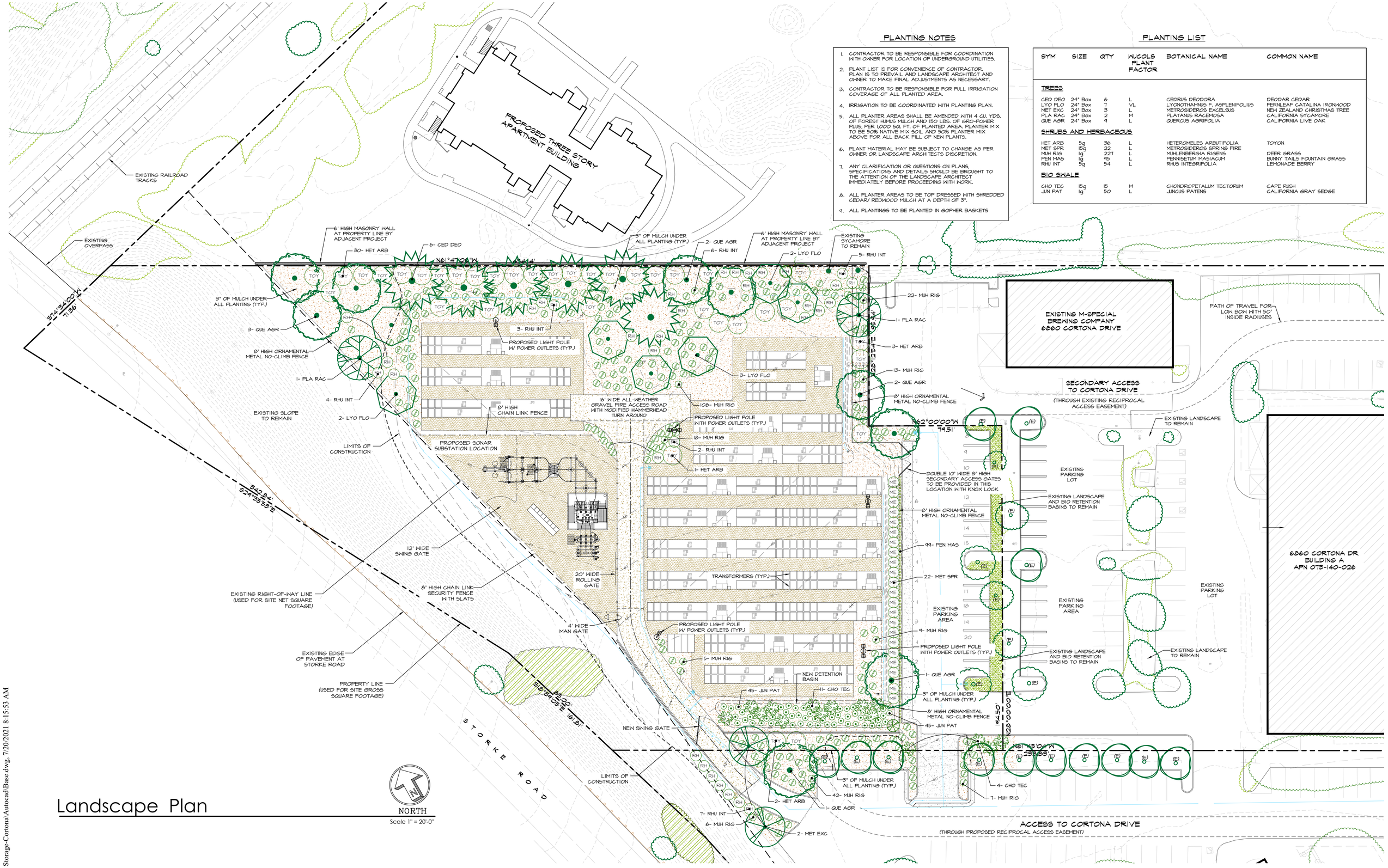
Project Number: 1199-01-Tesla

Sheet Number:

DP- L-1

PROGRESS SET

403



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".
9. ALL PLANTINGS TO BE PLANTED IN GOPHER BASKETS

PLANTING LIST

SYM	SIZE	QTY	WUCOLS PLANT FACTOR	BOTANICAL NAME	COMMON NAME
TREES					
CED DEO	24" Box	6	L	CEDRUS DEODORA	DEODAR CEDAR
LYO FLO	24" Box	7	VL	LYONOTHAMNUS F. ASPLENIFOLIUS	FERNLEAF CATALINA IRONWOOD
MET EXC	24" Box	3	L	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE
PLA RAC	24" Box	2	M	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
QUE AGR	24" Box	9	L	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK
SHRUBS AND HERBACEOUS					
HET ARB	5g	36	L	HETEROMELES ARBUTIFOLIA	TOYON
MET SPR	15g	22	L	METROSIDEROS SPRING FIRE	
MUH RIG	1g	227	L	MUHLENBERGIA RIGENS	DEER GRASS
PEN MAS	1g	95	L	PENNISETUM MASIACUM	BUNNY TAILS FOUNTAIN GRASS
RHU INT	5g	54	L	RHUS INTEGRIFOLIA	LEMONADE BERRY
BIO SWALE					
CHO TEC	15g	15	M	CHONDROPETALUM TECTORUM	CAPE RUSH
JUN PAT	1g	50	L	JUNCUS PATENS	CALIFORNIA GRAY SEDGE

Landscape Plan

ARCHITECTURE
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Developer:
GOLETA ENERGY STORAGE
AltaGas / Goleta Energy Storage LLC
8614 Westwood Center Drive, Suite 1800
Vienna, Virginia 22182

Development Plan / Tentative Parcel Map Drawings for:
Goleta Energy Storage
6864 Cortona Drive
Goleta, California 93117

Sheet Title:
Landscape Plan

REGISTERED LANDSCAPE ARCHITECT
SAM W. MARTIN
No. 2703
Signature
Date
STATE OF CALIFORNIA

Date: July 16, 2021
Project Number: 1199-01-Tesla
Sheet Number:
DP- L-2
PROGRESS SET 404

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WATER EFFICIENT LANDSCAPE WORKSHEET

Goleta Energy storage
6864 & 6868 Cortona Drive
Goleta, CA
1/19/21

Prepared according to the California Code of Regulations, Chapter 2.7. Model Water Efficient Landscape Ordinance (rev. 12/1/15)
by Earthform Design, Landscape Architects.

Reference evapotranspiration (Eto) for Santa Barbara **40.6**

SECTION A. HYDROZONE INFORMATION TABLE —

HYDRO ZONE #	PLANT TYPE	Wucols plant factor (PF)	irrigation method	irr. effic. (IE)	ETAF (PF/IE)	area (HA) (sq ft)		ETAF x Area		Estimated Total water Use (ETWU) Eto x 0.62 x ETAF x Area	% of landscape
Regular Landscape Areas											
1	low use, shrubs and groundcovers	0.3	Drip	0.81	0.37	13,337		4940		124,340	86.7%
2	medium use shrubs (BIO SWALE)	0.4	SPRAY	0.75	0.53	1,582		844		21,238	10.3%
3	Low use trees	0.3	Drip	0.81	0.37	384		142		3,580	2.5%
4	medium use trees	0.4	Drip	0.81	0.49	80		40		994	0.5%
					TOTALS	**15,383**	**(A)**	**5965**	**(B)**	**150,153**	**100.00%**
Special Landscape areas (SLA)											
	n/a				1	0	**(C)**	0	**(D)**		

TOTAL LANDSCAPE AREA	15383
TOTAL ETAF	5965
ETWU TOTAL	**150,153**
MAWA TOTAL	**174,249**

ETWU COMPLIES WITH MAWA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATIONS

MAWA = (Eto) (0.62) [(0.55 x LA) + ((1-ETAF) x SLA)]
Annual Eto for Santa Barbara is 40.6
where:

MAWA	Maximum Applied Water Allowance (gallons per year)
Eto	Reference Evapotranspiration from Appendix A (inches per year)
0.55	ET Adjustment Factor (ETAF) *revised effective June 1, 2015* FOR RESIDENTIAL AREAS
0.45	ET Adjustment Factor (ETAF) *revised effective June 1, 2015* FOR COMMERCIAL AREAS
LA	Landscaped Area includes Special Landscape Area (square feet)
0.62	Conversion factor (to gallons per square foot)
SLA	Portion of the landscape area identified as Special Landscape Area (square feet)
0.45	the additional ET Adjustment Factor for Special Landscape Area * revised effective June 1, 2015* AND FOR NON RESIDENTIAL AREAS
ETAF	Estimated Total Adjustment Factor

MAWA CALCULATIONS:

Eto		conv. Factor	ETAF		LA		1-ETAF	SLA		
40.6	x	0.62	0.45	x	15,383	+	1- .45	0		
							0.55	0		
		25		x	6922	+	0			
								total		174,249

ESTIMATED TOTAL WATER USE (ETWU) CALCULATIONS:
ETWU = (Eto)(0.62) (ETAF) (AREA)
Annual Eto for Santa Barbara is 40.6
where:

ETWU	=	Estimated total water use per year (gallons per year)
ETo	=	Reference Evapotranspiration (inches per year)
PF	=	Plant Factor from WUCOLS
HA	=	Hydrozone Area [high, medium, and low water use areas] (square feet)
0.62	=	Conversion Factor
IE	=	Irrigation Efficiency (minimum 0.71)
SLA	=	Special Landscape Area (square feet)
ETAF	=	EvapoTranspiration Adjustment Factor

ETAF CALCULATIONS:

Regular Landscape Areas

TOTAL ETAF X Area	(B)	5,965	
TOTAL Area	(A)	15,383	
Average ETAF	B / A	**0.39**	

AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS
MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND
0.45 OR BELOW FOR NON-RESIDENTIAL AREAS

All Landscape Areas

TOTAL ETAF X Area	(B + D)	5965
TOTAL Area	(A + C)	15383
Sitewide ETAF	(B+D) / (A + C)	**0.39**

HYDRO ZONE LEGEND

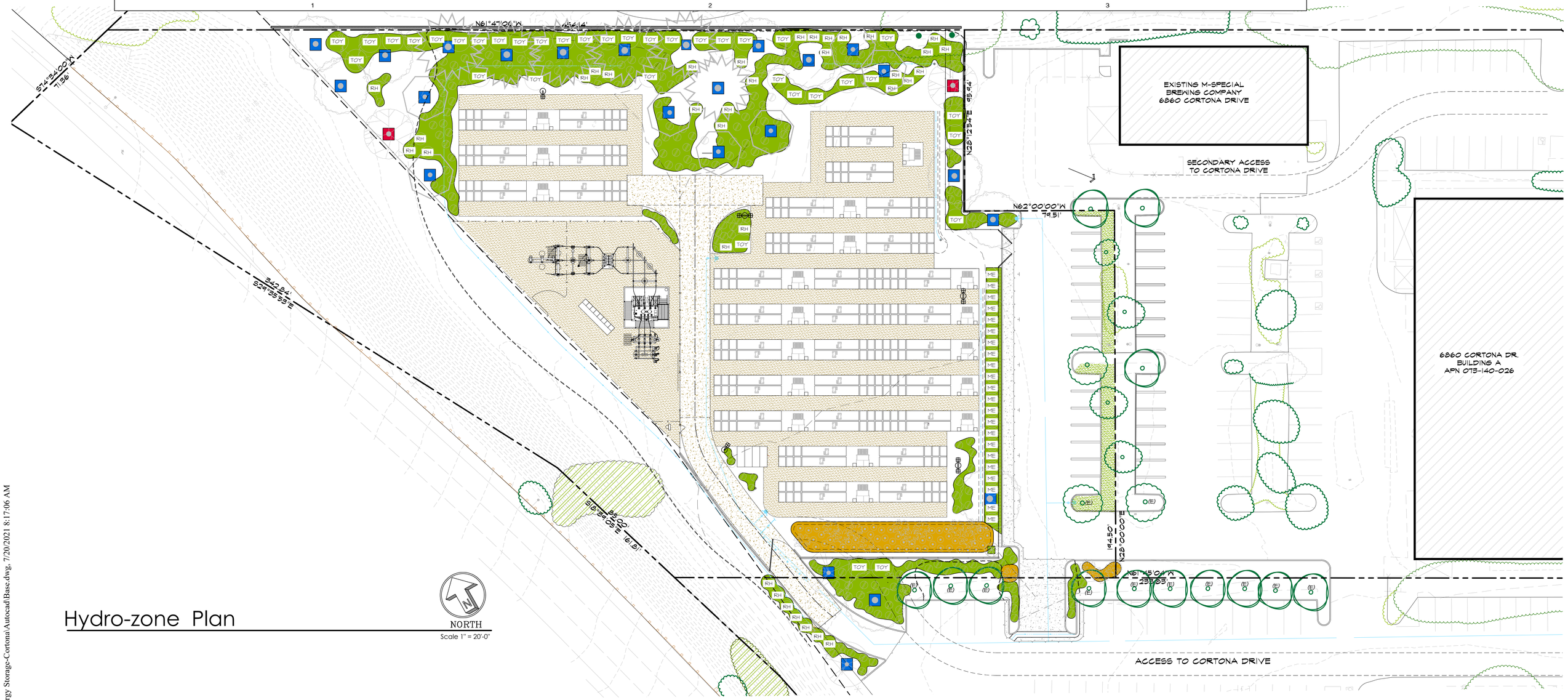
ZONE 1 =13,337 S.F.
LOW USE SHRUBS AND GROUNDCOVERS

ZONE 2 =1,582 S.F.
MEDIUM USE SHRUBS

ZONE 3 =384 S.F.
LOW USE TREES

ZONE 4 =80 S.F.
MEDIUM USE TREES

TOTAL LANSCAPE AREA: =15,383 S.F.



Hydro-zone Plan

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Development Plan / Tentative Parcel Map Drawings for:
Goleta Energy Storage
6864 Cortona Drive
Goleta, California 93117

Sheet Title:
Hydrozone Plan

REGISTERED LANDSCAPE ARCHITECT
SAM W. MARTIN
No. 2703
Signature
Date
STATE OF CALIFORNIA

Date: July 16, 2021
Project Number: 1199-01-Tesla
Sheet Number:
DP- L-3
PROGRESS SET

405

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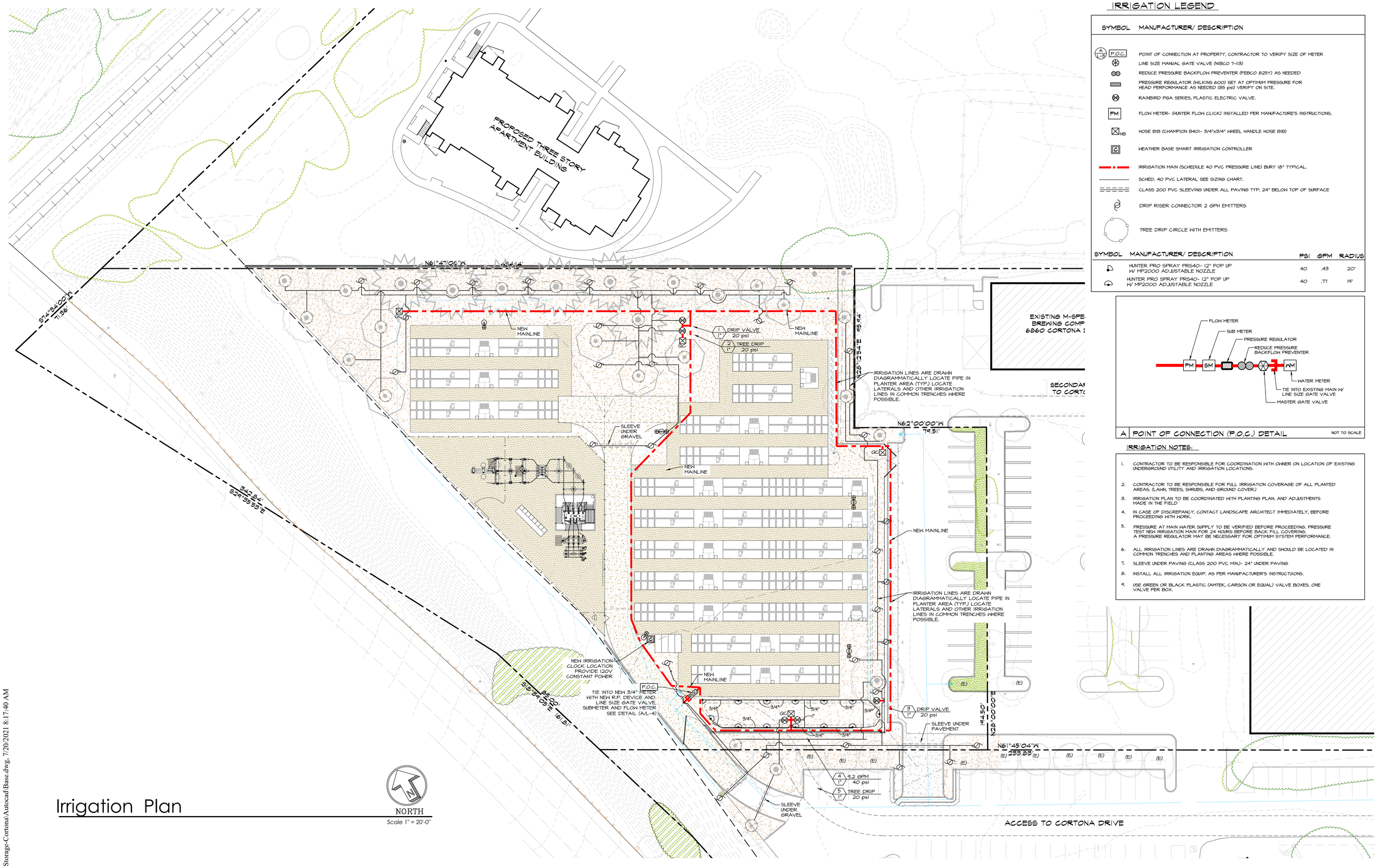

Irrigation Plan

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/ DESCRIPTION
A L-3 P.O.C.	POINT OF CONNECTION AT PROPERTY, CONTRACTOR TO VERIFY SIZE OF METER
	LINE SIZE MANUAL GATE VALVE (NIBCO T-113)
	REDUCE PRESSURE BACKFLOW PREVENTER (FEBCO 825Y) AS NEEDED
	PRESSURE REGULATOR (WILKINS 600) SET AT OPTIMUM PRESSURE FOR HEAD PERFORMANCE AS NEEDED (85 psi) VERIFY ON SITE.
	RAINBIRD PGA SERIES, PLASTIC ELECTRIC VALVE.
FM	FLOW METER- (HUNTER FLOW CLICK) INSTALLED PER MANUFACTURE'S INSTRUCTIONS.
HB	HOSE BIB (CHAMPION B40)- 3/4"x3/4" WHEEL HANDLE HOSE BIB)
	WEATHER BASE SMART IRRIGATION CONTROLLER
	IRRIGATION MAIN (SCHEDULE 40 PVC PRESSURE LINE) BURY 18" TYPICAL.
	SCHED. 40 PVC LATERAL SEE SIZING CHART.
	CLASS 200 PVC SLEEVING UNDER ALL PAVING TYP. 24" BELOW TOP OF SURFACE
	DRIP RISER CONNECTOR 2 GPH EMITTERS
	TREE DRIP CIRCLE WITH EMITTERS

SYMBOL	MANUFACTURER/ DESCRIPTION	PSI	GPM	RADIUS
	HUNTER PRO SPRAY PRS40- 12" POP UP W/ MP2000 ADJUSTABLE NOZZLE	40	.43	20'
	HUNTER PRO SPRAY PRS40- 12" POP UP W/ MP2000 ADJUSTABLE NOZZLE	40	.77	19'

A POINT OF CONNECTION (P.O.C.) DETAIL NOT TO SCALE

IRRIGATION NOTES:

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER ON LOCATION OF EXISTING UNDERGROUND UTILITY AND IRRIGATION LOCATIONS.
2. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREAS. (LAWN, TREES, SHRUBS, AND GROUND COVER)
3. IRRIGATION PLAN TO BE COORDINATED WITH PLANTING PLAN, AND ADJUSTMENTS MADE IN THE FIELD
4. IN CASE OF DISCREPANCY, CONTACT LANDSCAPE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH WORK.
5. PRESSURE AT MAIN WATER SUPPLY TO BE VERIFIED BEFORE PROCEEDING. PRESSURE TEST NEW IRRIGATION MAIN FOR 24 HOURS BEFORE BACK FILL COVERING. A PRESSURE REGULATOR MAY BE NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE.
6. ALL IRRIGATION LINES ARE DRAWN DIAGRAMMATICALLY AND SHOULD BE LOCATED IN COMMON TRENCHES AND PLANTING AREAS WHERE POSSIBLE.
7. SLEEVE UNDER PAVING (CLASS 200 PVC MIN)- 24" UNDER PAVING
8. INSTALL ALL IRRIGATION EQUIP. AS PER MANUFACTURER'S INSTRUCTIONS.
9. USE GREEN OR BLACK PLASTIC (AMTEK, CARSON OR EQUAL) VALVE BOXES. ONE VALVE PER BOX.

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Development Plan / Tentative Parcel Map Drawings for:
Goleta Energy Storage
6864 Cortona Drive
Goleta, California 93117

Sheet Title:
Schematic Irrigation Plan

REGISTERED LANDSCAPE ARCHITECT
SAM W. MARTIN
No. 2703
Signature
Date
STATE OF CALIFORNIA

Date: July 16, 2021
Project Number: 1199-01-Tesla
Sheet Number:
DP- L-4
PROGRESS SET

406

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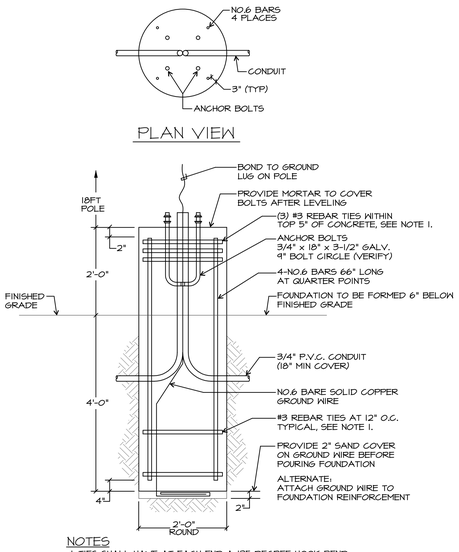
Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	S1	0	Lithonia Lighting	DSX0 LED P3 40K RCCO MVOLT, SSS 18' 4C DM19AS FGL	DSX0 LED P3 40K RCCO MVOLT, Festoon GFI Outlet, Less Electric	LED	1	5153	0.95	71
	S2	1	Lithonia Lighting	DSX0 LED P3 40K T3M MVOLT, SSS 18' 4C DM19AS FGL	DSX0 LED P3 40K T3M MVOLT, Festoon GFI Outlet, Less Electric	LED	1	8205	0.95	71
	S3	1	Lithonia Lighting	DSX0 LED P3 40K TFTM MVOLT HS	DSX0 LED P3 40K TFTM MVOLT with houseside shield	LED	1	6595	0.95	71
	S4	3	Lithonia Lighting	DSX0 LED P3 40K T3M MVOLT, SSS 18' 4C DM28AS FGL	DSX0 LED P3 40K T3M MVOLT, Festoon GFI Outlet, Less Electric	LED	1	8205	0.95	142

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
SITE	+	0.7 fc	3.5 fc	0.0 fc	N/A	N/A

LIGHTING NOTES:

1 FIXTURES MOUNTED AT 20FT, ABOVE FINISHED GRADE

2 CONTRACTOR SHALL PROVIDE AND INSTALL SWITCH AND GFCI RECEP AT EACH LIGHT POLE (LEVITON GFSWI) WITH WEATHERPROOF, WHILE-IN-USE COVER (LEVITON 5980-UCL)

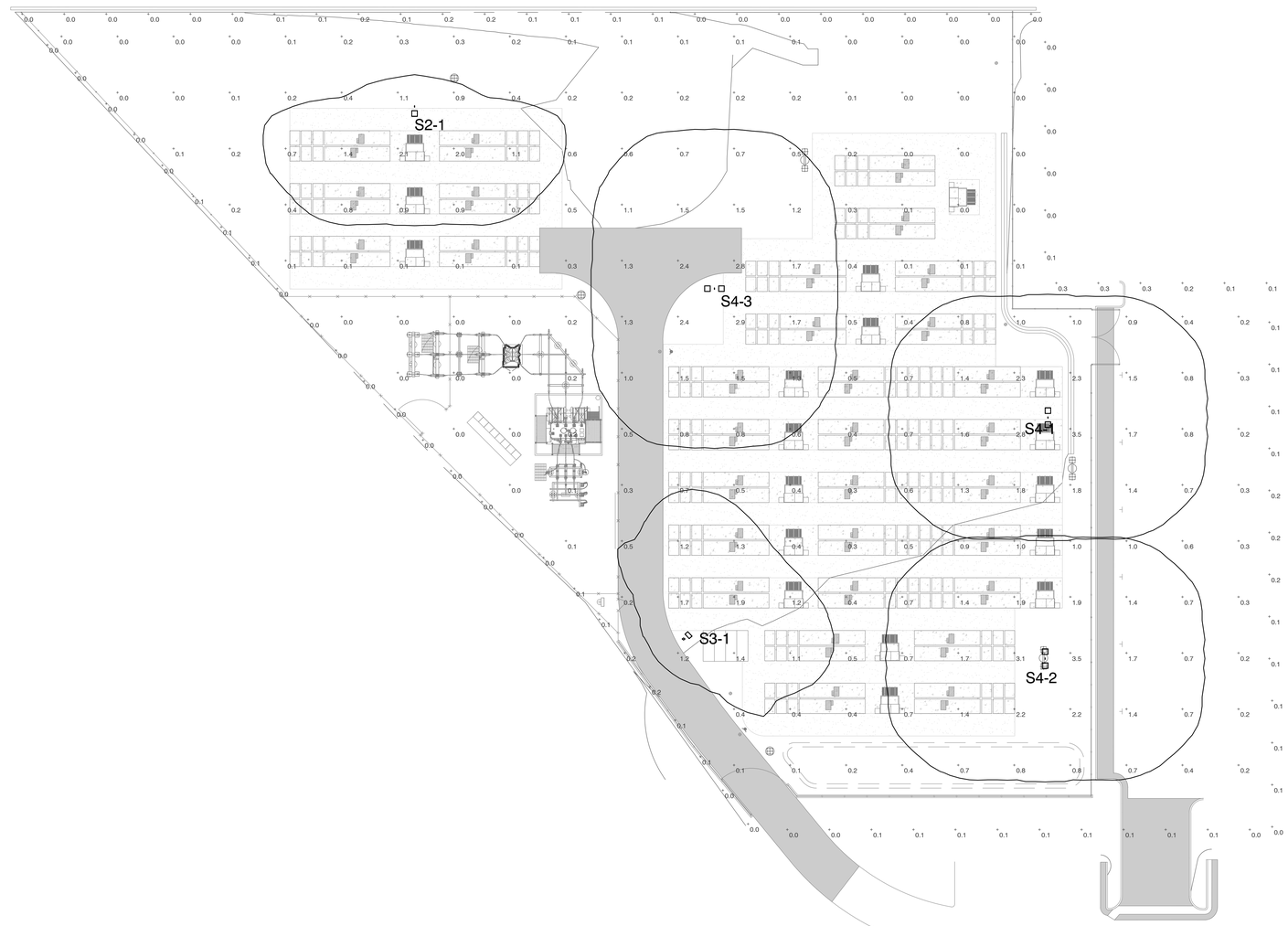


PLAN VIEW

NOTES

1. TIES SHALL HAVE AT EACH END A 135 DEGREE HOOK BEND WITH A SIX-BAR DIAMETER BUT NOT LESS THAN 3 INCH EXTENSION THAT ENGAGES THE LONGITUDAL REINFORCEMENT AND PROJECTS INTO THE INTERIOR OF THE STIRRUP OR HOOP.

LIGHT STANDARD FDN. DET. (B)



SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

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No. E013083
EXP. 06/30/2022
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19578

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Development Plan and Tentative Parcel Map Drawings for:

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Goleta, California 93117

Sheet Title:

Site Photometric Plan

Date: Jan 21, 2021

Project Number: 1199-01-Tesla

Sheet Number:

E-1

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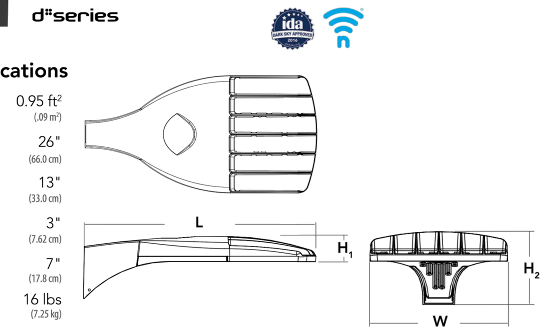
D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height₁:	3" (7.62 cm)
Height₂:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED | P3 | 30K | SEE FIXTURE SCHED. | MVOLT | SPA

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1, P2, P3, P4, P5, P6, P7 **Rotated optics** P10[1], P11[1], P12[1], P13[1]	30K 3000 K; 40K 4000 K; 50K 5000 K	T1S Type I short (Automotive); T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; TFTM Forward throw medium; T5VS Type V very short[2]; T5S Type V short[2]; T5M Type V medium[2]; T5W Type V wide[2]; BLC Backlight control[3]; LCCO Left corner cutoff[3]; RCCO Right corner cutoff[3]	MVOLT[4,5]; 120[5]; 208[5]; 240[5]; 277[5]; 347[5,6]; 480[5,6]	**Shipped included** SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket[2]; SPUMBA Square pole universal mounting adaptor[7]; RPUMBA Round pole universal mounting adaptor[7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

PER 5 | DDBXD

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[9,10]; PIRHN Network, high/low motion/ambient sensor[11]; PER NEMA twist-lock receptacle only (control ordered separate)[12]; PER5 Five-pin receptacle only (control ordered separate)[12,13]; PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate)[12,13]; DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[14]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[15,16]; PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[15,16]; PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[15,16]; PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[15,16]; FAO Field adjustable output[17]	**Shipped installed** HS House-side shield[18]; SF Single fuse (120, 277, 347V)[5]; DF Double fuse (208, 240, 480V)[5]; L90 Left rotated optics[1]; R90 Right rotated optics[1]; DDL Diffused drop lens[18] **Shipped separately** BS Bird spikes[19]; EGS External glare shield	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

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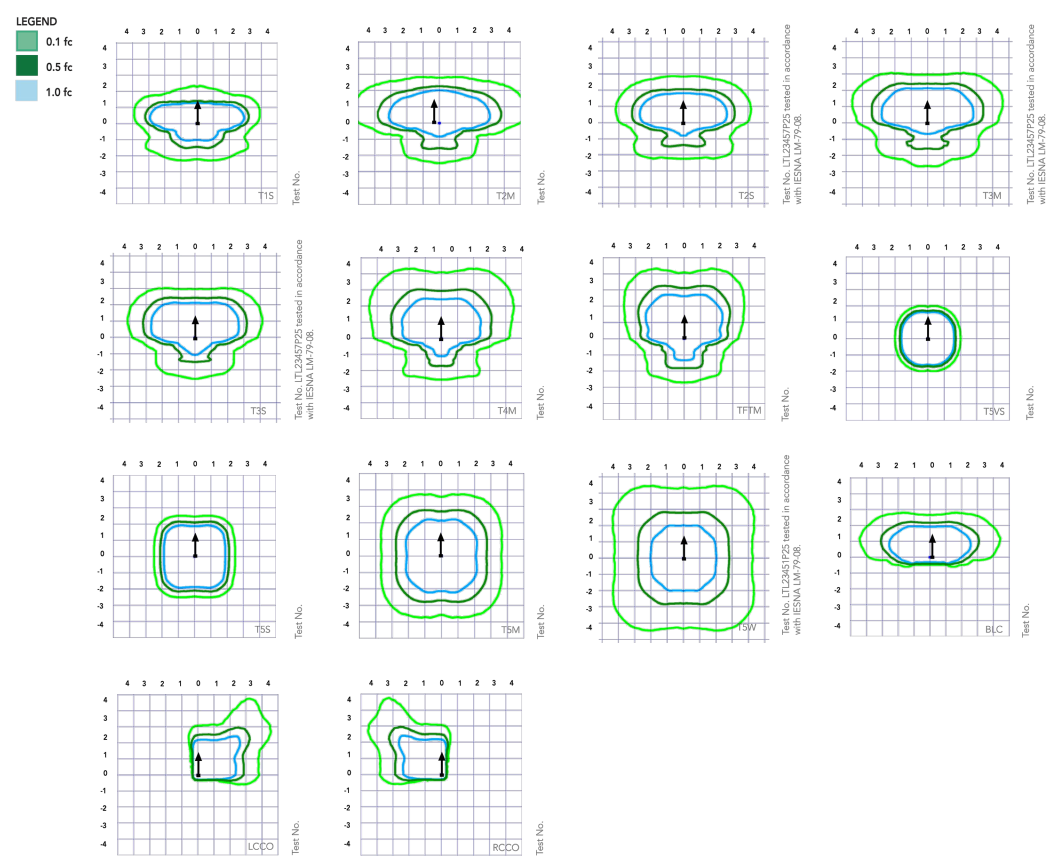
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI) Lumens	B	U	G	LPW	40K (4000 K, 70 CRI) Lumens	B	U	G	LPW	50K (5000 K, 70 CRI) Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
					5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

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A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX0 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

Catalog Number
Notes
Type

INTENDED USE — **These specifications are for USA standards only. Check with factory for Canadian specifications.** Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — **Pole Shaft:** The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metalic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

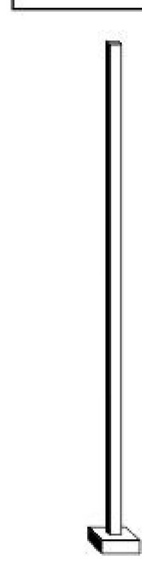
Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH – Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

SSS Square Straight Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDB

SSS | 18FT | 4C | DM28AS | FDL1-6 C | DDBXD

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness[1]	Mounting[2]		Options	Finish[10]
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (.1196"); 4G 4" 7g (.1793"); 5C 5" 11g (.1196"); 5G 5" 7g (.1793"); 6G 6" 7g (.1793") See technical information table for complete ordering information.)	Tenon mounting: PT Open top (includes top cap); T20 2-3/8" O.D. (2" NPS); T25 2-7/8" O.D. (2-1/2" NPS); T30 3-1/2" O.D. (3" NPS); T35 4" O.D. (3-1/2" NPS); KAC/KAD/KSE/KSF/KVR/KVF Drill mounting[3]: DM19 1 at 90°; DM28 2 at 180°; DM28 PL 2 at 180° with one side plugged; DM29 2 at 90°; DM39 3 at 90°; DM49 4 at 90°; CSX/DSX/RSX/AERIS™/OMERO™/HLA/KAX Drill mounting[3]: DM19AS 1 at 90°; DM28AS 2 at 180°; DM29AS 2 at 90°; DM39AS 3 at 90°; DM49AS 4 at 90°; RAD drill mounting[3]: DM19RAD 1 at 90°; DM28RAD 2 at 180°; DM29RAD 2 at 90°; DM32RAD 3 at 120°; DM39RAD 3 at 90°; DM49RAD 4 at 90°	AERIS™ Suspend drill mounting[3,4]: DM19AST_ 1 at 90°; DM28AST_ 2 at 180°; DM29AST_ 2 at 90°; DM39AST_ 3 at 90°; DM49AST_ 4 at 90°; OMERO™ Suspend drill mounting[3,4]: DM19MRT_ 1 at 90°; DM28MRT_ 2 at 180°; DM29MRT_ 2 at 90°; DM39MRT_ 3 at 90°; DM49MRT_ 4 at 90°	Shipped installed: L/AB Less anchor bolts (Include when anchor bolts are not needed); VD Vibration damper; TP Tamper resistant handhole cover fasteners; HAxy Horizontal arm bracket (1 fixture)[5,6]; FDLxy Festoon outlet less electrical[5]; CPL12/xy 1/2" coupling[5]; CPL34/xy 3/4" coupling[5]; CPL1/xy 1" coupling[5]; NPL12/xy 1/2" threaded nipple[5]; NPL34/xy 3/4" threaded nipple[5]; NPL1/xy 1" threaded nipple[5]; EHHxy Extra handhole[5,7]; MAEX Match existing[8]; USPOM United States point of manufacture[9]; IC Interior coating[10]; UL UL listed with label (Includes NEC compliant cover); NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled); Shipped separately (replacement kit available): (blank) FBC Full base cover (plastic); (blank) TC Top cap; (blank) HHC Handhole cover	Standard colors: DDBXD Dark bronze; DWHXD White; DBLXD Black; DMBXD Medium bronze; DNAXD Natural aluminum; Classic colors: DSS Sandstone; DGC Charcoal gray; DTG Tennis green; DBR Bright red; DSB Steel blue; Architectural Colors and Special Finishes[11]: Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" \| "G" - 0.1793".
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST**2**.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-". *Example: 5ft = 5 and 20ft 3in = 20-3*
   For "y": Specify orientation from handhole (A,B,C,D) *Refer to the Handhole Orientation diagram below.* *Example: 1/2" coupling at 5'8", orientation C = CPL12/5-8C*
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy. Example: HA20BD.
7. Combination of tenon-top and drill mount includes extra handhole.
8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

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Development Plan and Tentative Parcel Map Drawings for:

Goleta Energy Storage
6864 Cortona Drive
Goleta, California 93117

Sheet Title:

Lighting Data Sheets

Date: June 12, 2020
Project Number: 1199-01-Tesla
Sheet Number:

E-2

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ATTACHMENT 5.1
SCE ISLA VISTA SUBSTATION PLANS

GOLETA ENERGY STORAGE PROJECT

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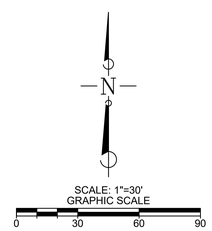
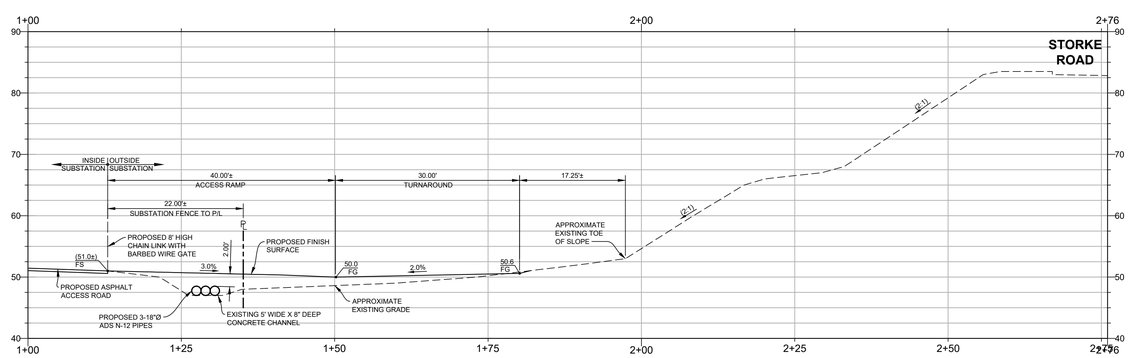
CONSTRUCTION NOTES & QUANTITIES:

1. CONSTRUCT RAMP FROM SUBSTATION PAD TO NEW HAMMERHEAD SURFACE TO BE CRUSHED ROCK (CALTRANS CLASS 2 BASE). APPROX. 40 FT.
2. GRADE TURN AROUND AREA/ CONSTRUCTION PAD (HAMMERHEAD) SURFACE TO BE CRUSHED ROCK (CALTRANS CLASS 2 BASE). APPROX 2,400 SF.
3. INSTALL THREE (3) 18"~ ADS N-12 PIPE CULVERT WITH CONCRETE END WALLS. APPROX. 30 FT.
4. INSTALL 20' WIDE DOUBLE DRIVE SWING GATE (CHAIN LINK W/ BARBED WIRE). 1 EA.
5. PROPOSED ASPHALT ACCESS ROAD INSIDE SUBSTATION. MATCH EXISTING ASPHALT PAVEMENT WIDTH. APPROX. 1200 SF.





SECTION A-A

SCALE: 1" = 10' HORIZ. & VERT.

ESTIMATED EARTHWORK QUANTITIES:

CUT: 0 CUBIC YARDS

FILL: 140 CUBIC YARDS

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

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GOLETA ENERGY STORAGE

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Development Plan / Tentative Parcel Map Drawings for:

Goleta Energy Storage
6864 Cortona Drive
Goleta, California 93117

Sheet Title:

SCE ISLA VISTA SUBSTATION

Date: January 22, 2021

Project Number: 1199-01-Tesla

Sheet Number:

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