

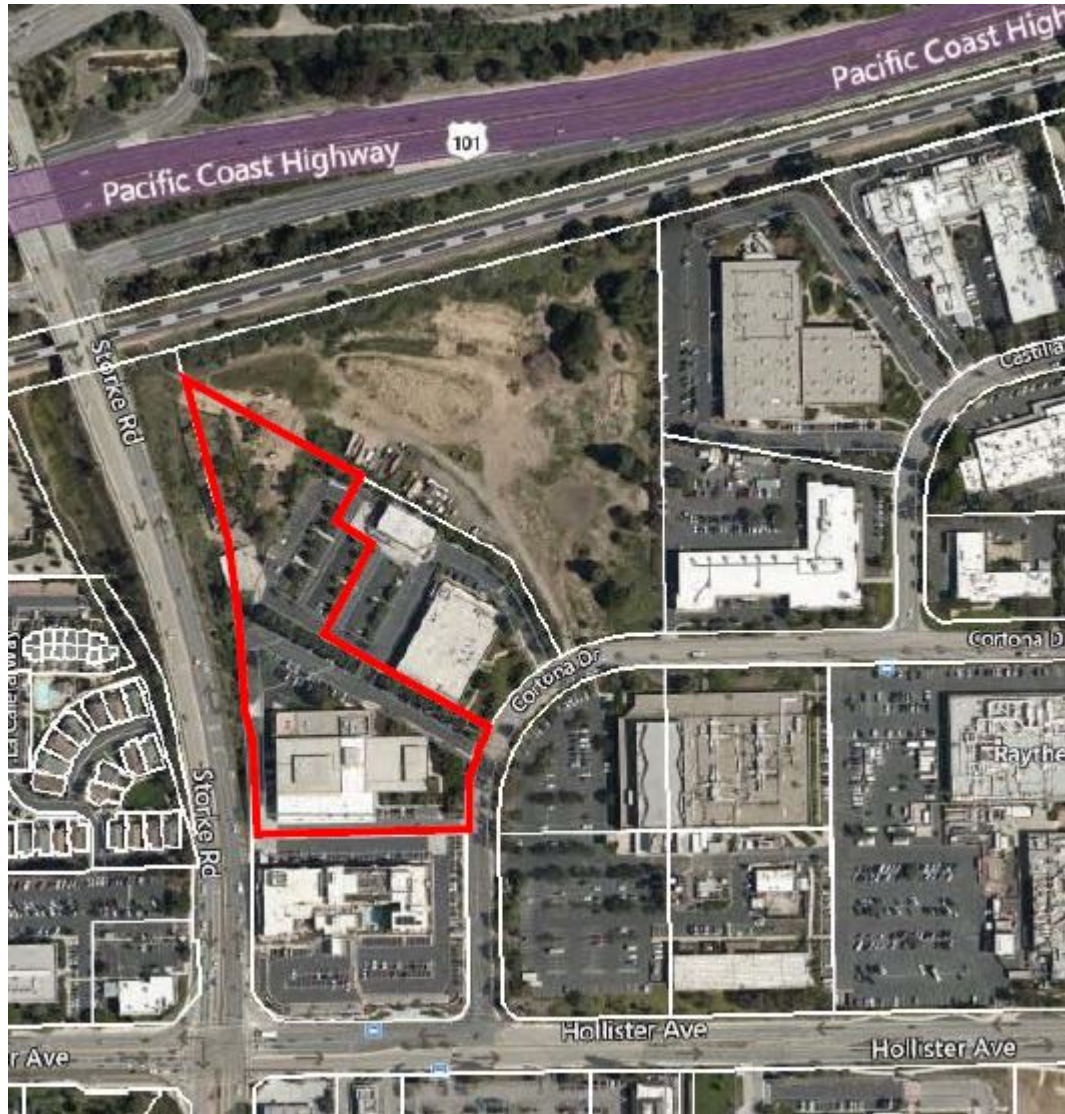
Goleta Energy Storage Facility

Case 19-0201-DP,
19-0202-CUP, 19-0202-
DPAM, 19-0001-SUB

October 25, 2021
City of Goleta
Planning Commission Meeting



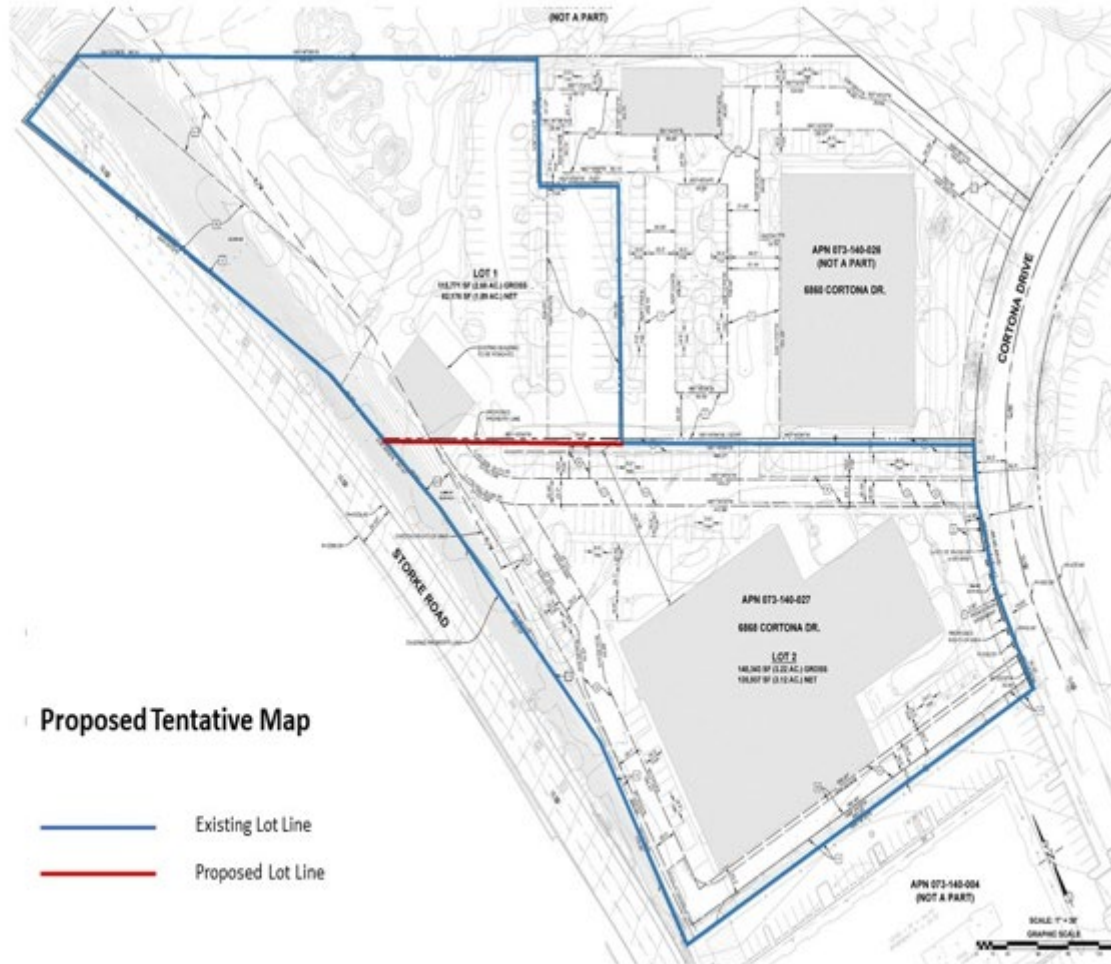
Vicinity Map – 6864/6868 Cortona Dr



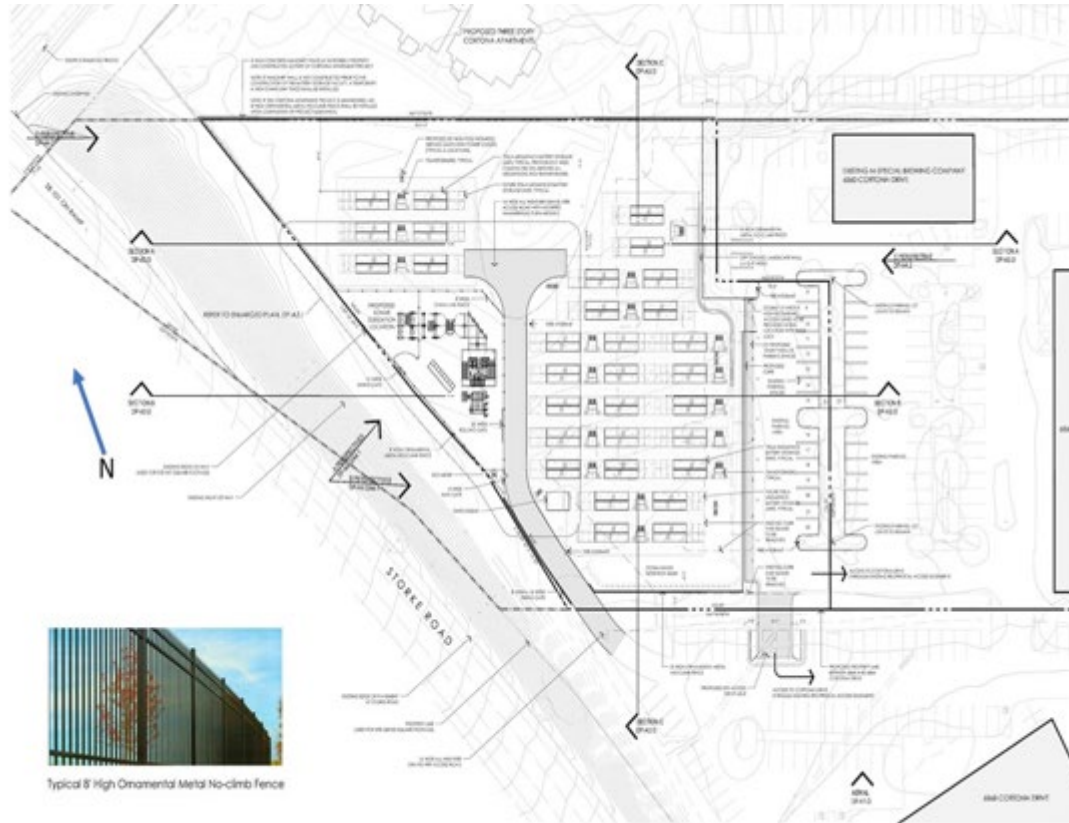
Vicinity Map – SCE Isla Vista Substation



Tentative Parcel Map

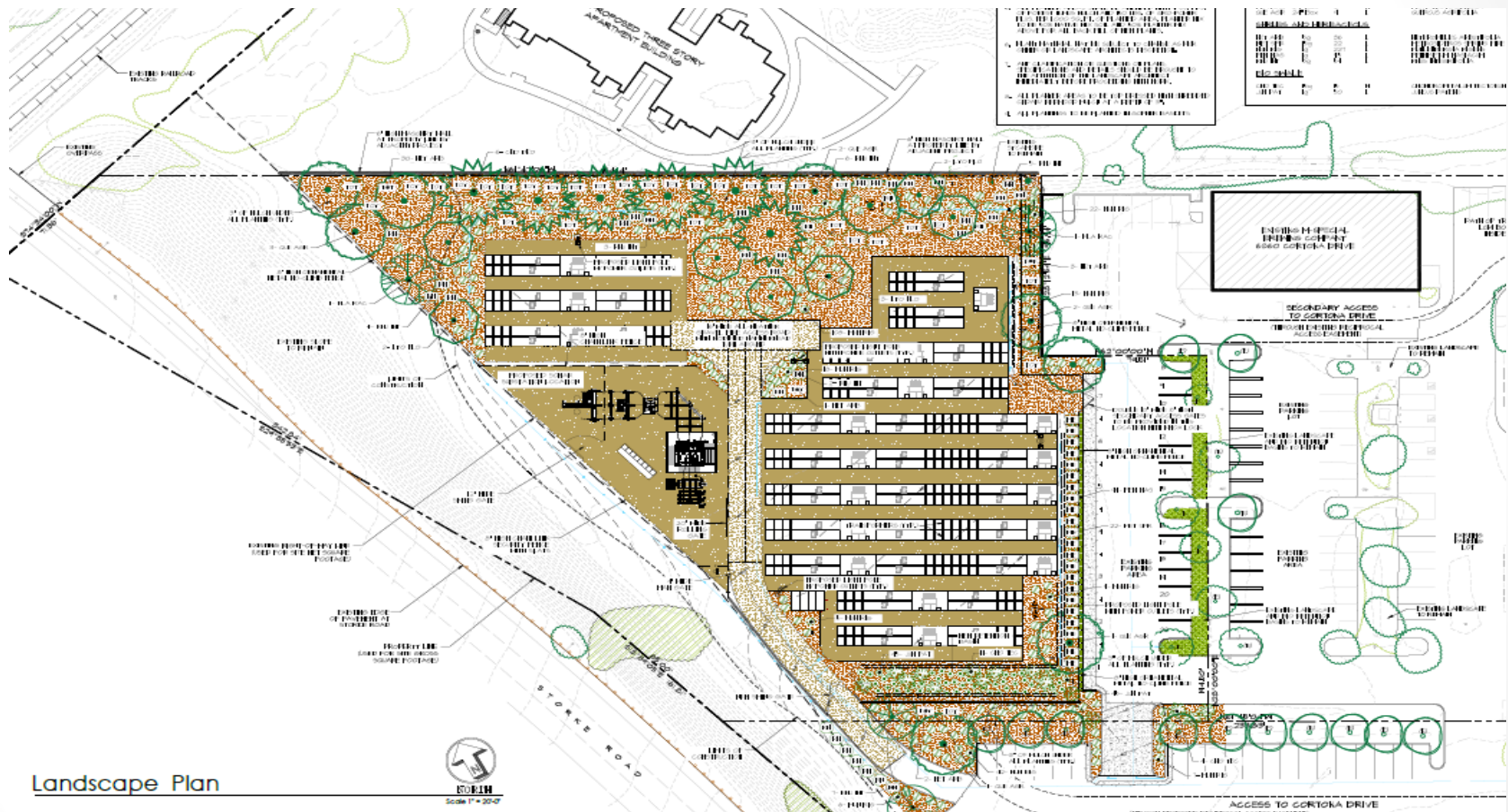


Energy Storage Facility Site Plan



Typical 8' High Ornamental Metal No-climb Fence

Landscape Plan



Approvals Required :

- Development Plan/Conditional Use Permit for installation and operation of the Goleta Energy Facility
- Development Plan Amendment of Existing Development Plan Case No. 04-35-DP for the existing 60,068 sf R & D building at 6868 Cortona Dr.
- Tentative Parcel Map to divide existing 5.88 – acre parcel into two lots of 2.66 acres (Lot 1) and 3.22 acres (Lot 2)

Environmental Review

- Initial Study/MND prepared per CEQA requirements (Public Resources Code §§ 21000 et seq.
- IS/MND released on June 18, 2021. Review period closed on July 19, 2021.
- Three Primary Issues analyzed: biological resources, cultural resources, and hazards/hazardous materials.
- SCE – Change in project description

Environmental Review (cont.)

- Biological Resources – Mitigation Measure for migratory and common nesting birds
- Cultural Resources:
 - A. Cultural Resources Report Findings – 3 sites on or near project site
 - B. 5 Mitigation Measures required for site CA-SBA-54 including:
 - construction monitoring
 - placement of fill over portions of project site
 - data recovery program
 - pre-construction workshop
 - preparation & implementation of a Construction Monitoring and Treatment Plan
 - C. Consultation with Santa Ynez Band of Chumash Indians

Environmental Review (cont.)

- Hazards/Hazardous materials- A Hazards Analysis and Risk Assessment Report submitted by Applicant and peer reviewed by PTrutner Fire Protection Engineering
 - Report analyzed potential safety impacts of the project
 - Report concluded low probability of battery failures at 1 failure per 10,000 years

Environmental Review (cont.)

- Hazards/Hazardous materials (cont.)

Safety Measures designed to prevent fires:

- Megapacks are designed to prevent fire from spreading
- Multiple fire detection systems would be installed
- Each Megapack contains a battery monitoring system
- Should a fire occur the system is designed to remove power from the affected cells.

General Plan Consistency

- Consistent with Table 2-3 of Land Use Element.
- Compatible with nearby residential uses – noise, hazards, landscaping, lighting (LU 1.5).
- Consistent with Safety Element – Hazards and Risk Assessment (SE 10.3)
- Consistent with Conservation Element- renewable energy sources and reduce fossil fuels (CE 13)
- Consistent with Strategic Energy Plan – 100% renewable energy by 2030 goal, electric grid resiliency

Zoning Consistency

- Use consistent with Business Park (BP) zoning.
- GES facility consistent with BP development standards.
- Adjustment to Landscaping area requirement for R & D building, Lot 1.
- Parking

Findings

- Development Plan/Conditional Use Permit Findings – Lot 1
 - Compatible with surrounding neighborhood
 - Adequate infrastructure and public services
 - Legal access
 - Complies with development standards
 - No violations
 - Legal lot and lot is adequate size and shape
 - No significant environmental impacts

Findings (cont)

- Development Plan Amendment Findings – Lot 2
 - Minor changes to existing parking lot
 - Adequate parking with shared parking agreement
 - Adjustment to landscaping requirement justified
 - Adequate access
 - Similar environmental impacts as the original DP

Findings (cont)

- Tentative Parcel Map Findings
 - Consistent with General Plan Policies
 - Site is physically suited for proposed development
 - Adequate access and parking
 - Subdivision is unlikely to cause environmental damage
 - Subdivision is served by existing public services
 - Subdivision will not conflict with existing public easements

Conclusion

- Goleta Energy Storage Facility is consistent with the I-BP land use designation as well as its Business Park (BP) zoning designation.
- The Project will not result in significant effects on the environment with implementation of Mitigation Measures and Conditions of Approval
- The Project meets the findings required for a DP/CUP; DPAM and TPM as outlined in Attachment 1

Recommendation

That the Planning Commission

- Adopts the Final Mitigated Negative Declaration and MMRP; and
- Approves the Development Plan, Conditional Use Permit, Development Plan Amendment with an adjustment to the landscaping development standard and the Tentative Parcel Map.