Ellwood Battery Storage Project

PLANNING COMMISSION

June 26, 2017

Case No. 15-145-CUP
Battery Storage Location Map

Surrounding Land Uses:

North – Railroad and US 101 Freeway
South – Vacant Parking Lot, Hollister Ave., Sandpiper Golf Club,
West - Hideaway Residential Development
East – Ellwood Elementary School, Multi-Family Residential
Project Need/Background

1. Ellwood Peaker Facility is owned by NRG and has been generating electrical power since 1929.
2. The current EGS facility has been operating since 1973 (Per SB County CUP and SBCAPCD Permit to Operate).
3. The battery storage project was developed in response to SCE’s request for proposals to deliver renewable energy within the service area.
4. Project will supply energy directly to 16 kV line on Las Armas Road separate and distinct from EGS.
5. The proposed project would reduce the amount of fossil fuels consumed during peak hours and would increase local energy production (up to 500 kW).
Jurisdiction

- Project requires Minor CUP
- Ordinarily, this project would only require Zoning Administrator review and approval (Planning and Environmental Review Director)
- Due to surrounding land uses and special character of project, Zoning Administrator determined the Planning Commission is the appropriate decision making body.
Project Description

- 500 kW Battery Storage Facility (595 s.f. total area)
- One modular battery storage unit (40 feet long x 8 feet high x 9.5 feet wide)
- Construction of concrete piers to support unit.
- LG Chem Lithium Nickel Manganese Cobalt Batteries are proposed
- Electrical transformers, power converting systems, switchgear, below grade electrical cable
- Electrical connection point to 16 kV distribution line located at southwest corner of site
Operational Details

- Existing EGS facility remains unchanged
- Battery storage is unmanned facility
- Routine inspection/service to battery storage facility would be performed by qualified technicians at least once per month and would be concurrent with EGS inspections
- Battery system would likely be charging during non-peak times and delivering electricity to the local energy grid during peak times of usage
Site Setting
Project Components
Safety Systems

- HVAC system to maintain temperature and dissipate heat
- Disconnect switch
- Internal fire-suppression system
- Energy control system monitors performance by minute
- Emergency response plans coordinated with Fire Department
Environmental Review

1) The Draft MND was released for 30-day public review from March 29, 2017 through April 27, 2017

2) Three comment letters were received and responded to in Final IS-MND (SBAPCD, Dr. Ingeborg E. Cox, and NRG)

3) City Planning Commission must consider the MND pursuant to CEQA at today’s hearing.
Potentially Significant Impacts Were Mitigated to Less than Significant

- **Air Quality**
  - Construction and Operational Emissions were calculated using SBCAPCD standards. *(Less than significant impact)*

- **Biological Resources**
  - Site specific field surveys determined less than significant impacts after mitigation.

- **Cultural Resources**
  - Phase I study determined minimal risk of encountering cultural resources and determined less than significant impacts after mitigation.

- **Hazards and Hazardous Materials**
  - Site specific quantitative risk assessment using conservative SBCAPCD methodology identified no excess health risk and less than significant impacts after mitigation.
Potentially Significant Impacts Were Mitigated to Less than Significant

- **Biological Resources (BIO-1)**
  - Nesting Bird Surveys prior to construction would reduce impacts to less than significant level.

- **Cultural Resources (CR-1)**
  - Pre-Construction meetings and procedures established in the unlikely event human remains are discovered would reduce impacts to less than significant level.

- **Hazards and Hazardous Materials (HAZ-1 and HAZ-2)**
  - Update to hazards contingency plans (Fire Protection Plan, Emergency Response Plan and Hazardous Materials Business Plan) and Soils Management Plan would reduce impacts to less than significant level.
General Plan/Coastal Land Use Plan Consistency

The project is consistent with all applicable policies of the GP. Project consistency with the following elements are highlighted:

- **Land Use Element**
  - LU 6.1 – the project would similar to the Isla Vista electrical substation use also located within the Public/Quasi-Public land use designation. The facility would provide greater electrical reliability in an environmentally friendly way.

- **Safety Element**
  - Section 30232 - Batteries would be transported pursuant to DTSC regulations. Mitigation Measure HAZ-1 requires updated to hazardous materials handling and emergency response plans.
  - SE 8.6 – Quantitative risks assessment was completed under a worst case risk of upset scenario. No significant health risk was identified.
Zoning Consistency

The project is consistent with all applicable regulations of the zoning ordinance. The following regs are highlighted:

- 35-238 establishes requirements for Public Works, Utilities, and Private Service Facilities
  - The battery storage project is permitted use
  - Sufficient setbacks have been provided
  - Building height is substantially less than permitted
  - Sufficient landscaping currently exists
Summary and Conclusion

- The Project will improve energy reliability in an environmentally friendly way.
- Project Consistent with General Plan Land Use Designation and Zoning Ordinance development standards.
- Next Steps:
  - NRG will seek approval from CPUC.
  - If decision is no, NRG may seek alternative funding sources through SCE or other provider.
Recommendation: Adopt Resolutions

1) Consider the MND and Adopt Findings and a MMRP

2) Approve the Minor Conditional Use Permit
Questions?