

## 5.11. Land Use and Planning

<b>LAND USE PLANNING</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
(a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance criteria established by CEQA Guidelines, Appendix G.

### 5.11.1. Setting

The proposed Project would be located in a developed area in the central west part of the City of Goleta. The Project site and adjacent parcels to the east, south, and southeast are zone General Commercial (CG), while the adjacent Ellwood Generating Station parcel to the west and the elementary school farther east are zoned Public or Quasi Public. The Hideaway residential neighborhood, further west, is zoned Planned Residential (City of Goleta 2025). The land use in the area is a mix of General Commercial (including the Project site), Planned, Community, Single-Family Residential, and Recreation, Public/Quasi Public. (City of Goleta, 2023).

The CG classification is intended to provide appropriate sites to accommodate a diverse set of commercial uses, such as wholesale trade and service commercial, that do not need highly visible locations or that may involve activities that reduce compatibility with other uses. The sites are in locations that may have limited suitability for other more retail-oriented uses. General commercial uses may serve as a buffer between industrial activities or major transportation corridors and residential areas (City of Goleta, 2006).

The Applicant is requesting a General Plan Amendment to reclassify the Project site as Office and Institutional (I-OI) and to rezone the parcel from CG to Office and Institutional (I-OI).

The I-OI classification intended to provide areas for existing and future office-based uses which includes moderate-density business and professional offices, medical and medical-related uses, hospitals, research and development services oriented primarily to employees, and public and quasi-public uses. (City of Goleta, 2006).

### 5.11.2. Regulatory Background

This section includes a description of the land use and planning regulatory framework. No federal or state regulations or policies related to land use and planning are applicable to the Project.

#### Local

**City of Goleta General Plan Land Use Element.** The purpose of the City’s Land Use policies is to define Goleta’s planned long-range development pattern and physical character, as well as the extent and distribution of future growth in the city. The following policy in the General Plan Land Use Element generally relates to the proposed Project (City of Goleta, 2006)

#### **LU 4 Office and Industrial Uses. [GP/CP]**

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

### 5.11.3. Environmental Impacts and Mitigation Measures

#### 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 CEQA Appendix G checklist. There are no additional thresholds defined in the County of Santa Barbara's Environmental Thresholds and Guidelines Manual (2021), which has been adopted by the City of Goleta (adopted by Resolution 08-40)

#### Impact Analysis

**(a) Would the project physically divide an established community?**

*LESS THAN SIGNIFICANT.* The Project would be in an existing vacant property. The site is located at the end of a lightly travelled surface street. The closest residential community to the Project is 200 feet to the southeast – the Mariposa at Ellwood Shores elder care facility. The Hideaway residential neighborhood is located over 300 feet to the west and west of the existing Ellwood Generating Station (EGS) adjacent to the Project site boundary. The Project would not physically divide an established community. Impacts would be less than significant, and no mitigation is required.

**(b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

*NO IMPACT.* Upon approval of the proposed rezone of the site, the proposed Project would be consistent with the objective for Office and Industrial uses of the City of Goleta General Plan, as listed above in Section 5.11.1, Setting. Table 2-3 in the General Plan Land Use Element identifies Utilities as an allowable use for the I-OI land use category. The proposed Project is consistent with this land use category because the BESS would support the electric utility infrastructure in the City of Goleta by storing energy and discharging it onto the grid during peak demand periods, to be used by the public. Scale Microgrids Solutions Operating, LLC would be required to obtain all applicable ministerial permits prior to commencing Project activities. The proposed Project does not cause an environmental impact due to a conflict with any applicable land use plans, policy, or regulation. Therefore, no impacts would occur.

#### 5.11.3.1. Impact Conclusions and Mitigation Measures

The proposed Project would result in less than significant impacts related to land use and planning. Thus, no mitigation measures are required.