

Exhibit 3, BH-2-1

Outreach and Research Summary

Receive and File Second Planning Division
Presentation Regarding General Plan Policy EV-4.4
and Programs COS-O and HAZ-O to Identify
Suitable Lands and Priority Areas for the
Development of Renewable Energy Generation and
Storage Projects

PL23-0075

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This is a summary of additional outreach and research conducted in response to the Board of Supervisors guidance. This guidance was provided during a public hearing conducted on September 26, 2023 for a Planning Division Presentation Regarding General Plan Policy EV-4.4 and Programs COS-O and HAZ-O to Identify Suitable Lands and Priority Areas for the Development of Renewable Energy Generation and Storage Projects (PL23-0075). Planning staff sought Board Direction on whether to initiate General Plan and/or County Zoning Ordinance amendments to implement these programs and policies. This summary focuses on the elements of the discussion that were direction to Planning staff regarding additional coordination and research, including topics of incorporated cities, the California Independent System Operator (CAISO), Local Area Formation Commission (LAFCo), transmission line proximity, and water supply.

Incorporated Cities

Subsequent to the September 26, 2023, Board hearing and direction, Planning staff requested information from all of the incorporated cities regarding whether they allow and have any battery energy storage projects operating or proposed. As shown in the table below, based on information from the cities that responded, there are currently 28 megawatts (MW) for battery energy storage in operation and 635 MW proposed. Notably, the two projects proposed in Moorpark are on vacant lots directly west of a large substation in the city. As described in the CAISO section below, if a project is proposed it is not necessarily guaranteed a connection to the electric grid.

City	Allowed	Number of Projects	Existing / Proposed	Megawatts	Notes
Camarillo	Yes	1	Existing	11	Treated on a case-by-case basis;
Moorpark	Yes	2	Proposed	635	Energy Storage within a Building (Sec. 17.20.050)
Oxnard	Yes	0	N/A	0	
Santa Paula	Yes	1	Existing	15	
Simi Valley	No	1	Proposed	NA	
Thousand Oaks	Yes	1	Existing	2	Public Utility Facilities (TOMC Sec. 9-4.2105)
Ventura	Yes	0	N/A	0	Utility or Equipment Substations (SBMC Sec. 24.115.3440)
Total Existing		3		28 MW	
Total Proposed		2		663 MW	

*The Cities of Fillmore, Ojai, and Port Hueneme did not respond to County inquiries.

While not included in the table above, unincorporated County lands currently have about 100 MW of grid scale Battery Energy Storage¹ and Planning staff has fielded inquiries that would amount to over 300 acres or about 1400 MW.

¹ The 100 MW of operational grid scale battery energy storage in the unincorporated include the Beedy Street Project (100 MW).

California Independent System Operator (CAISO)

As of October 31, 2023, Planning Staff received information from CAISO and California Energy Commission staff who indicated that there are four projects proposed or approved (but not constructed) for grid connections within Ventura County. None of the projects on the list appear to be grid-scale battery energy storage. The total MW for these four projects is 9 MW.

Since it was difficult to directly reach a CAISO representative, but on November 16, 2023 Planning staff also reached out to the Clean Power Alliance² (CPA) to discuss performance standards, including clarification on the CAISO's role in reviewing energy generators and storage facilities. The CPA representative indicated that a developer is required to obtain a permit from CAISO first before they are able to construct a facility and tie into the network. In order to receive a permit from CAISO, the developers must submit application information during certain times of the year for review. This is a lengthy process that can take years so developers typically submit projects to the CAISO before interacting with the local jurisdiction. The representative also indicated that only about 20 percent of the submitted projects make it through the process as being technically viable, and having a project listed in the CAISO is not a guarantee the project will be constructed. Once the CAISO deems a project to be technically viable, they will issue the specifications for the interconnection, and this could cost hundreds of thousands to tens of millions of dollars. This fee amount is often a deciding factor for developers that affects overall project feasibility and further influences the location of facilities.

Water Supply

Battery energy storage facilities are typically unstaffed facilities that are monitored remotely, which means that there is no need for potable water or wastewater services, except for fire suppression needs. The Ventura County Fire Department has confirmed that, as of current Department policy and practice, water is needed to suppress and prevent the spread of fire at these facilities. While water is typically provided through water pipes meeting fire flow requirements, the Fire Department has confirmed that needed water could also be provided through the construction of on-site storage tanks.

Given this information, the locations of these facilities are not completely reliant on the location of water utility infrastructure and service. However, as identified in the County Assessment, preferred project locations have water accessibility through a district that has issued a water availability letter and is able to provide the needed fire flow.

Local Area Formation Commission (LAFCo)

Subsequent to the September 26, 2023, Board hearing and direction, Planning staff reached out to Ventura LAFCo's to clarify their role in the review and approval of battery energy storage projects. Planning staff previously met with the LAFCo staff regarding battery energy storage and determined that during the discretionary development review process LAFCo staff might consider these facilities to fall within the definition of "urban

² Verbal Communications, November 16, 2023, from Ted Bardacke, Chief Executive Officer, Clean Power Alliance.

development”³ contained in the Guidelines of Orderly Development because battery energy storage facilities are industrial-like structures that are neither agriculturally related nor related to the production of mineral resources. However, LAFCo staff stated that these projects only need to be submitted to LAFCo for review and approval if a city or district would provide a service or services to a project that is located outside of its jurisdictional boundaries, in which case LAFCo approval of either an annexation or out of agency service agreement would be required. LAFCo approval would not be required if the service(s) is to be provided by a private purveyor, provided on-site (i.e. a well or septic system), or the service is exempt from the LAFCo review pursuant to Government Code Section 56133(e) (i.e. non-potable or recycled water service).

Transmission Line Proximity

In May 2023, Planning Staff reached out to Southern California Edison (SCE)⁴ to discuss performance standards for the proximity of battery energy storage facilities to the existing transmission line network. The SCE representative indicated that from a technical and engineering perspective, facilities can locate up to 13 miles away, but from financial feasibility standpoint developers usually try to locate these projects as close to the point of interconnection (POI) as feasibly possible. The reason for this is that the further a project is from the POI, the more costly the project will become.

In November 2023, Planning staff also reached out to the Clean Power Alliance⁵ (CPA) to discuss performance standards, including clarification on preferred distances of generators and storage facilities from the existing transmission line network. The CPA representative indicated that while energy generators and storage facilities can locate up to 13 miles away from an engineering perspective, most developers will opt to build facilities closer to the existing network because they will have to pay for the infrastructure to tie into the network. Additionally, the further a project is from the network, there is an increase in development risk due to the need to involve additional property owners, infrastructure requirements, and increased costs. This means that the higher the development risk is to develop a project, there is a lower chance of that project getting approved or funded.

³ Development shall be considered urban if it meets any of the following criteria: 1. It would require the establishment of new community sewer systems or the significant expansion of existing community sewer systems; 2. It would result in the creation of residential lots less than two (2) acres in area; or 3. It would result in the establishment of commercial or industrial uses which are neither agriculturally-related nor related to the production of mineral resources.

⁴ Electronic Communications, May 22, 2023, from Kevin Richardson, Engineering Manager, SCE Eastern Transmission System Analysis.

⁵ Verbal Communications, November 16, 2023, from Ted Bardacke, Chief Executive Officer, Clean Power Alliance.