

Community Development & Infrastructure

Energy Storage Combining District

Town Hall 10-27-25

Presenter: Stephanie Hansen, Assistant Director

Energy Storage Facilities

Definition: Technology utilizing mechanical, chemical, or thermal processes to store energy for a period of time and then dispatch it when needed.

Purposes:

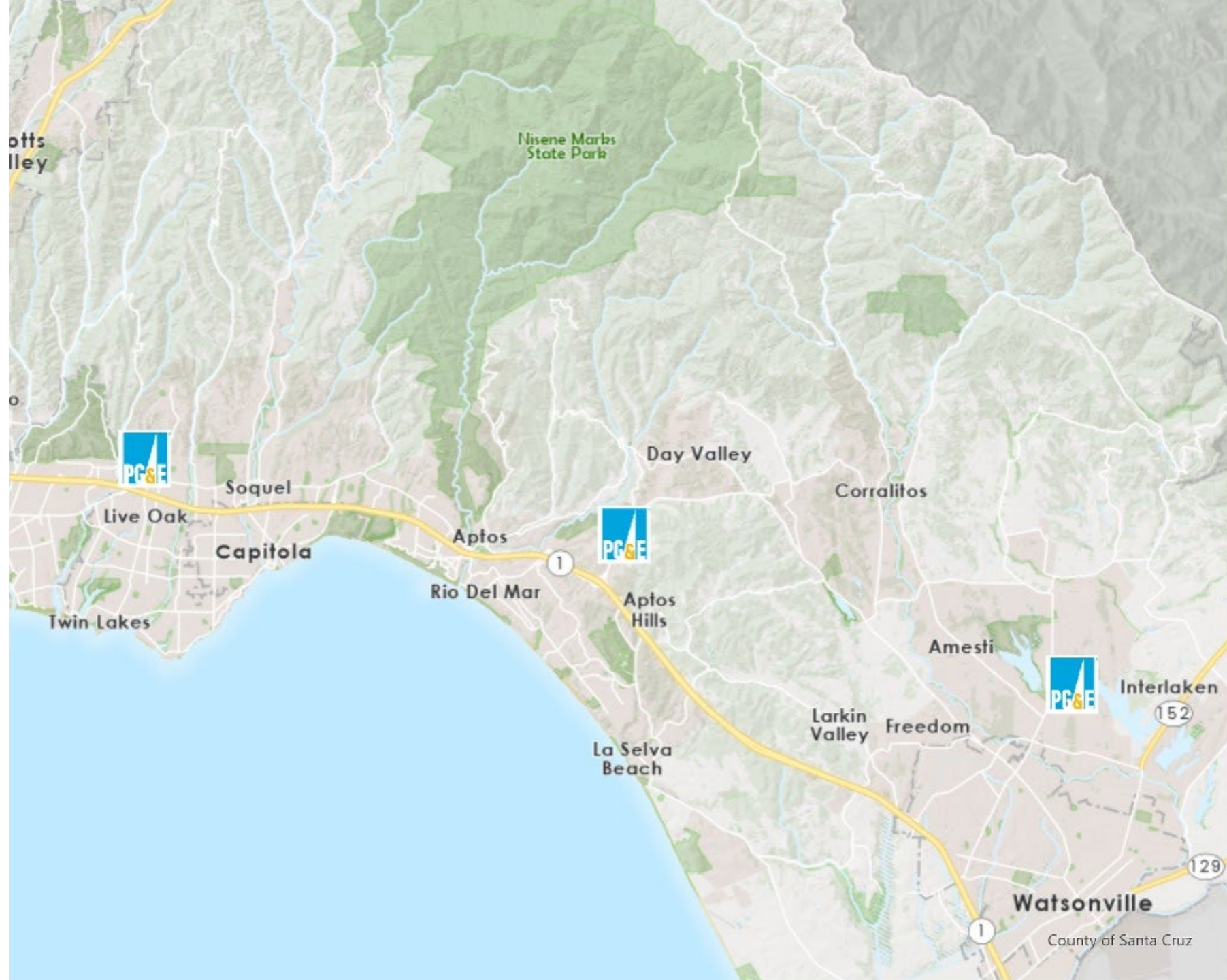
- Store clean energy;
- Reduce demand for peak electrical generation;
- Improve the reliable operation of the electrical transmission or distribution grid; and/or
- Reduce emissions of greenhouse gases.



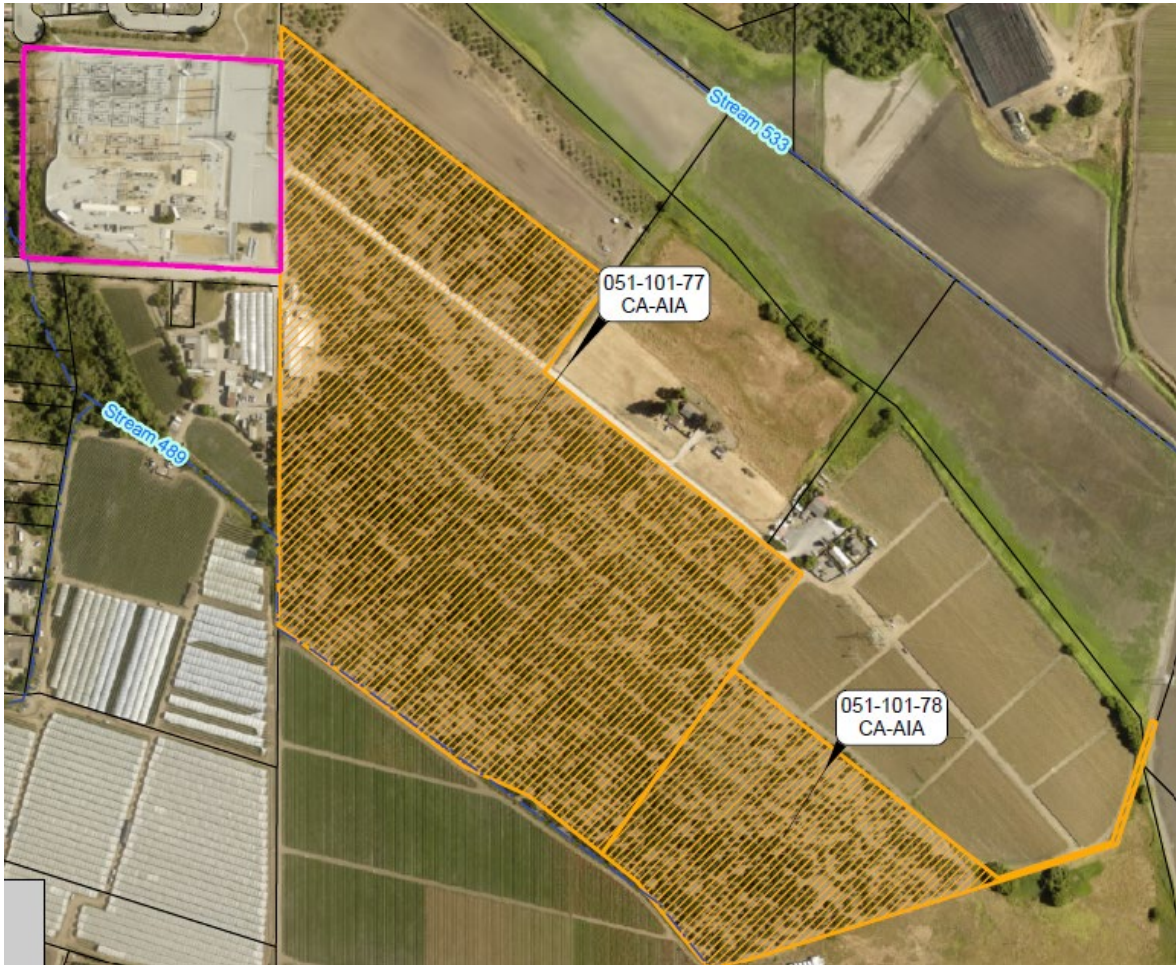
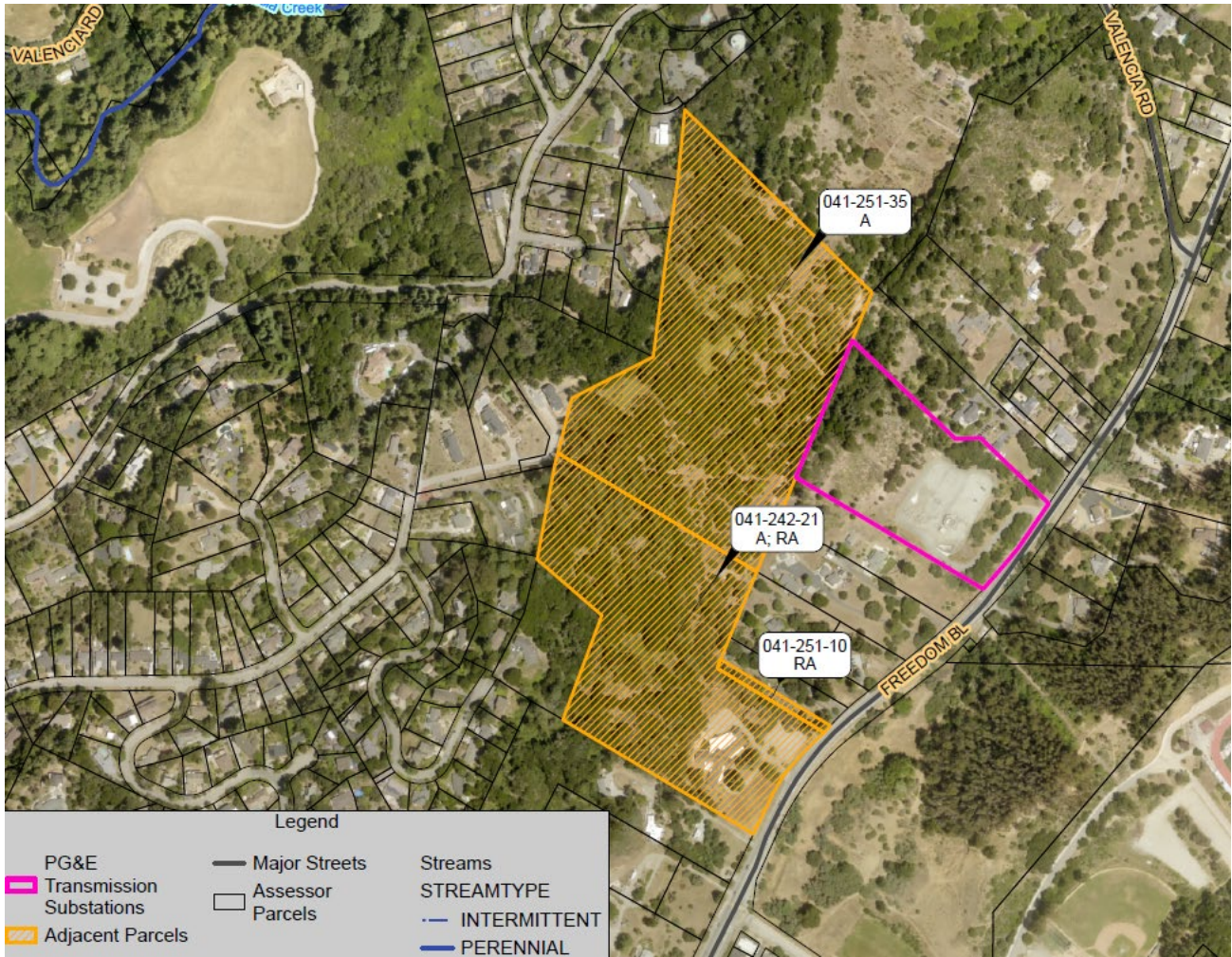
Transmission Substations

Three 115 kV
Transmission
Substations

- Paul Sweet Road
- Freedom
Boulevard
- Green Valley
Road/Minto Road



Freedom Boulevard



Green Valley - Minto Road

Energy Storage Combining District

General Plan Policy: Support improvements that increase the resiliency of the county's electrical transmission system

General Plan Program: Create the Combining District

Code Sections 13.10.405-.409

- Purpose: Denote parcels appropriate for energy storage facilities
- Location: Parcels adjacent to transmission substations
- Minimum parcel size: 10 acres
- Maximum development area: 20 acres
- Maximum height: 25 feet (except poles/lines)

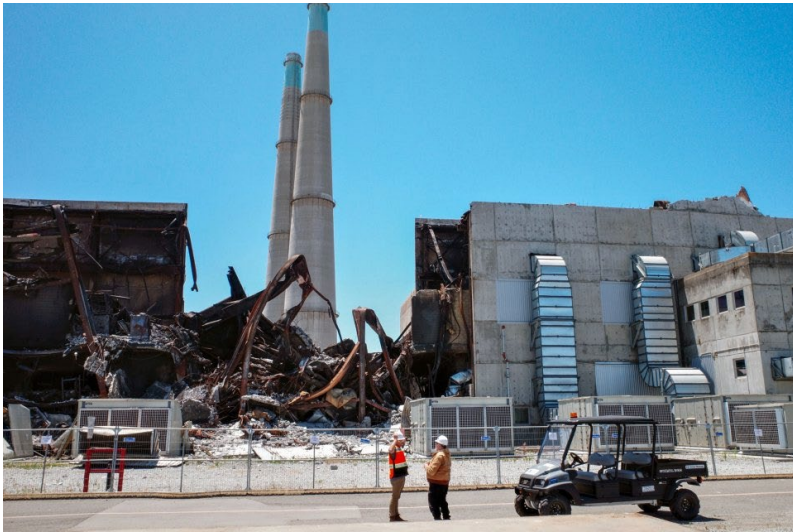
General Provisions

Code Sections 13.10.405-.409

- 100-foot setbacks from property lines and agricultural resources
- Fencing and 20-feet of landscape buffer
- Offset impacts with Agricultural Conservation Easement
- Protection of sensitive areas
- Safety standards
- Application requirements
- Conditional Use Permit approved by the Board of Supervisors



Clean Energy Safety Act of 2025 (Senate Bill 283)



- Amends Section 761.3 of the Public Utilities Code
- Directs the State Fire Marshal to adopt safety standards that are as protective as National Fire Protection Association (NFPA) Standard 855
- Requires new facilities to comply with NFPA Standard 855
- Requires applicants to meet and confer with local fire department
- Requires inspection of the constructed facility by the local fire department or the State Fire Marshal before commencing operations
- Safety provisions of the bill have been incorporated into the revised Draft Ordinance.

Added Safety Standards

- Consistency with a variety of NFPA standards, the California Fire Code, and the County's Fire Code
- 1,000-foot setbacks from sensitive receptors, such as schools, day care centers, and residential care facilities
- Batteries stored in single use buildings or containers, or located outdoors
- Restricts the use of nickel manganese cobalt (NMC) chemistry
- Continuous audio/visual monitoring and alarms
- Large-scale fire testing
- Consultation with fire district(s) prior to submittal
- Training prior to operation and annually thereafter

Added Submittal Requirements

- Noise and electromagnetic field exposure report(s)
- Report on community benefits
- Geologic and geotechnical report
- Environmentally sensitive area reports
- A smoke drift/plume study and community risk assessment
- Baseline air quality, surface water, groundwater, and soils reports
- Fire risk analysis and failure modes and effects analyses
- Emergency response and emergency action plan
- Annual inspection, testing, and monitoring plan



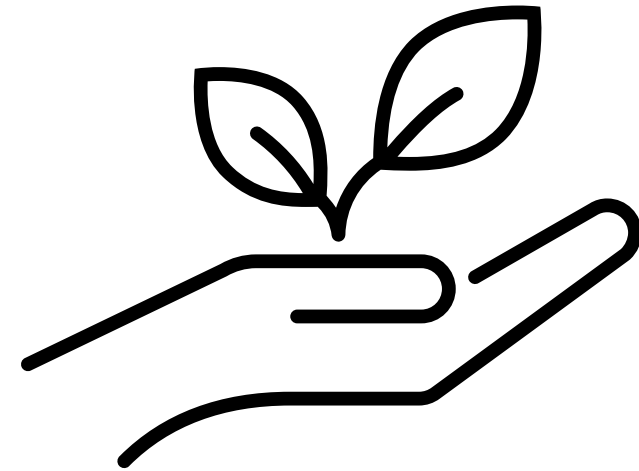
Environmental Review

CEQA Document tiered off of the Sustainability Update Environmental Impact Report (EIR)

Combined programmatic/ project document and concurrent review

Analyze affected resources:

- Aesthetics
- Agriculture
- Air Quality, Water Quality
- Energy, Greenhouse Gases
- Geology and Soils
- Noise



Timeline and Next Steps

