

Attachment 14



ASSOCIATED TRANSPORTATION ENGINEERS

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Since 1978

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November 22, 2019

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TRAFFIC AND PARKING ASSESSMENT FOR THE GOLETA ENERGY STORAGE PROJECT – CITY OF GOLETA

Associated Transportation Engineers (ATE) has prepared the following traffic and parking assessment for the Goleta Energy Storage Project (the "Project"), proposed in the City of Goleta. The study presents the trip generation and parking demand estimates developed for the operational phase of the Project; and reviews the traffic related to the construction phase of the development.

PROJECT DESCRIPTION

The Goleta Energy Storage Project site is located at 6864 Cortona Drive in the City of Goleta, as shown on Figure 1 (attached). The Project is proposing to construct a battery storage facility and electrical substation that would be used as an energy storage facility for Southern California Edison to manage peak load issues in the area. A megapack system would be used to store lithium ion batteries with no day-to-day employees. The Project site is currently occupied by an 1,875 SF storage building that is being used as a clay art studio and an outdoor landscaping contractor storage yard.

Figure 2 presents the Project site plan. Access to the site is provided via two existing shared driveways on Cortona Drive. The southerly driveway provides access to the building located at 6868 Cortona Drive and the northerly driveway provides access to the buildings located at 6860 Cortona Drive. Direct access to the new building and substation would be provided via a 16-foot wide road that connects to the two adjacent parcels.

The site design includes 22 parking spaces. Parking for the Project would be shared with the adjacent R & D building located at 6868 Cortona Drive, which contains 101 spaces. The Project would utilize 1 space for the proposed use and would dedicate 21 spaces to the adjacent 6868 Cortona Drive building. Figure 3 illustrates the parking layout for the two parcels and shows the location of the 21 dedicated spaces, as well as the 75 spaces located at the adjacent 6860 Hollister Avenue parcel which is not a part of the project.

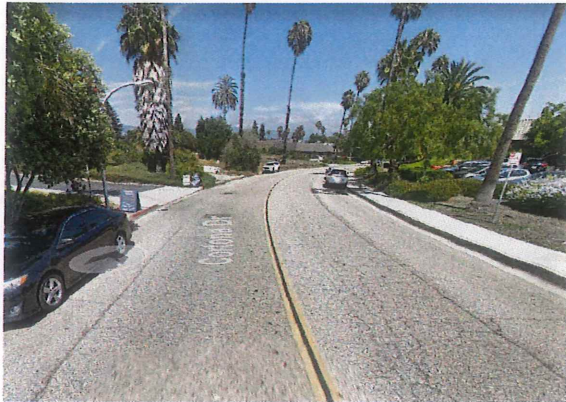
PROJECT TRIP GENERATION ESTIMATES AND POENTIAL IMPACTS

As noted, the battery storage facility would be unoccupied with no day-to-day employees or visitors. During the first year after installation, operations and maintenance personnel would visit the site twice per month. The site visits would consist of 1 regular size vehicle (car or pick-up truck) travelling to and from the site. After the first year, the operations and maintenance trips would be reduced to one visit consisting of one regular size vehicle every other month. Given this infrequent level of visitation by operations and maintenance staff, the Project would not generate traffic on a day-to-day basis (4 trips per month) and would therefore not have the potential to impact the City roadways and intersections located in the Project study area.

PROJECT CONSTRUCTION

The construction phase of the Project is anticipated to last 4 months. Construction worker parking and building material staging would take place on-site.

Construction vehicles and trucks would be routed to the site from US 101 via the Storke Road interchange. Construction vehicles would proceed south on Storke Road from US 101 and turn left at on Hollister Avenue; and then left on Cortona Drive. Construction vehicles exiting the site would return to US 101 via the same route (Cortona Drive to Hollister Avenue to Storke Road to US 101). The Hollister Avenue/Cortona Drive intersection is fully improved with curb, gutter and sidewalk and an eastbound left-turn lane is provided on Hollister Avenue at the intersection. Cortona Drive has southbound left- and right-turn lanes at the intersection to accommodate turning movements onto Hollister Avenue. The design of the Hollister Avenue/Cortona Drive intersection would accommodate the construction traffic generated by the Project.



Cortona Drive is a two-lane 44-foot wide industrial street with on-street parking. Cortona Drive extends north from Hollister Avenue providing access to the industrial uses located in this area of the City. Construction traffic would access the site via the southerly driveway that is shared with the building located at 6868 Cortona Drive. The design of Cortona Drive and the existing driveway and shared access connection are adequate to accommodate the construction traffic generated by the Project.

PARKING ANALYSIS

Parking Supply

The Project site plan (see Figure 2) shows that 22 parking spaces would be provided on-site. Parking for the Project would be shared with the adjacent R & D building located at 6868 Cortona Drive which contains 101 spaces. The Project would utilize 1 space for the proposed energy storage maintenance vehicle and would dedicate 21 spaces to the adjacent 6868 Cortona Drive building. Figure 3 illustrates the parking layout for the two parcels and shows the location of the 21 dedicated spaces. As shown on the plan, the 'Not a Part' parcel at 6860 Cortona Drive includes 75 spaces per permit history.

City of Goleta Zoning Ordinance Parking Requirements

The parking requirements for the Project and the 6868 Cortona Drive building were calculated based on the City of Goleta's Zoning Ordinance rates. The calculations completed for the Project assume 1 maintenance employee and the calculations completed for the 6868 Cortona Drive building are based on the City's requirements for R & D buildings. Table 1 presents the City's Zoning Ordinance requirements for the Project and the adjacent 6868 Cortona Drive building.

**Table 1
City of Goleta Zoning Ordinance Parking Requirements**

Land-Use	Size	Parking Ratio	Parking Requirement	Parking Provided
Proposed Project Battery Storage Facility	1 Employee	1 Space/ 4 Employees	1 Space	1 Spaces
6868 Cortona Drive R & D	60,068 SF	1 Space/500 SF	121 Spaces	122 Spaces (a)

(a) 101 existing spaces plus 21 dedicated spaces from the Project.

As shown in Table 1, the Zoning Ordinance parking requirement for the Project is 1 space

and the requirement for 6868 Cortona Drive is 121 spaces. The proposed parking supply of 1 space for the Project and 122 spaces for 6868 Cortona Drive therefore satisfies the parking requirements for the two buildings.

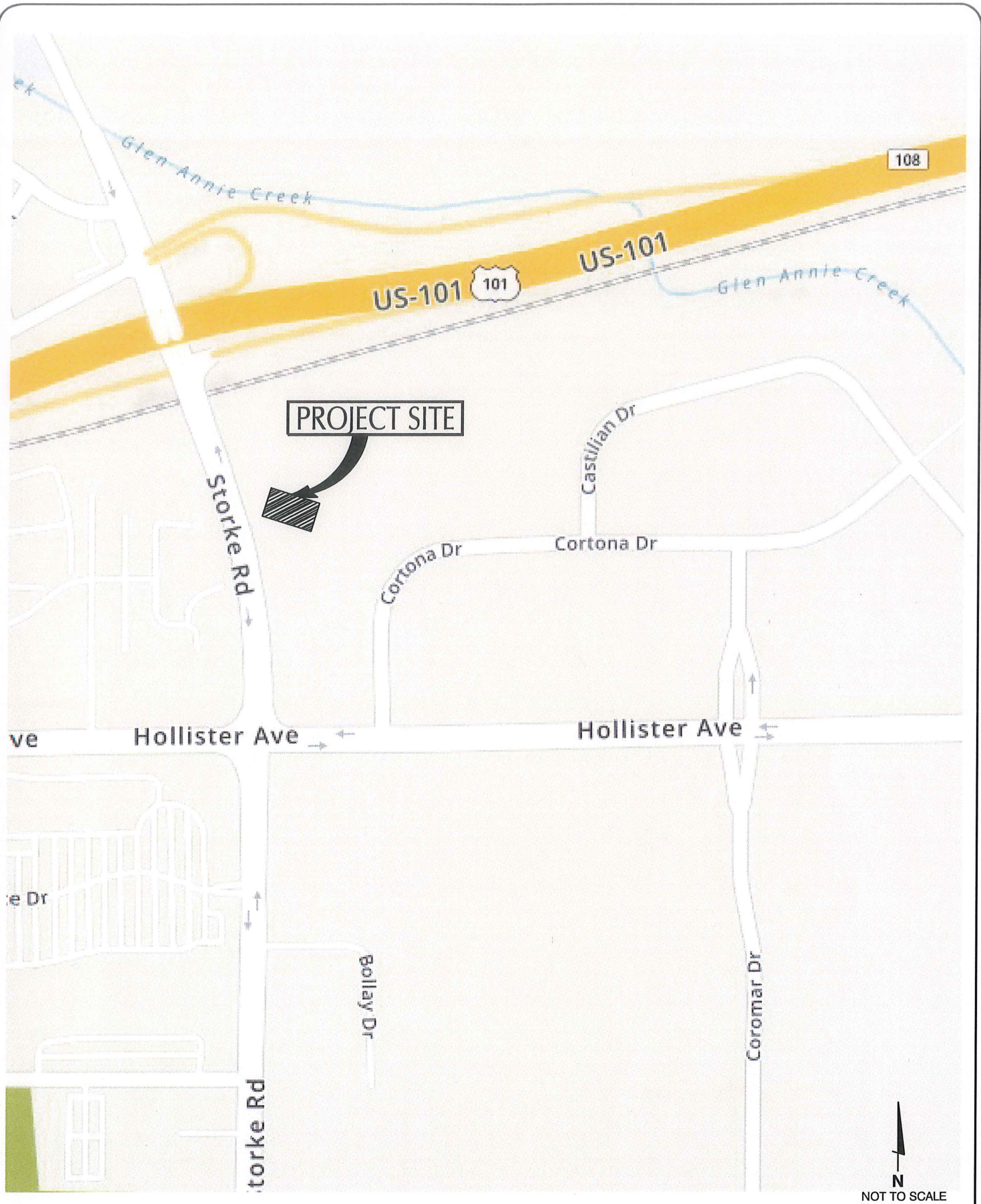
This concludes ATE's traffic and parking assessment for the Goleta Energy Storage Project.

Associated Transportation Engineers

A handwritten signature in black ink, appearing to read 'S A Schell', written over the typed name.

Scott A. Schell, AICP, PTP
Principal Transportation Planner

Attachments

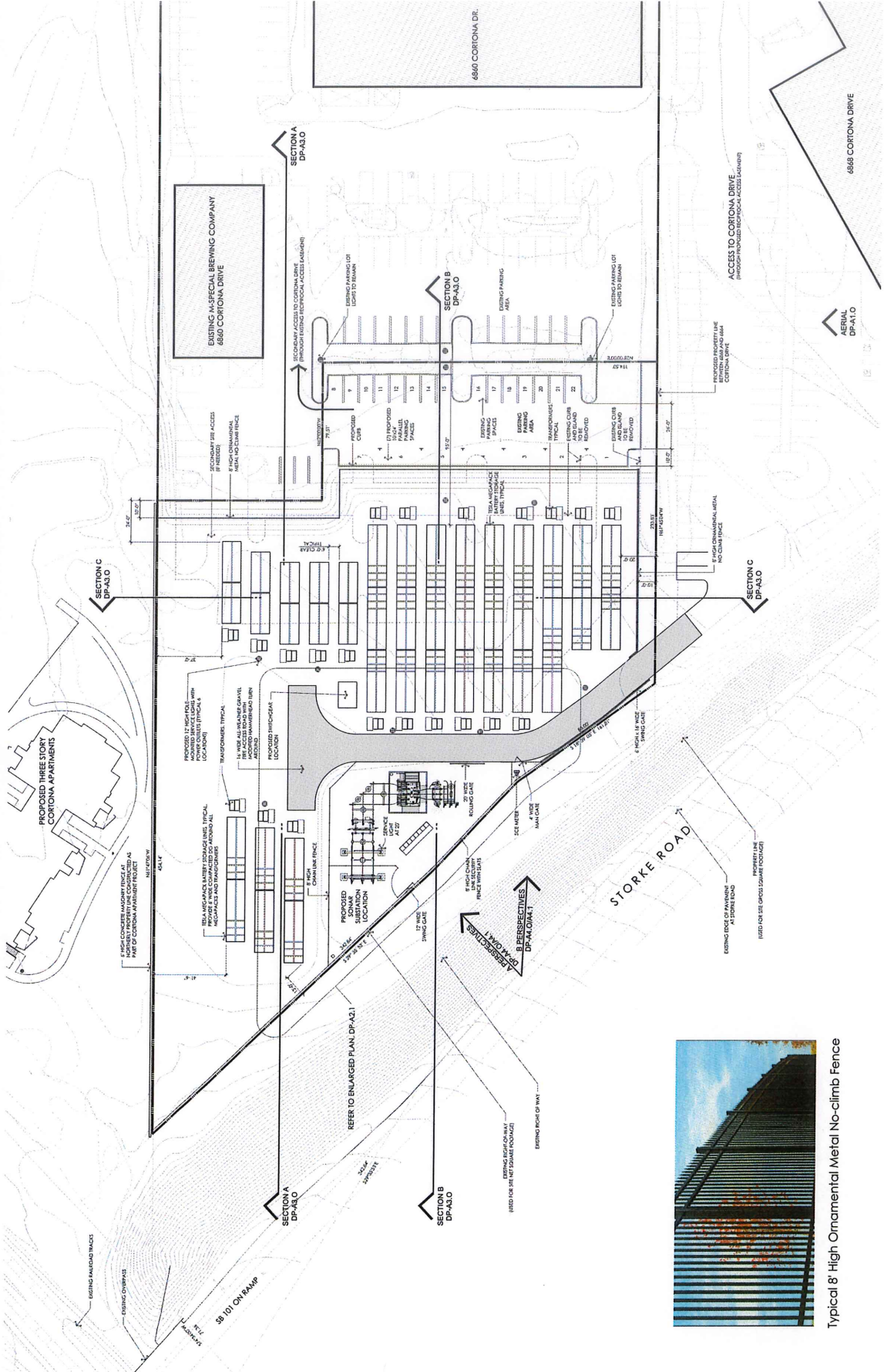


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PROJECT SITE LOCATION

FIGURE 1

CS - ATE#19038



Typical 8' High Ornamental Metal No-climb Fence

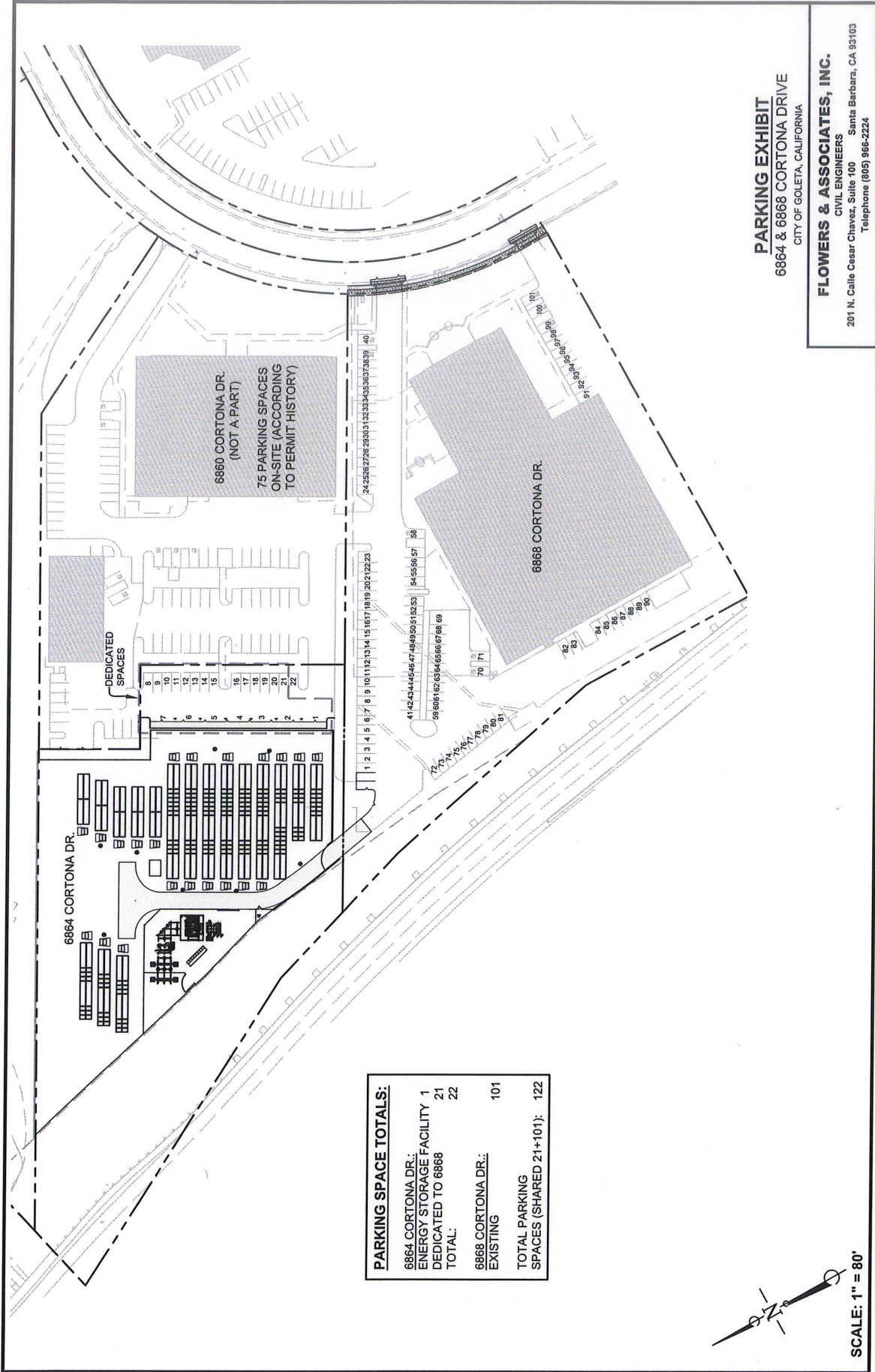
Date: November 18, 2019
 Project Number: 1199-017a0a
 Sheet Number: DP-A2.0

Development Plan and Tentative Parcel Map Drawing for:
 Goleta Energy Storage
 8614 Westwood Center Drive, Suite 1800
 Goleta, California 93117

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PROJECT SITE PLAN



PROJECT SITE PARKING ALLOCATION

