



Staff Report

TO: Planning Commissioners
FROM: Christina Taylor, Deputy City Manager
DATE: October 11, 2022
SUBJECT: **Public Hearing and Consideration of a Request for a One (1) Year Extension of Time for Plot Plan PP2021-0335**
APPLICANT: Terra-Gen, LLC

Background and Analysis:

On October 26, 2021, the Planning Commission held a public hearing and approved Plot Plan 2021-0335 and Environmental Review Application ENV2021-0016 for the Construction and Operation of a Battery Energy Storage Project Commonly Referred to as "Terra-Gen". The project is located at 248 Veile Avenue (APN'S: 417-110-012, 417-130-012 and 417-130-005) in the Manufacturing (M) Zone.

The project is a 100 MW/400 MWh lithium-ion stationary battery energy storage project. The project's batteries will be installed in racks that are housed in outdoor battery energy storage system (BESS) enclosures that will be accessed from the outside via metal cabinet doors for maintenance needs. The project will be charged from the electric grid via the project's interconnection to SCE's existing 115 kV Maraschino substation at the Maraschino-Banning transmission line (the point of interconnection [POI]) at the Maraschino substation in Beaumont, located immediately adjacent to the project site. Energy stored in the project will then be discharged into the grid when the energy is needed, providing important electrical reliability services to the local area.

The time extension is requested in part due to material supply chain delays related to batteries and also to accommodate ongoing coordination with Southern California Edison (SCE), relocation of utilities and other necessary improvements associated with the project.

Beaumont Municipal Code Chapter 17.02.070 Plot Plans (J) Plot Plan Lapse in Time states the following:

A plot plan permit subject to lapse may be renewed up to one additional year, provided that the applicant files an application for renewal with the Planning Director prior to the expiration date, and subject to consideration in a public hearing.

The applicant has submitted a timely request for an extension (Attachment A) and staff has followed procedures for properly noticing a public hearing (Attachment F).

The proposed application remains exempt from the provisions of the California Environmental Quality Act (CEQA). A 15183 Exemption Checklist was analyzed for the underlying project. Granting the extension of time will result in no change to the project and requires no additional CEQA analysis.

Recommended Action:

Hold a public hearing, and
Approve a one-year extension of time for Plot Plan 2021-0335 setting a new expiration date of October 26, 2023.

Attachments:

- A. Applicants Request for Extension of Time
- B. PP2021-0335 Conditions of Approval
- C. 15183 Exemption
- D. Site Plan
- E. Aerial Photograph
- F. Proof of Publication