
THIRD READING

Bill No: AB 2625
Author: Ting (D)
Amended: 5/5/22 in Assembly
Vote: 21

SENATE GOVERNANCE & FIN. COMMITTEE: 5-0, 6/15/22
AYES: Caballero, Nielsen, Durazo, Hertzberg, Wiener

ASSEMBLY FLOOR: 75-0, 5/25/22 - See last page for vote

SUBJECT: Subdivision Map Act: exemption: electrical energy storage system

SOURCE: Author

DIGEST: This bill exempts from the Subdivision Map Act leases or easements for an electrical energy storage system.

ANALYSIS:

Existing law:

- 1) Requires, under the Planning and Zoning Law, every city and county to adopt a general plan that sets out planned uses for all of the area covered by the plan, and requires the general plan to include seven mandatory elements, including a land use element.
- 2) Requires major land use decisions by cities and counties, such as development permitting and subdivisions of land, to be consistent with their adopted general plans.
- 3) Provides, pursuant to the Subdivision Map Act, the following related to the subdivision of land:
 - a) Vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth

procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification of those maps.

- b) Exempts specified types of projects, including, among others, the leasing of, or the granting of an easement to, a parcel of land, or any portion or portions thereof, in conjunction with the financing, erection, and sale or lease of:
 - i) A wind powered electrical generation device on the land, if the project is subject to discretionary action by the advisory agency or legislative body.
 - ii) A solar electrical generation device on the land, if the project is subject to review under other local agency ordinances regulating design and improvement or, if the project is subject to other discretionary action by the advisory agency or legislative body.
 - iii) A biogas project that uses, as part of its operation, agricultural waste or byproducts from the land where the project is located and reduces overall emissions of greenhouse gases from agricultural operations on the land if the project is subject to review under other local agency ordinances regulating design and improvement or if the project is subject to discretionary action by the advisory agency or legislative body.

This bill exempts from the Subdivision Map Act the leasing of, or the granting of an easement to, a parcel of land, or any portion or portions thereof, in conjunction with the financing, erection, and sale or lease of an electrical energy storage system, as defined, on the land, if the project is subject to discretionary action by the advisory agency or legislative body.

Background

California is increasingly relying on new and emerging energy storage technologies to support electric service reliability and help achieve the state's ambitious greenhouse gas reduction goals. Energy storage technology offers opportunities for balancing intermittent increasing volume of renewable energy (such as solar and wind energy), allowing for the storage of energy during times when production is high but demand is lower and discharging during times when production from renewable resources is more limited or not available. In particular, lithium-ion stationary energy storage development in California is accelerating rapidly. In 2019, 250 megawatts (MW) of utility-scale lithium-ion battery systems operated and participated in the state's wholesale power markets. In 2021, the total installed capacity increased to 2,647 MW. 4,316 MW is planned

for operation by the end of 2022. The California Public Utilities Commission anticipates growth in total battery storage installed from about 2.6 gigawatts (GW) today to almost 15 GW in 2032. Most of this is likely to be lithium-ion batteries.

Because requiring approval of maps can cause unnecessarily delays, renewable energy advocates want the Legislature to create an exemption for energy storage projects similar to those for wind and solar generation.

Comments

Purpose of this bill. According to the author, “The Subdivision Map Act (SMA) regulates and controls the design of land divisions by a city or county. Current law exempts certain renewable energy devices, including wind, solar and biogas projects, from the requirements of the SMA. Despite the existing exemptions for these renewable resources, stand-alone energy storage projects are still subject to SMA requirements. AB 2625 would expand this exemption to include land uses for stand-alone energy storage devices, allowing these projects to come online in a timelier manner. In doing so, this bill aligns energy storage development projects with the existing SMA exemptions for renewable resources and ensures the state can achieve our energy reliability needs.”

FISCAL EFFECT: Appropriation: No Fiscal Com.: No Local: No

SUPPORT: (Verified 6/15/22)

Aypa Power
BayWa r.e Solar Projects LLC
California Energy Storage Alliance
California Wind Energy Association
ESS Tech, Inc.
esVolta LP
Fluence
Hanwha Q CELLS USA Corp.
Independent Energy Producers Association
Recurrent Energy, LLC
ReJoule
REV Renewables
Strata Clean Energy
Viridity Energy Solutions

OPPOSITION: (Verified 6/15/22)

None received

ASSEMBLY FLOOR: 75-0, 5/25/22

AYES: Aguiar-Curry, Arambula, Bauer-Kahan, Bennett, Bigelow, Bloom, Boerner Horvath, Mia Bonta, Bryan, Calderon, Carrillo, Cervantes, Chen, Choi, Cooley, Cooper, Cunningham, Megan Dahle, Daly, Davies, Flora, Mike Fong, Fong, Friedman, Gabriel, Gallagher, Cristina Garcia, Eduardo Garcia, Gipson, Gray, Grayson, Haney, Holden, Irwin, Jones-Sawyer, Kalra, Kiley, Lackey, Lee, Levine, Low, Maienschein, Mathis, McCarty, Medina, Mullin, Muratsuchi, Nazarian, Nguyen, Patterson, Petrie-Norris, Quirk, Quirk-Silva, Ramos, Reyes, Luz Rivas, Robert Rivas, Rodriguez, Blanca Rubio, Salas, Santiago, Seyarto, Smith, Stone, Ting, Valladares, Villapudua, Voepel, Waldron, Ward, Akilah Weber, Wicks, Wilson, Wood, Rendon

NO VOTE RECORDED: Berman, Mayes, O'Donnell

Prepared by: Anton Favorini-Csorba / GOV. & F. / (916) 651-4119
6/20/22 15:13:18

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