

## DOCKETED

<b>Docket Number:</b>	12-AFC-03
<b>Project Title:</b>	Redondo Beach Energy Project
<b>TN #:</b>	204901
<b>Document Title:</b>	Intervenor City of Hermosa Beach Comments on Preliminary Staff Assessment
<b>Description:</b>	N/A
<b>Filer:</b>	System
<b>Organization:</b>	Shahiedah S. Coates
<b>Submitter Role:</b>	Intervenor Representative
<b>Submission Date:</b>	6/4/2015 3:18:50 PM
<b>Docketed Date:</b>	6/4/2015

*Comment Received From: Shahiedah S. Coates*

*Submitted On: 6/4/2015*

*Docket Number: 12-AFC-03*

**Intervenor City of Hermosa Beach Comments on Preliminary Staff Assessment**

*Additional submitted attachment is included below.*

JENKINS & HOGIN, LLP  
MICHAEL JENKINS  
SHAHIEDAH COATES  
1230 Rosecrans Avenue, Suite 110  
Manhattan Beach, CA 90266  
Telephone: 310-643-8448  
Facsimile: 310-643-8441  
MJenkins@localgovlaw.com

**In a Proceeding Before the  
STATE OF CALIFORNIA  
State Energy Resources  
Conservation and Development Commission**

In the Matter of:

**REDONDO BEACH ENERGY PROJECT**

DOCKET NO. 12-AFC-03

**INTERVENOR CITY OF HERMOSA  
BEACH COMMENTS ON PRELIMINARY  
STAFF ASSESSMENT**

Intervenor City of Hermosa Beach hereby submits the following comments regarding the Preliminary Staff Assessment (PSA) of the Redondo Beach Energy Project (RBEP). The RBEP project site is adjacent to the intersection of Harbor Drive and Herondo Street, which creates a border between the cities of Hermosa Beach and Redondo Beach. Although the site is located entirely within the City of Redondo Beach, the project will impact the residents, businesses and visitors of Hermosa Beach. The City of Hermosa Beach generally shares the concerns raised by the City of Redondo Beach throughout the proceedings regarding the RBEP, particularly with respect to the need for additional analysis regarding noise and air quality impacts. Consistent with its concerns regarding the project, the City Council of the City of Hermosa Beach adopted a resolution opposing the RBEP on May 26, 2015, which is attached.

**NOISE**

The PSA recognizes that although the project is located within the City of Redondo Beach, noise receptors exist in the City of Hermosa Beach and the Noise Element of the City of Hermosa Beach's General Plan should be considered. (PSA pp. 4.7-4 – 5). As the PSA indicates, construction in Hermosa Beach is permitted during a more restrictive timeframe than in Redondo Beach: construction may commence at 7:00 am in Redondo Beach and at 8:00 am in Hermosa Beach. Exceptions may be granted by the Hermosa Beach Building Official if special circumstances exist. Hermosa Beach requests that construction hours be limited to the schedules permitted in both Redondo Beach and Hermosa Beach; that is, between 8:00 am and 6:00 pm on Mondays through Fridays, between 9:00 am and 5:00 pm on Saturdays, and prohibited on Sundays and holidays. If construction activities are permitted at nighttime, the City requests that conditions be placed on such activities to mitigate nighttime noise to the greatest extent possible.



In evaluating cumulative noise impacts to receptors in Hermosa Beach, the PSA identifies the E&B Oil project as a feasible project likely to have a measurable cumulative noise impact when combined with the RBEP and is presented as having the same schedule and character of construction activities as the RBEP. (PSA pp. 4.7-22 – 25). The status of the E&B Oil project has changed since the PSA was published. In order for the E&B Oil project to proceed as presented in the PSA, the voters of Hermosa Beach must adopt a ballot measure lifting the citywide ban on oil drilling. The PSA estimated that the measure would appear on a Fall 2014 ballot; however, it appeared on the March 3, 2015 ballot and was rejected by the residents of Hermosa Beach. Therefore, the E&B Oil project should no longer be evaluated as a feasible cumulative project and the FSA should not presume that noise impacts or mitigation measures identified in connection with the E&B Oil project will occur concurrently with the RBEP.

Hermosa Beach agrees with the observations of Charles M. Salter Associates, Inc. presented on behalf of the City of Redondo Beach during the PSA Workshop that additional analysis should be conducted to complete the environmental noise impact analysis. It is particularly concerning that, despite the PSA's identification of noise receptors in Hermosa Beach, noise complaints from Hermosa Beach residents were not considered. This deficiency suggests that the noise impact analysis does not accurately and completely consider the noise impacts of the RBEP on Hermosa Beach. Therefore, the City of Hermosa Beach concurs that additional analysis is necessary, the study should be peer reviewed, and the Conditions of Certification should be revised to take into account new information revealed during the supplemental analysis and peer review.

## **VISUAL RESOURCES**

The PSA compares the visual impacts of the existing and proposed power plants on views that residents, tourists and recreationists experience from the Hermosa Beach Pier (site KOP 4), which is one of the most significant landmarks in the City of Hermosa Beach. (PSA pp. 4.13-17 – 19; 4.13-30 – 31). As the PSA provides, the existing power plant “presents a visually discordant built element in the landscape; its structures tower over the otherwise uniformly low-scale coastal development of the surrounding area.” (PSA pp. 4.13-18). The PSA identifies KOP 4 as having a moderate to high overall visual sensitivity and describes the proposed new RBEP structures as reducing the visual impact created by the existing plant:

“The visual simulation for KOP 4 depicts an overall decrease in the height, bulk, and massing of the new structures at the RBEP site, as compared to the existing conditions, and the proportion of the total field of view occupied by the new facilities appear to be less than that of the existing structures. The new structures would be conspicuous, and they would dominate the landscape, but because of their reduced scale and distance from the viewer, they would do so to a much lesser degree than the existing structures. The proposed palm trees would do little to screen the RBEP structures, and only the wall extension is effective in screening views of the power block. But at this distance, it would be difficult to distinguish between the wall extension and the power block, as the former would be similar in color and finish to the structures it screens. Compared to existing conditions, view dominance is considered low to moderate. And compared to the existing RBGS, the new structures of the RBEP would create a low degree of view blockage.



For KOP 4, although the overall visual sensitivity is considered moderate to high, the overall visual change for the proposed RBEP compared to existing conditions is low to moderate. Compared to the existing conditions, implementation of the RBEP would not substantially degrade the existing visual character or quality of the site and its surroundings for views at or near KOP 4, and the impact is considered less than significant.” (PSA p. 4.13-31).

Given the importance of scenic views from the Hermosa Beach Pier, the City requests that the applicants be restrained from designing the proposed plant in any way that would increase visual impacts to KOP 4 and other view sites in or adjacent to the City of Hermosa Beach.

### **AIR QUALITY**

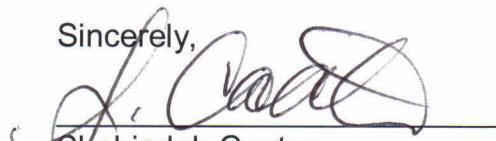
Hermosa Beach agrees with the observations of Blue Scape Environmental presented on behalf of the City of Redondo Beach during the PSA Workshop regarding Air Quality and Public Health Issues. In particular, because Hermosa Beach’s coastline is adjacent to Redondo Beach’s, the City is particularly concerned that the air quality analysis fails to adequately consider the offshore pollution flow and return phenomenon unique to the RBEP site’s coastal location. Pollution pushed offshore from the RBEP site at night and returned to land by day will likely affect the air quality in Hermosa Beach. Because the RBEP site is adjacent to a commercial and residential zone in Hermosa Beach, the City’s residents, businesses, and visitors will be affected by air quality impacts of the project. Blue Scape Environmental also suggests that the air quality study conducted by AES does not adequately address onshore fumigation and stagnation events which would keep pollution in the air above Redondo Beach and Hermosa Beach. The City agrees that additional air quality analysis is necessary, whether it be conducted by AES, CEC Staff or the South Coast Air Quality Management District.

Additionally, given the significant amount of time that has passed since the PSA was issued, the City supports Blue Scape Environmental’s recommendation that the air quality review be put on hold so that staff may determine whether any of the studies relied on in preparation of the PSA are now obsolete.

The City of Hermosa Beach appreciates this opportunity to comment on the PSA.

DATED: June 4, 2015

Sincerely,



Shahiedah Coates  
Assistant City Attorney  
City of Hermosa Beach

### **Attachment:**

Resolution of the City Council of the City of Hermosa Beach

Opposing the Redondo Beach Energy Project (adopted 5/26/15, to be signed)

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH OPPOSING THE LICENSING APPLICATION FOR A POWER PLANT IN REDONDO BEACH BY THE AES CORPORATION TO THE CALIFORNIA ENERGY COMMISSION**

The City Council of the City of Hermosa Beach does hereby resolve and order as follows:

SECTION 1: Recitals:

1. The City of Redondo Beach has been the site of an electrical generation plant since 1896, which is presently owned and operated by AES Redondo, LLC, a wholly owned subsidiary of the AES Corporation, a global electrical generation and distribution business headquartered in Arlington, Virginia, and located at 1100 North Harbor Drive, Redondo Beach, California.
2. The AES Corporation has filed an Application for Certification with the California Energy Commission seeking authority to replace the existing electrical generation facility with a 496-megawatt natural gas-fired, combined-cycle, air-cooled, electrical generating facility.
3. This facility is located on a parcel adjacent to the border between the cities of Redondo Beach and Hermosa Beach. Therefore, the residents of Hermosa Beach will experience noise, air quality and visual impacts from the proposed replacement facility similar to, if not more severe than those experienced by the residents of Redondo Beach. The facility is directly adjacent and upwind of a densely populated area - over 13,000 residents per square mile - and surrounded by other incompatible uses such as hotels, office buildings, a 1400 slip boat harbor, two restaurants and a senior living facility.
4. In recent years, significant environmental, economic and regulatory changes have occurred that affect the electrical generation business in California and the AES Corporation's Redondo Beach electrical generation plant.
5. The California Energy Commission, California Public Utilities Commission, California State Water Resources Control Board, California Independent System Operator, California Air Resources Board, Southern California Air Quality Management District, California Coastal Commission, California State Tidelands Commission and other governmental agencies are or will be considering applications by the AES Corporation for continued permits to generate electricity in future years at the Redondo Beach electrical generation plant.



6. The City of Hermosa Beach recognizes the authority of Federal and State agencies to consider and take final action on permits authorizing the AES Corporation to generate electricity at the Redondo Beach electrical generation plant; however, the City of Hermosa Beach has serious concerns about the lasting negative impacts on the health, safety and welfare of the community for generations to come by building a new power plant that will run more often than the existing plant currently does.

SECTION 2. The City Council does hereby oppose the licensing application submitted by AES to the California Energy Commission to construct and operate a new electrical energy generating plant in Redondo Beach and request that the AES Corporation and appropriate governmental agencies take the necessary actions to permanently retire the AES Redondo generating station, remove the aged electrical production facilities and remediate the land.

SECTION 3. The City Clerk shall certify to the passage and adoption of this Resolution, shall enter the same in the book of original Resolutions of the city, and shall make minutes of the passage and adoption thereof in the records of the proceedings of the City Council at which the same is passed and adopted.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Peter Tucker, Mayor

ATTEST:

\_\_\_\_\_  
Elaine Doerfling, City Clerk