

DOCKETED

Docket Number:	13-AFC-01
Project Title:	Alamitos Energy Center
TN #:	213708
Document Title:	Committee questions Regarding the Land Use section of Alamitos Energy Center (AEC) Preliminary Staff Assessment
Description:	Memorandum containing Committee questions Regarding the Land Use section of Alamitos Energy Center (AEC) Preliminary Staff Assessment [13-AFC-01]
Filer:	Ken Celli
Organization:	Energy Commission Hearing Office
Submitter Role:	Committee
Submission Date:	9/19/2016 9:13:51 AM
Docketed Date:	9/19/2016

Memorandum

To: All Parties to the Alamitos Energy Center Application for Certification Date : September 19, 2016

From : **Kenneth Celli, Hearing Officer**

California Energy Commission

1516 Ninth Street
Sacramento CA 95814-5512

Subject: Committee questions Regarding the Land Use section of Alamitos Energy Center (AEC) Preliminary Staff Assessment¹ [13-AFC-01]

Following its review of the Land Use section of the Preliminary Staff Analysis (PSA), the Committee has the following questions:

1. Regarding the City of Long Beach's Southeast Area Development Improvement Plan [SEADIP], on PSA page 4.6-11, it states "A Draft Specific Plan and Environmental Impact Report is expected to be released for public review in mid-2016." What is the status of the updates to the planning LORS? Will the project be compliant with the revised LORS?
2. Land Use Table 2 (PSA page 4.6-12) indicates that a conditional use permit (CUP) is required for electrical services uses, such as the AEC, in the zoning district where the proposed plant will be located. What are the standards for granting such a CUP? Does the AEC meet them? Has the City of Long Beach expressed an opinion on the topic?
3. Land Use Table 2 also contains references to two different building height limits: 35 feet (under the 2006 SEADIP) and 65 feet (under the 2015 amendments to the SEADIP zoning) (see PSA pages 4.6-16 and 4.6-18, respectively). How is this dichotomy reconciled? Even if not reconciled, the stacks for the AEC are 140 and 80 feet tall. Does the fact that the existing AGS stacks are over height obviate the need for a variance (Long Beach Municipal Code Chapter 21.25, Division III) or is it merely a factor to consider in deciding whether a variance should be approved. If a variance is required and cannot be approved, is an override justified? Why?
4. The section lists numerous assessor parcel numbers (APNs). How many legal parcels are there on site? Do any of the project facilities extend over those parcel lines? Should a lot merger or other action take place to ensure that the project is built on a single lot? Why or why not?
5. Proposed Condition of Certification LAND-1 (PSA page 4.6-30) requires, prior to the start of construction, a site plan consistent with city of Long Beach design standards for the General Industrial zone, including heights, parking, and setbacks. Will the Final

¹ TN 212284

Staff Assessment discuss whether those standards are satisfied, or is staff expecting that determination to be made during the post-certification review of the site plan?

6. The project calls for construction of a new wastewater pipeline that will be affixed to an existing bridge that crosses the Los Cerritos Channel. Will the existing bridge be able to accommodate the new pipeline? Will the pipeline's construction cause any impacts? Where or how will any impacts of the pipeline on the bridge be addressed in the PSA or FSA?

7. The project lies within the coastal zone and appears to require a coastal development permit under Long Beach Municipal Code sections 21.25.901- 21.25-908. Where is the analysis of this? Is Coastal Commission review/approval required under the Long Beach Municipal Code? Has the Coastal Commission commented on the project?