

DOCKETED

Docket Number:	12-AFC-02C
Project Title:	Huntington Beach Energy Project - Compliance
TN #:	206921
Document Title:	Presentation - Petition to Amend Huntington Beach Energy Project Visual Resources
Description:	Visual Resources Presentation - HBEP Amendment Data Request Workshop
Filer:	Cathy Hickman
Organization:	California Energy Commission
Submitter Role:	Commission Staff
Submission Date:	12/10/2015 1:37:16 PM
Docketed Date:	12/10/2015



California Energy Commission

Petition to Amend Huntington Beach Energy Project Visual Resources

Jeanine Hinde

Jeanine.Hinde@energy.ca.gov



California Energy Commission

Key Observation Points (KOPs)

- ❖ KOPs closest to the HBEP site include views from Huntington State Beach, Magnolia Street next to Magnolia Marsh, and Newland Street (KOPs 1, 4, and 5; **Figure 1**).
- ❖ Project is in the Coastal Zone near the Pacific Coast Highway. Development must restore and enhance visual quality in visually degraded areas where feasible (Coastal Act § 30251).
- ❖ Commission's Final Decision requires visual mitigation that is consistent with the architectural enhancements recommended by the City of Huntington Beach. The Decision includes figures showing the conceptual architectural enhancements at the KOPs.
- ❖ Applicant's amendment petition and data responses do not provide revised conceptual architectural enhancements for the project.



California Energy Commission

Figure 1. Key Observation Points within a Half-Mile of the HBEP Site (inside the blue line). KOP 3 does not provide a direct view of the project due to its greater distance to the site and other development between the viewpoint area and the project site.





California Energy Commission

Licensed HBEP Compared to Amended HBEP

- ❖ For KOP 1 at Huntington State Beach, **Figure 2** shows the licensed project with the City's recommended concept for architectural screening and enhancements (Figure 4c in the Commission Decision).
- ❖ **Figure 3** shows the applicant's proposed amended HBEP; no visual screening concept or architectural enhancements are provided.
- ❖ In responses to comments, the applicant states that future conceptual architectural design concepts will be provided to the City for approval separate from the Energy Commission's amendment process.



California Energy Commission

Figure 2. KOP 1 – Licensed HBEP With Architectural Enhancements





California Energy Commission

Figure 3. KOP 1 – Applicant’s Proposed Amended HBEP





California Energy Commission

Licensed HBEP Compared to Amended HBEP

- ❖ For KOP 4 at Magnolia Street, **Figure 4** shows the licensed project with the City's recommended concept for architectural enhancements (Figure 10 in the Commission Decision).
- ❖ **Figure 5** shows the applicant's proposed amended HBEP; no architectural enhancement concept is provided.
- ❖ The applicant intends to provide future conceptual architectural design concepts to the City for approval separate from the Energy Commission's amendment process.



California Energy Commission

Figure 4. KOP 4 – Licensed HBEP With Architectural Enhancements





California Energy Commission

Figure 5. KOP 4 – Applicant’s Proposed Amended HBEP



420-foot-long, 110-foot-tall ACC for
the Amended Project



California Energy Commission

Licensed HBEP Compared to Amended HBEP

- ❖ For KOP 5 at Newland Street, **Figure 6** shows the licensed project with the City's recommended architectural screening concept (Figure 12 in the Commission Decision).
- ❖ Under the amended project, the arrangement of the simple-cycle power blocks on the site would make major project structures less visible from this KOP (**Figure 7**).
- ❖ The simple-cycle power blocks on the west side of the site would be clearly visible from viewpoints close to KOP 5, including nearby views from the Pacific Coast Highway.
- ❖ The architectural screening concept included in the Commission Decision applies to the whole project and not only to specific KOPs.



California Energy Commission

Figure 6. KOP 5 – Licensed HBEP With Architectural Enhancements





California Energy Commission

Figure 7. KOP 5 – Applicant’s Proposed Amended HBEP





Conclusions

- ❖ Energy Commission imposed **VIS-1** requiring a Visual Screening and Enhancement Plan for Project Structures that was to be consistent with the architectural enhancements recommended in the City's adopted Resolution No. 2014-18.
- ❖ Commission Decision was based on the City's recommended visual design concept, which is not shown in the visual simulations for the amended HBEP.
- ❖ Processing of the amendment requires submittal of the newly proposed conceptual architectural treatment plan to staff.
- ❖ Once the City approves and recommends a revised architectural design concept, staff will incorporate it into the amendment analysis for consideration during this proceeding.