

## DOCKETED

<b>Docket Number:</b>	12-AFC-02C
<b>Project Title:</b>	Huntington Beach Energy Project - Compliance
<b>TN #:</b>	212438
<b>Document Title:</b>	Huntington Beach Fire Department. AES Huntington Beach Energy Project (HBEP) Response to "Preliminary Staff Assessment"
<b>Description:</b>	N/A
<b>Filer:</b>	Marichka Haws
<b>Organization:</b>	Huntington Beach Fire Department
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## HUNTINGTON BEACH FIRE DEPARTMENT

**DATE:** JULY 19, 2016

**PROJECT NAME:** AES HUNTINGTON BEACH ENERGY PROJECT (HBEP)  
RESPONSE TO "PRELIMINARY STAFF ASSESSMENT"

**PLANNING  
APPLICATION NO.** 2012-0152

**DATE OF SUBMISSION:** FEBRUARY 10, 2016

**PROJECT LOCATION:** 21730 NEWLAND STREET

**PLAN REVIEWER:** STEVE EROS; FIRE PROTECTION ANALYST

**TELEPHONE/E-MAIL:** 714-536-5531

**PROJECT DESCRIPTION:** Amendment to change approved Application for Certification (AFC) for the Huntington Beach Energy Project (HBEP). The original AFC was approved on October 29, 2014 by the energy commission. On September 14, 2015, AES Southland, LLC submitted a petition to amend the final decision for HBEP. To replace the existing AES power generating station with a natural gas-fired, combined cycle, air-cooled, 939-megawatt (MW) electrical generating facility on the 28.6 acre facility. The redesign project would total 844 MW and be constructed in two phases. Phase 1 would be a natural gas-fired, combined-cycle, air-cooled, 644 MW electrical facility. Phase 2 would be two 100 MW simple-cycle gas turbines.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated June 2016. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: Steve Eros, Fire Protection Analyst

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**Below is the HBFD's response to the AES's Preliminary Staff Assessment Report**

### **Fire Apparatus Access**

The HBFD has the following comments for the fire department access lanes that were not addressed in the Preliminary Staff Assessment. The assessment states that the lanes will comply with all relevant City "LORS", provided a narrative on how the fire lane was going to

comply, but did not reference a site maps showing the dimensions of the proposed access lane. Address the following comments:

1. On Page 469 (4.14-6) of the Staff Assessment Report, the “Worker Safety-G Emergency Access Plan” section provides a narrative of how the site will be equipped with a fire department access lane that will provide two access points to the site. Provide the HBFD with a dimensioned site plan showing the proposed fire department access lanes and how they comply with City Specifications #401 and the California Fire Code.
  - a. Plans need to be developed to show the location, dimensions, and turning radii for all proposed fire department access lanes for the site. The plans will need to show how Phase 1 and Phase 2 will show compliance with City Speciation #401 for Fire Department Access Lanes. A fire department access plan will also need to be developed for the Plains Marketing site.
2. Provide a plan that shows that the entire perimeter of ground floor of the proposed buildings will be within 150 feet of the fire department access lanes.
3. Provide a site plan showing the configuration of the fire department access lane throughout the phases of construction. The HBFD will still need to access the buildings that are operational, so a plan needs to be created to show how access will be provided to all of the buildings on site.

## Environmental

The AES property and the Plains All American site will need to show compliance with City Specification #429 and 431-92 prior to grading or building permits are issued for any work associated with the AES project. The assessment acknowledges that the project will show compliance with City Specifications #429 and 431-92 prior to obtaining any permits. The following items need to be completed prior to construction.

1. Both the AES and Plains All American Site will need to show compliance with City Specifications # 429 and 431-92 prior to starting construction on site. The project’s environmental consultant should review the above mention specifications and send a work plan to the plan review listed above.
2. The oil well located underneath the existing turbines does not need to be abandoned to the current DOGGR standard to begin this project. This oil well will need to be abandoned in the future when the site is looking to develop under the existing turbines.

### **Above Ground Storage Tank Removal**

The Above Ground Storage tanks located at the Plains All American site will need to be demolished to all Huntington Beach City Specifications and California Fire Code requirements prior to the issuance of a grading permit of the site. The AES project will need to obtain fire construction permits from the HBFD and the State Fire Marshal's Office – Pipeline Safety Division for all work associated with the removal of the flammable/combustible liquids storage tanks or pipelines.

## **SITE DEVELOPMENT**

### **Fire Hydrants and Water Systems**

The HBFD will need to review the location of any proposed or relocated fire hydrants for the AES site as well as the Plains All-American lay-down site. Confirm that the HBFD will be provided the opportunity to review the location of fire hydrants and water systems essential to fire fighting needs. All fire hydrants located on the AES project site will need to be in operation for the duration of the project. If hydrants are needed to be relocated, then a permit must be obtained from the HBFD for the relocation or removal of any fire hydrants. Any construction activity involving the fire hydrants must not start until a permit has been obtained from the HBFD.

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Fire Department City Specifications may be obtained at:  
Huntington Beach Fire Department Administrative Office  
City Hall 2000 Main Street, 5<sup>th</sup> floor  
Huntington Beach, CA 92648  
or through the City's website at [www.surfcity-hb.org](http://www.surfcity-hb.org)

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

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