

DOCKETED

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Project Title:	Stanton Energy Reliability Center
TN #:	220877
Document Title:	Memo Regarding Laws, Ordinances, Regulations, and Standards (LORS) tables in all sections of Staff Analyses.
Description:	Memorandum with example of LORS Table to be included in all sections of staff analyses that have applicable LORS.
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Memorandum

State of California

To: Energy Commission staff working on the Stanton Energy Reliability Center (SERC) Application for Certification (16-AFC-01)

Date: August 24, 2017

From: **Kenneth Celli, Hearing Officer**

California Energy Commission
1516 Ninth Street
Sacramento CA 95814-5512

Subject: Laws, Ordinances, Regulations, and Standards (LORS) tables in all sections of Staff Analyses for the proposed SERC.

The Committee requests that in every section of the Preliminary Staff Assessment (PSA) and Final Staff Assessment (FSA) that has applicable LORS, that a table be included that consists of three columns:

1. Column 1 identifies and describes each LORS,
2. Column 2 describes whether the project is or is not consistent with the LORS, and,
3. Column 3 provides the factual basis for determining whether the project was consistent with the LORS.

As an example, see the following table (excerpted from the Visual Resources section of the Alamitos Energy Center FSA).

**Visual Resources Table 2
Proposed Project Consistency with Applicable Visual Resources LORS**

Applicable LORS	Consistency Determination	Basis for Consistency
California Coastal Act of 1976		
Section 30251 Scenic and visual qualities. The scenic and visual qualities of coastal areas shall be considered and protected. Permitted development shall be visually compatible with the character of the area and, where feasible, to restore and enhance visual quality in visually degraded areas.	Refer to the analyses (below) under Provision A2 for the SEADIP Specific Plan.	Condition of Certification VIS-3 requires the project owner to provide landscaping that reduces the visibility of the power plant structures in accordance with local policies. AEC will be designed to be compatible with the industrial zone in which it is located. Condition of Certification VIS-3 ensures the AEC will comply with applicable development policies set

Applicable LORS	Consistency Determination	Basis for Consistency
		forth in the City of Long Beach's General Plan and South East Area Development Improvement Plan (SEADIP).
City of Long Beach General Plan		
Open Space and Recreation Element		
Policy 1.2 Protect and improve the community's natural resources, amenities and scenic values including nature centers, beaches, bluffs, wetlands and water bodies.	Consistency with Policy 1.2 to protect community natural resources, amenities, and scenic values is achieved with the project's proposed design.	The proposed arrangement of the AEC would locate components further away from surrounding areas (e.g., Los Cerritos Channel). The proposed lighting design (e.g., hooded lighting, lighting directed onsite) would minimize the potential for glare and light spillage into nearby recreation and open space areas.
Land Use Element		
Urban Design Analysis - Conclusions and Policy Directions Certain city entrances at arterial and freeways should be beautified to enhance the city's image. Of particular importance are the entrances at Seventh Street and Studebaker Road, and all the entrances from the Long Beach Freeway.	Consistency with Urban Design Analysis to beautify entrances along Studebaker Road is achieved with the project's proposed design.	<p>The existing AEC has landscaping in place that complies with the requirements for setbacks, screening, and vegetation. The AEC site boundary does not reach to Studebaker Road and implementation of the AEC would not affect landscaping that is already in place along Studebaker Road.</p> <p>It should be noted that the city submitted a comment letter requesting all perimeter and public-facing landscape areas of the AGS be cleared and replanted with a comprehensively-designed landscape plan for the entire site (Long Beach 2016b).</p> <p>In addition, the applicant identified a commitment to work cooperatively with the city in submitting landscape plans for review and approval (AEC 2015, pg. 5.13-21). Implementation of Condition of Certification VIS-3 would ensure conformance.</p>
Conservation Element		

Applicable LORS	Consistency Determination	Basis for Consistency
<p>Goals for the City No. 2 To create and maintain a productive harmony between man and his environment through conservation of natural resources and protection of significant areas having environment and aesthetic value.</p>	<p>Consistency with Goals for the city to protect significant areas with aesthetic value is achieved with the project's proposed design.</p>	<p>The proposed design for AEC would comply with all setback and buffer requirements. The applicant identified a commitment to work cooperatively with the city in submitting landscape plans for review and approval (AEC 2015, pg. 5.13-21). Implementation of Condition of Certification VIS-3 would ensure conformance.</p>
Local Coastal Program		
<p>The LCP adopted the SEADIP Specific Plan by reference. Specific development and land use standards are provided within the SEADIP Specific Plan.</p>	<p>Refer to the analyses (below) under Provision A2 for the SEADIP Specific Plan.</p>	<p>Condition of Certification VIS-3 requires the project owner to provide landscaping that reduces the visibility of the power plant structures in accordance with the Local Coastal Program and SEADIP policies.</p>
South East Area Development and Improvement Plan (SEADIP) Specific Plan		
<p>Provision A2 A minimum of thirty percent of the site shall be developed and maintained as usable open space (building footprint, streets, parking areas and sidewalks adjacent to streets shall not be considered usable open space. Bicycle and pedestrian trails not included within the public right-of-way may be considered usable open space). All buildings shall be set back a minimum of twenty feet from all public streets and a wider setback may be required by individual subarea. Within this minimum twenty-foot setback area, a strip having a minimum width of ten feet and abutting the street shall be attractively landscaped.</p>	<p>Consistency with Provision A2 to identify open space areas on the AEC site would be achieved with implementation of VIS-3.</p>	<p>Condition of Certification VIS-3 requires the project owner to provide landscaping that reduces the visibility of the power plant structures in accordance with local policies.</p> <p>In addition, the applicant identified a commitment to work cooperatively with the city in submitting landscape plans for review and approval (AEC 2015, pg. 5.13-21). Implementation of Condition of Certification VIS-3 would ensure conformance.</p>
<p>Provision A9 All development shall be designed and constructed to be in harmony with the character and quality of surrounding development so as to create community unity within the entire area.</p>	<p>Consistency with Provision A9 to construct and design in harmony with the character and quality of surrounding development is achieved with the project's proposed design.</p>	<p>AEC would be designed to be in harmony with the industrial zone in which it is located. Condition of Certification VIS-3 would ensure the AEC would comply with applicable development policies set forth in the General Plan and SEADIP.</p>