

**DOCKETED**

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## CALIFORNIA ENERGY COMMISSION

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**DATE:** March 2021

**TO:** Interested Parties

**FROM:** Joseph Douglas, Compliance Project Manager

**SUBJECT: HUNTINGTON BEACH ENERGY PROJECT (12-AFC-2C)  
Staff Analysis of Amendment Proposal to Modify Visual Screening**

On November 6, 2020, AES Huntington Beach Energy, LLC, filed a petition to amend with the California Energy Commission (CEC) requesting to modify Condition of Certification **VIS-1** of the Huntington Beach Energy Project (HBEP) to replace the approved architectural screening structure ("spherical ball wall") with a mural-based design treatment for screening and enhancing views of the project site.

The HBEP is an 844-megawatt (MW), natural gas-fired, combined-cycle electric generating facility that was certified by the CEC on May 31, 2017, and began operation on June 25, 2020. The facility is located at 21730 Newland Street, Huntington Beach.

CEC staff has reviewed the petition pursuant to Title 20, California Code of Regulations, section 1769 (Post Certification Amendments and Changes) and has concluded that the modifications to Condition of Certification VIS-1 would not result in a significant impact on the environment, or cause the project to not comply with applicable laws, ordinances, regulations, and standards. Based on those conclusions, staff intends to recommend approval of the petition by the CEC pursuant to Section 1749(a)(4) at the **April 14, 2021** Business Meeting.

The CEC's webpage for this facility, [https://ww2.energy.ca.gov/sitingcases/huntington\\_beach\\_energy/](https://ww2.energy.ca.gov/sitingcases/huntington_beach_energy/), has a link to the petition and the Staff Analysis on the right side of the webpage in the box labeled "Compliance Proceeding." Click on the "Documents for this Proceeding (Docket Log)" option. If approved, the CEC's Order approving this petition will also be available from the same webpage.

This letter has been mailed to the CEC's list of interested parties and property owners of parcels within 1,000 feet of the facility site. It has also been e-mailed to the Siting listserv. The listserv is an automated CEC e-mail system by which information about this facility is e-mailed to parties who have subscribed. To subscribe, go to the CEC's webpage for this facility, cited above, scroll down the right side of the project's webpage to the box labeled "Subscribe," and provide the requested contact information.

Any person may comment on the Staff Analysis. Those who wish to comment on the analysis are asked to submit their comments by April 8, 2021. To use the CEC's electronic commenting feature, go to the CEC's webpage for this facility, cited above, click on the "Submit e-Comment" link, and follow the instructions in the on-line form. Be sure to include the facility name in your comments. Once submitted, the CEC Docket Unit reviews and approves your comments, and you will receive an e-mail with a link to them.

Written comments may also be mailed or hand-delivered to:

California Energy Commission  
Docket Unit, MS-4  
Docket No. **12-AFC-2C**  
1516 Ninth Street  
Sacramento, CA 95814-5512

All comments and materials filed with and approved by the Docket Unit will be added to the facility Docket Log and become publicly accessible on the CEC's webpage for the facility.

If you have questions about this notice, please contact Joseph Douglas, Compliance Project Manager, at (925) 956-9527, or by fax to (916) 654-3882, or via e-mail at [Joseph.Douglas@energy.ca.gov](mailto:Joseph.Douglas@energy.ca.gov).

For information on participating in the CEC's review of the petition, call the CEC Public Advisor, at (916) 654-4489 or (800) 822-6228 (toll-free in California) or send your e-mail to [publicadvisor@energy.ca.gov](mailto:publicadvisor@energy.ca.gov).

News media inquiries should be directed to the CEC Media Office at (916) 654-4989, or by e-mail to [mediaoffice@energy.ca.gov](mailto:mediaoffice@energy.ca.gov).

Mail List: 7437

Listserv: Huntington Beach Energy Project

**HUNTINGTON BEACH ENERGY PROJECT (12-AFC-2C)**  
**Petition to Amend Commission Decision**  
**EXECUTIVE SUMMARY**

Joseph Douglas

**INTRODUCTION**

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On November 6, 2020, AES Huntington Beach Energy, LLC, filed a petition to amend with the California Energy Commission (CEC) requesting to modify Condition of Certification VIS-1 in the Final Commission Decision for the Huntington Beach Energy Project (HBEP) to replace the approved architectural screening structure (“spherical ball wall”) with a mural-based surface treatment for screening and enhancing views of the project site. Staff has completed its review of all materials received.

The purpose of the CEC’s review process is to assess whether the proposed petition would have a significant impact on the environment or cause the project to not comply with applicable laws, ordinances, regulations, and standards (LORS) (Cal. Code Regs., tit. 20, § 1769). Staff has completed its independent review of all materials received from the project owner.

**PROJECT LOCATION AND DESCRIPTION**

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The Huntington Beach Energy Project (HBEP) is an 844-megawatt (MW), natural gas-fired, combined-cycle electric generating facility located at 21730 Newland Street, Huntington Beach. The project was certified by the Energy Commission on May 31, 2017, and began operation on June 25, 2020.

**DESCRIPTION OF PROPOSED CHANGES**

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The changes to the design of the project proposed in the petition include the following:

- Modify Condition of Certification VIS-1 to replace the approved architectural screening structure (“spherical ball wall”) with a mural-based architectural treatment.

**NECESSITY FOR THE PROPOSED CHANGES**

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The original architectural treatment featured a very large and complex structure featuring thousands of blue plastic spheres or balls, hung on a high-tension wire mesh to create a semi-transparent screen in the shape of a wave. During the detailed design process, the original architectural treatment has proven to be an engineering and construction challenge that would likely have the unintended effect of making the HBEP look even larger, and not meeting the objective of mitigating views from this viewpoint.

Upon further engineering for the original design, it was determined that the large, steel architectural framing and structures needed would require substantial footings and foundations to meet building code requirements for wind loads and seismic forces. In contrast, the mural-based architectural treatment can be applied to only the power plant structures, avoiding the need for additional erection of a large steel and plastic structure and the additional excavations and foundations at the project site required to accommodate the original architectural treatment.

## **STAFF ASSESSMENT OF THE PROPOSED CHANGES**

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CEC technical staff reviewed the proposed changes to the project for potential environmental effects and consistency with applicable LORS. Staff has determined that only the technical areas of **Visual Resources** and **Worker Safety and Fire Protection** are affected by the proposed project changes. A summary of staff's conclusions reached in each technical area are summarized in **Executive Summary Table 1**.

For **Visual Resources**, staff concludes that implementation of the revised plan for screening and enhancing views of the project would ensure visual impacts remain less than significant and the project continues to comply with applicable LORS. Staff is recommending changes to Condition of Certification **VIS-1** in the Final Commission Decision (Decision) to account for the revised plan. The details of the proposed changes to project and Condition of Certification **VIS-1** can be found under the **Visual Resources** section in this staff analysis.

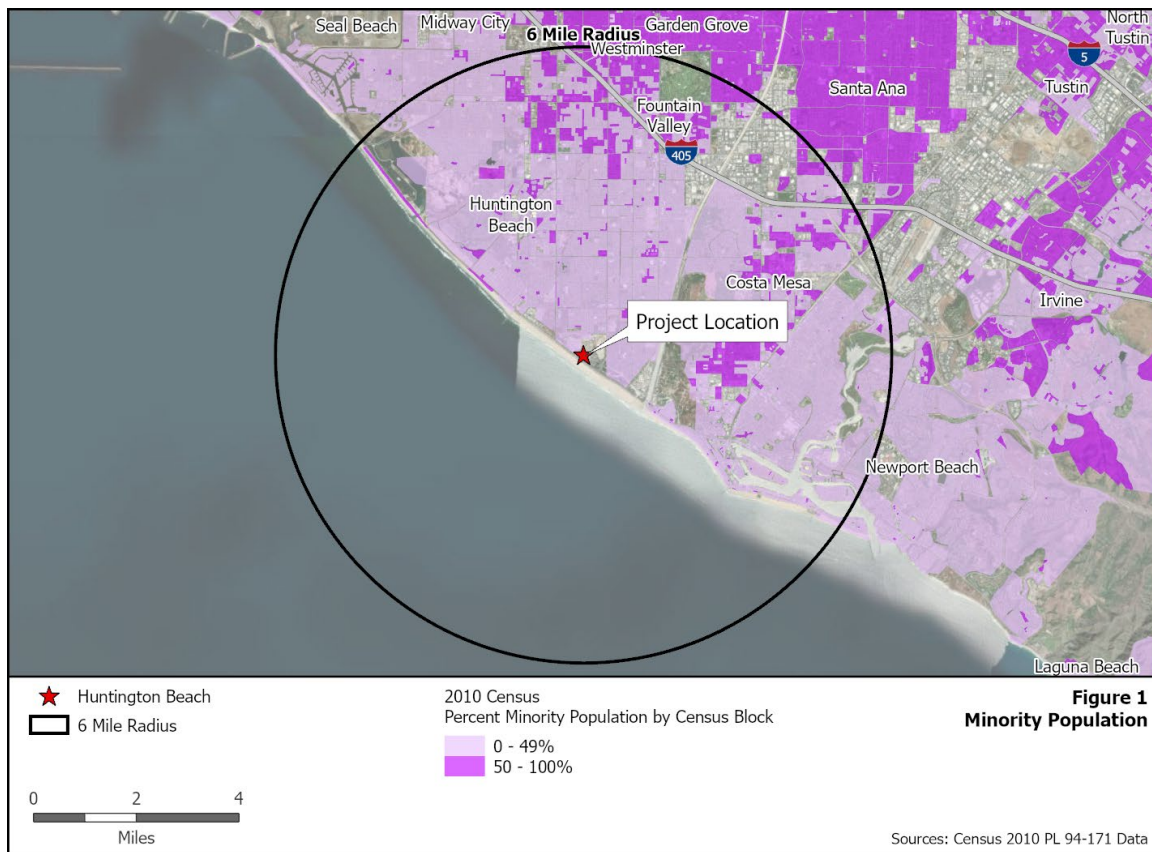
For **Worker Safety and Fire Protection**, staff concludes that the proposed changes would not result in a significant impact on worker health and safety or cause the project to not comply with applicable LORS, with the project owner's continued compliance with Condition of Certification **WORKER SAFETY-1** in the Decision. **WORKER SAFETY-1** covers worker health and safety requirements for construction activities, including activities to be performed to complete the proposed project changes.

**Executive Summary Table 1  
Summary of Impacts to Each Technical Area**

Technical Areas Reviewed	Technical Area Not Affected	CEQA			Conforms with applicable LORS	Revised or New Conditions of Certification requested or recommended
		Potentially significant impact	Less than significant impact with mitigation	Less than significant impact		
Air Quality	X					
Biological Resources	X					
Cultural Resources	X					
Facility Design	X					
Geological and Paleontological Resources	X					
Hazardous Materials Management	X					
Land Use	X					
Noise and Vibration	X					
Paleontological Resources	X					
Public Health	X					
Socioeconomics	X					
Soil and Water Resources	X					
Traffic and Transportation	X					
Transmission Line Safety & Nuisance	X					
Transmission System Engineering	X					
Visual Resources			X		X	X
Waste Management	X					
Worker Safety and Fire Protection				X	X	

# ENVIRONMENTAL JUSTICE

**Environmental Justice – Figure 1** shows 2010 census blocks in the six-mile radius of the Huntington Beach Energy Project with a minority population greater than or equal to 50 percent. The population in these census blocks represents an environmental justice (EJ) population based on race and ethnicity as defined in the United States Environmental Protection Agency's *Guidance on Considering Environmental Justice During the Development of Regulatory Actions*. Staff conservatively obtains demographic data within a six-mile radius around a project site based on the parameters for dispersion modeling used in staff's air quality analysis. Air quality impacts are generally the type of project impacts that extend the furthest from a project site. Beyond a six-mile radius, air emissions have either settled out of the air column or mixed with surrounding air to the extent the potential impacts are less than significant. The area of potential impacts would not extend this far from the project site for most other technical areas included in staff's EJ analysis.



Based on California Department of Education data in the **Environmental Justice – Table 1**, staff concluded that the percentage of those living in the Ocean View Elementary School District (in a six-mile radius of the project site) and enrolled in the free or reduced price meal program is larger than those in the reference geography, and thus are considered an EJ population based on low income as defined in *Guidance on Considering Environmental Justice During the Development of Regulatory Actions*.

**Environmental Justice – Figure 2** shows where the boundaries of the school district are in relation to the six-mile radius around the Huntington Beach Energy Project site.

**Environmental Justice – Table 1  
Low Income Data within the Project Area**

<b>SCHOOL DISTRICT IN SIX-MILE RADIUS</b>	<b>Enrollment Used for Meals</b>	<b>Free or Reduced Price Meals</b>	
Fountain Valley Elementary	6,320	1,523	24.1%
Huntington Beach City Elementary	6,742	1,327	19.7%
Newport-Mesa Unified	20,173	8,179	40.5%
Ocean View Elementary	7,721	4,169	54.0%
<b>REFERENCE GEOGRAPHY</b>			
Orange County	473,620	231,160	48.8%
<b>Source:</b> CDE 2020. California Department of Education, DataQuest, Free or Reduced Price Meals, District level data for the year 2019-2020, < <a href="http://dq.cde.ca.gov/dataquest/">http://dq.cde.ca.gov/dataquest/</a> >.			

The following technical areas (if affected by a project change) consider impacts to EJ populations: Air Quality, Cultural Resources (indigenous people), Hazardous Materials Management, Land Use, Noise and Vibration, Public Health, Socioeconomics, Soil and Water resources, Traffic and Transportation, Transmission Line Safety and Nuisance, Visual Resources, Waste Management, and Worker Safety and Fire Protection.

### **Environmental Justice Conclusions**

For the technical areas that address EJ affected by the proposed project changes – Visual Resources and Worker Safety and Fire Protection – staff concludes that impacts would be less than significant, and thus would be less than significant on the EJ population represented in **Environmental Justice – Figure 1, Figure 2, and Table 1**.



**Figure 2**



## **STAFF RECOMMENDATIONS AND CONCLUSIONS**

Staff concludes that the following applicable findings mandated by Title 20, section 1748(b) of the California Code of Regulations can be made by the CEC<sup>1</sup> and will recommend approval of the petition to the CEC:

- A. The modified project will be consistent with the primary land use of the area;
- B. The modified project will not have any substantial adverse environmental effects a significant impact on the environment;
- C. The approval of the local jurisdiction has been obtained;
- D. The facility will remain in compliance with all applicable laws, ordinances, regulations and standards; and

<sup>1</sup> The staff recommendations include only those findings applicable to the project change. All findings made by the CEC upon the original certification of HBEP on April 12, 2017 and in subsequent amendments which are unaffected by this project change remain intact.

- E. With respect to matters within the authority of the CEC, changes or alterations have been required in, or incorporated into, the project that mitigate or avoid any significant environmental effects.

**HUNTINGTON BEACH ENERGY PROJECT (12-AFC-02C)**  
**Petition for Modification of VIS-1 and Approval of a Mural-Based**  
**Architectural Treatment**  
**VISUAL RESOURCES**

Jeanine Hinde

## **INTRODUCTION**

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The project owner is requesting changes to Condition of Certification **VIS-1**, "Visual Screening and Enhancement Plan for Project Structures – Project Operation," to account for the revised plan for screening and enhancing views of the project site. The change is required to bring the condition into compliance with the City of Huntington Beach (City) Resolution No. 2020-81 adopted on November 2, 2020. The change would replace the previously approved "spherical ball wall" architectural screening structure with a mural-based surface treatment and the addition of an approximately 150-foot-long, 10-foot-high visual screen near the sound wall on the east side of the HBEP site adjacent to Magnolia Marsh. (The spherical ball wall was approved by the City with Resolution No. 2016-27.)

## **COMPLIANCE WITH LAWS, ORDINANCES, REGULATIONS AND STANDARDS**

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All previously analyzed laws, ordinances, regulations, and standards (LORS) continue to apply to the project, and the proposed change does not trigger any additional visual resources LORS. The City's Resolution No. 2020-81 finds that the mural-based design "is consistent with all applicable laws, ordinances, regulations and standards, including but not limited to all city ordinances, regulations, and standards." Staff concurs with the City's finding regarding LORS compliance.

The City's Resolution No. 2020-81 describes the City's previous adoption of Resolution No. 2016-27, which in part provided that the Huntington Beach Energy Project would include construction of an architectural screen wall (i.e., the spherical ball wall) to "preserve and enhance public visual resources as required in the Coastal Zone overlay." Resolution No. 2020-81 finds that the "mural-based design is consistent with Resolution No. 2016-27." Staff concurs with the City's finding regarding consistency with Resolution No. 2016-27, including the regulation requiring preservation and enhancement of public visual resources in the Coastal Zone (City Zoning Code, Title 22, Ch. 221, CZ Coastal Zone Overlay District, § 221.14 Preservation of Visual Resources).

## **ANALYSIS**

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The project owner is proposing a mural-based design treatment to replace the approved, approximately 110-foot-tall architectural structure that would have been constructed using thousands of blue plastic spheres hung on a high-tension wire mesh to resemble ocean waves. During the design process for the spherical ball wall, it was determined that the large, steel architectural framing, structures, and foundations

required to meet building code requirements would cause extreme engineering and construction challenges. The mural-based architectural surface treatment was created to replace the spherical ball wall.

The project owner describes in the Petition the process it followed to engage with the City and the public to determine a new visual screening design for the project. Staff summarizes the process, as follows:

- In April 2020, AES met with City staff, the City Manager, and the Community Development Director to request input on changing the visual screening design.
- On June 1, AES mailed a construction update and high-level proposal for a different visual screening treatment to addresses within a mile of the project and to e-mail subscribers receiving project updates. On June 25, AES mailed a notice of its first virtual town hall to the same list of addresses and e-mails.
- On July 8, AES held its first virtual town hall, which was a 2-hour meeting attended by 104 people. The purpose of the town hall was to discuss different visual screening ideas and to facilitate public input on visual elements important to the community. On the same day, AES opened its first online design survey requesting further input on potential mural designs.
- On July 10, AES followed up the July 8 virtual town hall with online access to the July 8 town hall replay and access to the first online design survey.
- During July, AES continued meeting with local elected officials and their staff, and community business owners and leaders to discuss visual screening for the project. The comment period for the first survey closed.
- On July 28, AES mailed a notice of its second virtual town hall to the same list of addresses and e-mails and to others requesting e-mail updates.
- On August 12, AES held its second virtual town hall. A second online survey was made available with a comment period that closed on September 20.
- On October 8, AES presented the Kim West concept for a mural-based architectural surface treatment to the Huntington Beach Design Review Board, which voted to support the mural-based concept and send its recommendation of support to the City Council.
- On November 2, the City Council voted to support the Kim West concept for a mural-based architectural surface treatment by passing and adopting Resolution No. 2020-81.
- AES states in its Petition that the “public process resulted in focusing on mural themes related to Huntington Beach’s native wildlife and Southern California beach communities, which inspired the concept design endorsed in the City’s Resolution.”

The City’s Resolution No. 2020-81 includes a finding recognizing the public outreach effort by AES to the local community, which states that “the local community supported the development of a mural-based surface treatment by renowned Southern California artist, Kim West as an alternative to the previously approved architectural screen.”

The City's Resolution also finds that the mural-based design "will have less than significant potential environmental and aesthetic impacts from Magnolia Street (CEC Key Observation Point 4) and all other KOPs identified by the CEC."

## CONCLUSIONS AND RECOMMENDATIONS

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The *Revised Final Decision for the Huntington Beach Energy Project Amendment* (TN 217788) that was approved by the CEC in 2017 concluded that the project would cause potentially significant impacts at KOP-4, "View from Magnolia Street at Pacific Coast Highway," and KOP-5, "View from the Driveway Entrance to the Huntington By-The-Sea Mobile Estates and RV Park" [on Newland Street]. Conditions of Certification **VIS-1** and **VIS-2** were adopted to reduce those impacts to less than significant. (**VIS-2**, "Perimeter Screening and On-site Landscape and Irrigation Plan – Project Operation," remains in effect and is unchanged by this Petition.)

Staff concurs with the City's findings contained in Resolution No. 2020-81 and concludes that the mural-based architectural surface treatment and the text changes to **VIS-1** do not change the impact conclusions for Visual Resources in the *Revised Final Decision for the Huntington Beach Energy Project Amendment*. The project change being evaluated in this Petition would cause no new impacts on visual resources that were not previously analyzed; the impact at KOP-4 would remain less than significant with implementation of the mural-based architectural treatment. The project would remain consistent with applicable LORS, including the City's previously adopted Resolution No. 2016-27, which included zoning variance findings pertaining to the previously approved spherical ball wall.

The recommended changes to **VIS-1** retain the requirement that the project owner prepare and submit a final plan for visual screening and enhancement; this requirement will ensure that the Final Design Plan (see text changes below under "Proposed Modifications to Condition of Certification") is substantially consistent with the Kim West concept study approved under the City's Resolution No. 2020-81.

As stated above, the amendment approved in 2017 had the potential to cause a significant impact at KOP-5, which represents a view of the project from Newland Street, on the opposite side of the project site from the new, combined-cycle gas turbine generators. The existing Huntington Beach Generating Station (HBGS) Units 3 and 4 are visible from KOP-5. **VIS-1** requires the project owner to prepare and submit a supplement to the Final Design Plan to ensure visual screening of the approved simple-cycle gas turbine (SCGT) generators or any other new power plant structures that could be visible from KOP-5.<sup>2</sup> This requirement will ensure any visual impact at KOP-5 for future project development would be reduced to less than significant.

Staff recommends approval of the proposed change to the visual screening and enhancement plan for the project and the revised language for **VIS-1**.

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<sup>2</sup>The 2017 amendment approval specifies construction and operation of two, 200-megawatt LMS-100 PB combustion turbine generators. If Southern California Edison were to require a different technology, the project owner would be required to submit a new Petition for the project change to the CEC.

## **PROPOSED MODIFICATIONS TO CONDITION OF CERTIFICATION**

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Staff recommends changes to **VIS-1** from the May 2017 *Revised Final Decision for the Huntington Beach Energy Project Amendment* (TN 217788). Strikethrough is used to indicate deleted language and **bold underline** for new language.

Staff has followed the strikethrough and underline version of **VIS-1** with a “clean” version for the reader’s convenience.

### **VIS-1 VISUAL SCREENING AND ENHANCEMENT PLAN FOR PROJECT STRUCTURES – PROJECT OPERATION**

~~Prior to the start of construction, the project owner shall prepare and submit a Preliminary Visual Screening and Enhancement Plan for Project Structures (Preliminary Plan) that includes methods and materials to visually screen and treat surfaces of publicly visible power plant structures.~~

**On November 2, 2020, the City of Huntington Beach adopted Resolution 2020-81 supporting a mural-based architectural treatment for the HBEP. The project owner shall implement a mural-based architectural treatment for the HBEP, consistent with the City of Huntington Beach’s adopted Resolution 2020-81. The project owner shall prepare and submit a Final Design Plan depicting architectural treatments to be applied to publicly visible power plant structures of the combined-cycle gas turbine (CCGT) generators.**

The Preliminary **Final Design** Plan shall include:

- ~~• Revised general arrangement/site plan to scale showing locations of and corridor spaces for the architectural screens/sphere walls.~~
- ~~• Information on how the architectural screens will comply with City Specification No. 401 and achieve consistency with the City’s adopted Resolution No. 2016-27.~~
- ~~• Identity of the design firm that will plan and implement the architectural screening plan.~~
- ~~• Information on how surfaces of the 50-foot tall acoustical wall, air cooled condenser, and exhaust stacks will be treated to coordinate visually with the architectural screens.~~
- ~~• Visual simulations using key observation points (KOPs) 1, 4, and 5 to accurately represent views of the architectural screens depicted on the site plan.~~
- **Descriptions of the surface treatment method and materials.**
- **Description of the construction method and materials for the 10-foot-tall visual screen.**
- **Inventory of project structures and facilities that will be part of the mural design, including the sound wall and the 10-foot-tall**

**visual screen; and specifications for height, length, and width or diameter for each structure or facility.**

- **Accurately scaled site plan with project structures and other design elements clearly labeled.**
- **Final renderings of the mural-based architectural treatments from key observation points (KOPs) 1 and 4. Prepare 11-inch by 17-inch photographic simulations that accurately represent views of the surface treatments and the 10-foot-tall visual screen from KOPs 1 and 4.**
- **Description of the project owner's commitment to prepare and submit a supplement to the Final Design Plan to add an architectural treatment to the publicly visible structures of the simple-cycle gas turbine (SCGT) generators or any other new power plant structures on the site.**

~~Prior to the start of commissioning the combined cycle gas turbine (CCGT) units, the project owner shall prepare and submit a Detailed Visual Screening and Enhancement Plan (Detailed Plan) that includes evidence of review by a California-licensed structural or civil engineer and an assessment of the feasibility and structural integrity of the architectural and decorative screening elements contained in the Detailed Plan. The California-licensed engineer shall review and sign the Detailed Plan. Any design changes recommended by the California-licensed engineer to ensure the structural soundness and safety of the project and the architectural design elements shall be incorporated in the Detailed Plan before its submittal to the compliance project manager (CPM).~~

The project owner shall ~~not~~ submit **the Final Design Plan to the CPM for approval.** ~~instructions for architectural screens and other structures and colors and finishes to manufacturers or vendors of project structures, or perform final field treatment on any structures;~~ **The project owner shall not authorize the start of the artist's work on the mural-based architectural treatments** until written approval of the final **Final Design** Detailed Plan is received from the CPM. Modifications to the final **Final Design** Detailed Plan shall not occur without the CPM's approval.

~~The Detailed Plan shall be consistent with Resolution No. 2016-27 adopted by the City of Huntington Beach City Council recommending visual enhancements for the site. Surface treatments for publicly visible power plant structures shall be included in the Detailed Plan. Proposed surface treatments shall minimize the potential visual effects of glare from project surfaces. Methods to visually screen and enhance the project site shall visually unify the project to the extent practicable while maintaining compliance with the City's adopted resolution.~~

The transmission structures for the on-site 230-kV transmission line shall have a surface treatment that enables them to blend with the environment to the greatest extent feasible, and the finish shall appear as a matte patina. Unpainted exposed lagging and surfaces of steel structures that are visible to the public shall be embossed or otherwise treated to reduce glare.

~~The Detailed Plan shall meet the following minimum content requirements:~~

- ~~• Inventory of major project structures, sound/acoustical walls, and buildings specifying the architectural and decorative screening structures and materials to visually screen and enhance those structures. The inventory shall specify height, length, and width or diameter for each major structure, and an accurately scaled site plans and elevation views shall be included in the Plan with architectural and project structures clearly identified.~~
- ~~• Color brochures, color chips, and/or physical samples for each proposed color and finish that will be applied to architectural screening structures and directly to power plant structures (e.g., paint scheme and finish types for the air cooled condenser, the exhaust stacks, and the sound wall). Proposed colors must be identified by vendor, name, and number, or according to a universal designation system. Electronic files showing proposed colors may not be submitted in place of original samples.~~
- ~~• Physical sample of the plastic material that will be used to fabricate the spheres for the City's recommended sphere walls.~~
- ~~• Electronic files and a set of print copies of 11 inch by 17 inch (or larger, if necessary) color visual simulations at life size scale showing the architectural screening structures and surface treatments proposed for the project. KOP 1, KOP 4, and KOP 5 shall be used to prepare images showing the completed Detailed Plan for Project Structures.~~
- ~~• Schedule for completing construction of architectural and decorative screening structures and the surface treatments for publicly visible power plant structures during the construction timeline.~~
- ~~• Procedure and maintenance schedule to ensure that surface treatments and architectural structures are well maintained and consistent with the approved Detailed Plan for the life of the project.~~

**Verification:** At least 60 calendar days prior to the start of construction **implementation of the mural-based architectural treatments for the combined-cycle gas turbine (CCGT) generators**, the project owner shall submit a Preliminary Visual Screening and Enhancement **Final Design** Plan for Project Structures (Preliminary Plan) to the CPM for review and approval. The project owner shall, simultaneously with the submission to the CPM, submit seven copies of the Preliminary **Final Design** Plan to the City of Huntington Beach Planning and Building Department for review and comment. A different time frame for submitting the Preliminary **Final Design** Plan is allowed by agreement between the project owner and the CPM.



If the CPM determines that the Preliminary Plan requires revisions, the project owner shall provide an updated version with the specified revision(s) for review and approval by the CPM. Copies of the revised Preliminary Plan (if it is required) shall be provided to the City for review and comment. City staff requires seven copies of the revised Plan or Supplement.

The project owner shall provide the CPM with copies of the transmittal letters submitted to the City requesting timely reviews of the Preliminary Plan and any revisions. The City shall be allowed 30 calendar days following receipt of the stated plans **Final Design Plan** to provide comments to the project owner and to the CPM. In the absence of comments within that timeframe, or a request from the City for an extension of time, the CPM may deem the Preliminary **Final Design** Plan and any revisions acceptable to the City.

At least 60 calendar days before the start of commissioning the CCGT units **prior to the start of installation of the mural-based architectural treatment**, the project owner shall **provide the CPM with the detailed schedule proposed by the artist commissioned to paint the mural-based architectural treatment**, prepare and submit the Detailed Plan to the CPM for review and approval. The review, comment, and approval process for the Detailed Plan shall be exactly the same as described above for the Preliminary Plan **The project owner shall provide the CPM with a monthly compliance report documenting the artist's progress on the mural-based architectural treatment.**

The Plan elements pertaining to screening and enhancement of the CCGT units, including the easternmost and middle screens, shall be implemented within 12 months of completing demolition of the HBGS Units 1 and 2. The Plan elements pertaining to screening and enhancement of the simple cycle gas turbine (SCGT) units shall be implemented within 12 months of beginning commercial operation of the SCGT units.

The project owner shall verify in writing when the Detailed Plan elements pertaining to **mural-based architectural treatment for** the CCGT units are implemented and the facility is ready for inspection **generators is completed. The project owner shall provide 11-inch by 17-inch photographic images showing the completed murals from KOPs 1 and 4.** The project owner shall obtain separate written confirmations from the CPM that the project complies with the Detailed Visual Screening and Enhancement Plan for Project Structures following completion of Plan elements for the CCGT units and later for the SCGT units **Final Design Plan.**

**At least 60 calendar days prior to the start of construction of the simple-cycle gas turbine (SCGT) generators, the project owner shall prepare and submit a supplement to the Final Design Plan depicting surface or architectural treatments to ensure visual screening of publicly visible power facility structures or foundations. The review, comment, and approval process for the supplemental plan shall be the same as described above for the Final Design Plan.**

The **After completion of the mural-based architectural treatment for the CCGT generators the** project owner shall provide a status report regarding maintenance of the **mural-based** architectural ~~screens and surface~~ treatments in the Annual Compliance Report for the project.

At a minimum, the report shall include:

- Descriptions of the condition of the **mural-based** architectural screening ~~structures and treated surfaces of publicly visible structures at the power plant site~~ **treatments**.
- Descriptions of major maintenance and painting work required to maintain the original condition of **the mural-based** architectural ~~screening structures and treated surfaces~~ **treatments** during the reporting year.
- Electronic photographs showing the results of maintenance and painting work.

**The Annual Compliance Report shall incorporate reporting on future visual screening and enhancement of publicly visible power facility structures or foundations in the area of the SCGT generators or elsewhere on the site the same as the reporting requirements described above for the CCGT generators.**

#### **VIS-1 VISUAL SCREENING AND ENHANCEMENT PLAN FOR PROJECT STRUCTURES – PROJECT OPERATION**

On November 2, 2020, the City of Huntington Beach adopted Resolution 2020-81 supporting a mural-based architectural treatment for the HBEP. The project owner shall implement a mural-based architectural treatment for the HBEP, consistent with the City of Huntington Beach's adopted Resolution 2020-81. The project owner shall prepare and submit a Final Design Plan depicting architectural treatments to be applied to publicly visible power plant structures of the combined-cycle gas turbine (CCGT) generators.

The Final Design Plan shall include:

- Descriptions of the surface treatment method and materials.
- Description of the construction method and materials for the 10-foot-tall visual screen.
- Inventory of project structures and facilities that will be part of the mural design, including the sound wall and the 10-foot-tall visual screen; and specifications for height, length, and width or diameter for each structure or facility.
- Accurately scaled site plan with project structures and other design elements clearly labeled.
- Final renderings of the mural-based architectural treatments from key observation points (KOPs) 1 and 4. Prepare 11-inch by 17-inch photographic simulations that accurately represent views of the surface treatments and the 10-foot-tall visual screen from KOPs 1 and 4.

- Description of the project owner's commitment to prepare and submit a supplement to the Final Design Plan to add an architectural treatment to the publicly visible structures of the simple-cycle gas turbine (SCGT) generators or any other new power plant structures on the site.

The project owner shall submit the Final Design Plan to the CPM for approval. The project owner shall not authorize the start of the artist's work on the mural-based architectural treatments until written approval of the Final Design Plan is received from the CPM. Modifications to the Final Design Plan shall not occur without the CPM's approval.

Proposed surface treatments shall minimize the potential visual effects of glare from project surfaces. Methods to visually screen and enhance the project site shall visually unify the project to the extent practicable while maintaining compliance with the City's adopted resolution.

The transmission structures for the on-site 230-kV transmission line shall have a surface treatment that enables them to blend with the environment to the greatest extent feasible, and the finish shall appear as a matte patina. Unpainted exposed lagging and surfaces of steel structures that are visible to the public shall be embossed or otherwise treated to reduce glare.

**Verification:** At least 60 calendar days prior to the start of implementation of the mural-based architectural treatments for the combined-cycle gas turbine (CCGT) generators, the project owner shall submit a Final Design Plan to the CPM for review and approval. The project owner shall, simultaneously with the submission to the CPM, submit seven copies of the Final Design Plan to the City of Huntington Beach Planning and Building Department for review and comment. A different time frame for submitting the Final Design Plan is allowed by agreement between the project owner and the CPM.

The City shall be allowed 30 calendar days following receipt of the Final Design Plan to provide comments to the project owner and the CPM. In the absence of comments within that timeframe, the CPM may deem the Final Design Plan acceptable to the City.

At least 60 calendar days prior to the start of installation of the mural-based architectural treatment, the project owner shall provide the CPM with the detailed schedule proposed by the artist commissioned to paint the mural-based architectural treatment. The project owner shall provide the CPM with a monthly compliance report documenting the artist's progress on the mural-based architectural treatment.

The project owner shall verify in writing when the mural-based architectural treatment for the CCGT generators is completed. The project owner shall provide 11-inch by 17-inch photographic images showing the completed murals from KOPs 1 and 4. The project owner shall obtain written confirmation from the CPM that the project complies with the Final Design Plan.

At least 60 calendar days prior to the start of construction of the simple-cycle gas turbine (SCGT) generators, the project owner shall prepare and submit a supplement to

the Final Design Plan depicting surface or architectural treatments to ensure visual screening of publicly visible power facility structures or foundations. The review, comment, and approval process for the supplemental plan shall be the same as described above for the Final Design Plan.

After completion of the mural-based architectural treatment for the CCGT generators the project owner shall provide a status report regarding maintenance of the mural-based architectural treatments in the Annual Compliance Report for the project. At a minimum, the report shall include:

- Descriptions of the condition of the mural-based architectural treatments.
- Descriptions of major maintenance and painting work required to maintain the original condition of the mural-based architectural treatments during the reporting year.
- Electronic photographs showing the results of maintenance and painting work.

The Annual Compliance Report shall incorporate reporting on future visual screening and enhancement of publicly visible power facility structures or foundations in the area of the SCGT generators or elsewhere on the site the same as the reporting requirements described above for the CCGT generators.